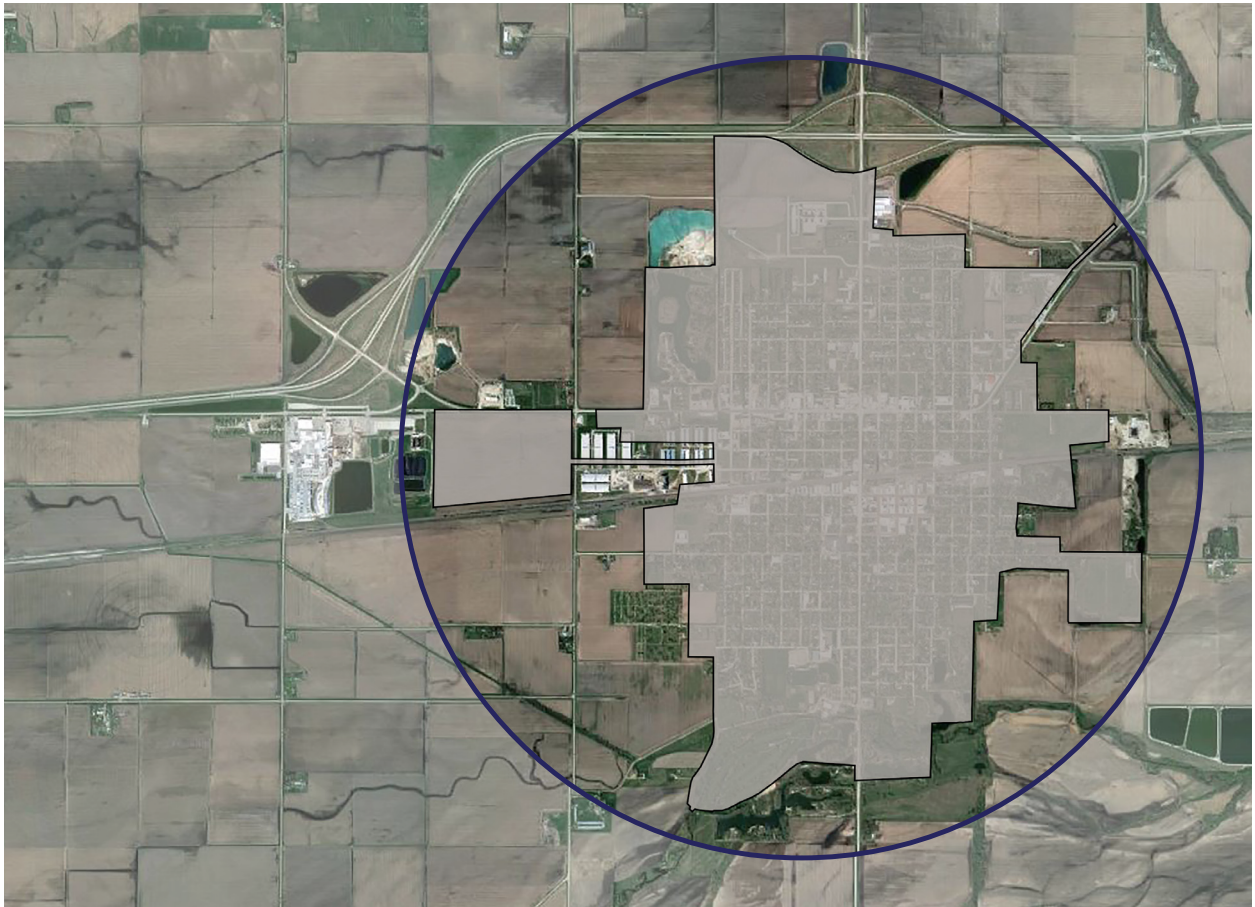


# SCHUYLER

## COMPREHENSIVE PLAN







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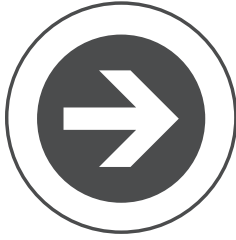
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# Table of Contents



## Chapter 1

### Introduction

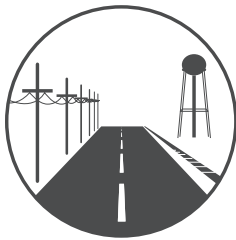
1.1	Community Overview	10
1.2	Purpose of Comprehensive Planning	12
1.3	Comprehensive Planning Process	12
1.4	Comprehensive Plan Components	13
1.5	Governmental & Jurisdictional Organization	13
1.6	Demographic Profile	14
1.7	Population Projections	21



## Chapter 2

### Facilities & Services

2.1	Profile	24
2.2	Envision	32
2.3	Achieve	35
2.4	Implement	36



## Chapter 3

### Utilities & Infrastructure

3.1	Profile	40
3.2	Envision	42
3.3	Achieve	44
3.4	Implement	45



## Chapter 4

### Transportation

4.1	Profile	50
4.2	Envision	55
4.3	Achieve	56
4.4	Implement	57



## Chapter 5

### Environmental Resources & Recreation

5.1	Profile	62
5.2	Envision	72
5.3	Achieve	76
5.4	Implement	77



## Chapter 6

### Housing

6.1	Profile	82
6.2	Envision	90
6.3	Achieve	93
6.4	Implement	96



## Chapter 7

# Economic Development

7.1	Profile	102
7.2	Envision	107
7.3	Achieve	109
7.4	Implement	112



## Chapter 8

# Energy Element

8.1	Profile	118
-----	---------	-----



## Chapter 9

# Land Use & Growth Management

9.1	Profile	134
9.2	Envision	138
9.3	Achieve	140



## Chapter 10

# Goals & Objectives

10.1	Goal, Policies, & Objectives	150
10.2	Implementation Tools	164



## Chapter 11

# Index

11.0		174
------	--	-----



## Appendix A

# Reference Documents

A.		176
----	--	-----

# LIST OF FIGURES

<b>FIGURE 1</b>	Schuyler Historic Population	<b>14</b>
<b>FIGURE 2</b>	Historic Growth Comparison	<b>15</b>
<b>FIGURE 3</b>	Demographic Comparison	<b>16</b>
<b>FIGURE 4</b>	Schuyler Age Cohort	<b>17</b>
<b>FIGURE 5</b>	Population Composition Comparison	<b>18</b>
<b>FIGURE 6</b>	Schuyler Age Cohort Trends	<b>19</b>
<b>FIGURE 7</b>	Schuyler Race and Ethnicity	<b>20</b>
<b>FIGURE 8</b>	Age Cohort Survival Projection	<b>21</b>
<b>FIGURE 9</b>	Schuyler Traffic Volumes	<b>52</b>
<b>FIGURE 10</b>	Schuyler Housing Stock Ages	<b>83</b>
<b>FIGURE 11</b>	Schuyler Housing Occupancy Tenure	<b>85</b>
<b>FIGURE 12</b>	Schuyler Owner-Occupied Unit Values	<b>86</b>
<b>FIGURE 13</b>	Schuyler Household Income	<b>87</b>
<b>FIGURE 14</b>	Schuyler Owner Housing Costs	<b>88</b>
<b>FIGURE 15</b>	Schuyler Renter Housing Costs	<b>89</b>
<b>FIGURE 16</b>	Schuyler Employment by Industry	<b>103</b>
<b>FIGURE 17</b>	Schuyler Commute Times	<b>104</b>
<b>FIGURE 18</b>	Schuyler Taxable Sales	<b>105</b>
<b>FIGURE 19</b>	Schuyler Pull Factor	<b>106</b>
<b>FIGURE 20</b>	NPPD Energy Generation Resources	<b>121</b>
<b>FIGURE 21</b>	Transmission Lines in Schuyler	<b>121</b>
<b>FIGURE 22</b>	Schuyler Pipelines	<b>122</b>
<b>FIGURE 23</b>	Electricity Consumption in kWh, 2011-2015	<b>123</b>
<b>FIGURE 24</b>	Average Home Heat Loss	<b>125</b>
<b>FIGURE 25</b>	Nebraska Energy Consumption and Costs By Sector, 2014	<b>126</b>
<b>FIGURE 26</b>	Nebraska's Wind Energy Generation, 2005-2014	<b>128</b>
<b>FIGURE 27</b>	Wind Speeds at 100 Meters (Meters/Second)	<b>128</b>
<b>FIGURE 28</b>	Solid Biomass Resources by County	<b>129</b>
<b>FIGURE 29</b>	Global Solar Radiation at Latitude Tilt - Annual	<b>129</b>
<b>FIGURE 30</b>	Existing Land Use Percentages	<b>135</b>

# LIST OF TABLES

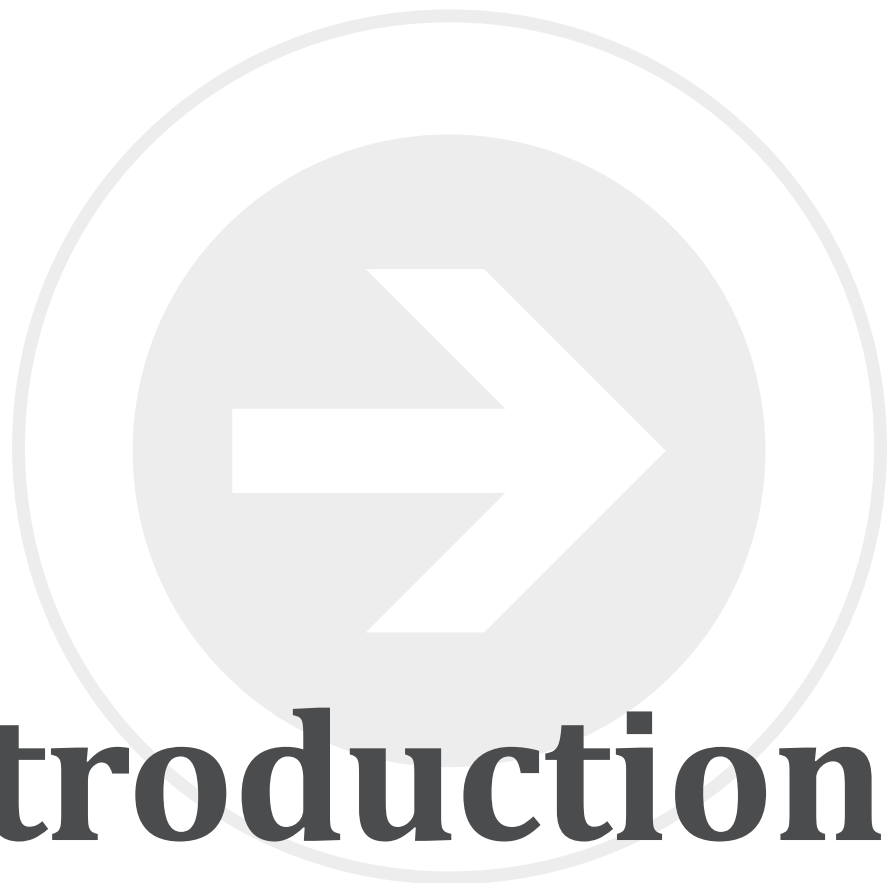
<b>TABLE 1</b>	Age Cohort Survival Projection	<b>21</b>
<b>TABLE 2</b>	Schuyler Community Schools	<b>27</b>
<b>TABLE 3</b>	Schuyler Housing Trends	<b>84</b>
<b>TABLE 4</b>	Housing Projections	<b>94</b>
<b>TABLE 5</b>	Housing Demand by Income	<b>95</b>
<b>TABLE 6</b>	Schuyler Pipelines	<b>122</b>
<b>TABLE 7</b>	Schuyler Electricity Consumption in kWh by Sector	<b>123</b>
<b>TABLE 8</b>	Percent Change in Schuyler's Electricity Consumption 2011-2015	<b>123</b>
<b>TABLE 9</b>	Comparison of Residential Consumption by Utility	<b>124</b>
<b>TABLE 10</b>	CCCFF Funding Table	<b>167</b>

# LIST OF MAPS

<b>MAP 1</b>	Location Map	<b>10</b>
<b>MAP 2</b>	Schuyler Public School District Boundary	<b>28</b>
<b>MAP 3</b>	Schuyler Parks and School Facilities	<b>29</b>
<b>MAP 4</b>	Existing Transportation	<b>51</b>
<b>MAP 5</b>	Public Facilities	<b>65</b>
<b>MAP 6</b>	Wellhead Protection Areas	<b>69</b>
<b>MAP 7</b>	Schuyler Floodplain	<b>71</b>
<b>MAP 8</b>	Existing Land Use	<b>137</b>
<b>MAP 9</b>	Future Land Use	<b>143</b>
<b>MAP 10</b>	Proposed Annexation Plan	<b>145</b>







## Chapter 1

# Introduction

1.1	Community Overview	10
1.2	Purpose of Comprehensive Planning	12
1.3	Comprehensive Planning Process	12
1.4	Comprehensive Plan Components	13
1.5	Governmental & Jurisdictional Organization	13
1.6	Demographic Profile	14
1.7	Population Projections	21



# Introduction

## SCHUYLER

[section 1.1]

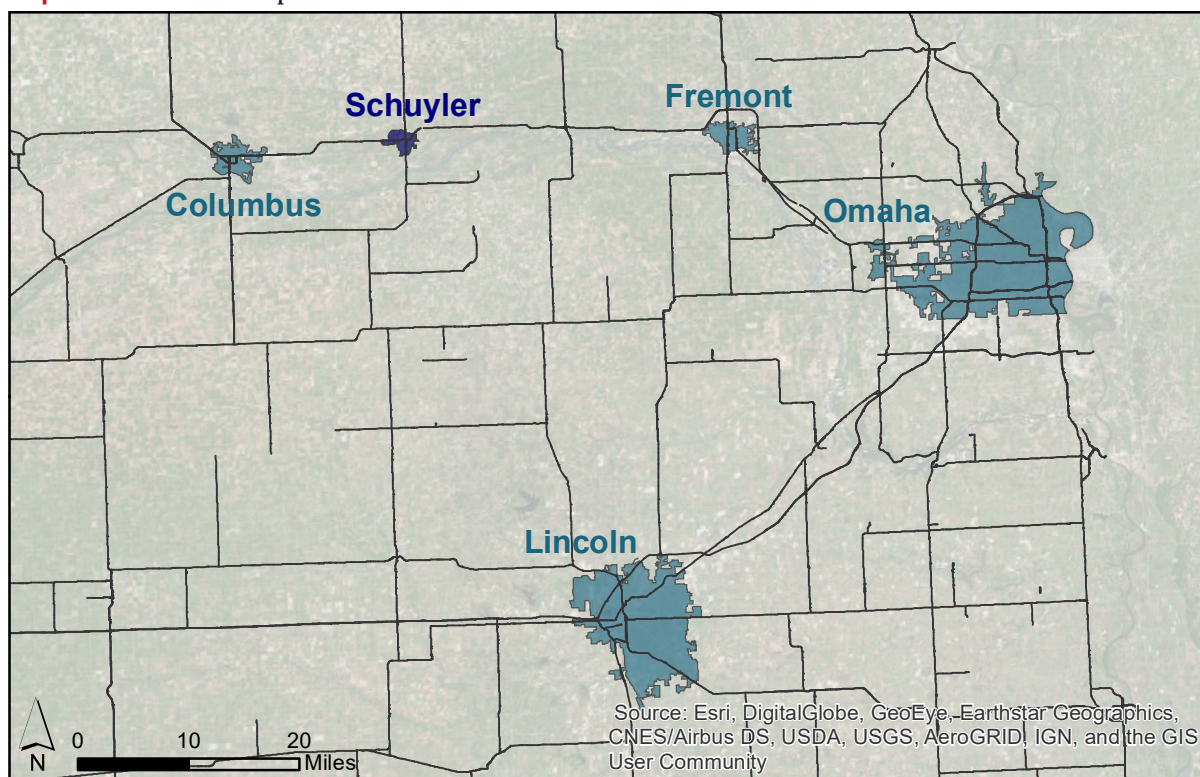
### COMMUNITY OVERVIEW

Schuyler, Nebraska is the county seat of Colfax County and is served by two highways (U.S. Highway 30 Expressway and Nebraska Highway 15.) The City of Schuyler is governed by an elected Mayor and six City Council members.

### Location

The approximately 2.5 square miles of Schuyler's corporate limits are located in southern Colfax County in eastern Nebraska. The community is located within proximity of two Metropolitan Statistical Areas, being 54 miles from the City of Omaha and 66 miles from the City of Lincoln. Schuyler's close proximity to the City of Columbus (14 miles) impacts its local economy and housing market. The Platte River runs two miles south of the community.

**Map 1:** Location Map





## History

Schuyler's history is largely based on its location adjacent to the Platte River. In the 1840's, the Mormon trail ran along the river through the southern edge of Schuyler as it is known today. Following shortly thereafter, the Military Road was commissioned in 1859 and utilized the same general path. The Union Pacific Railroad's route across Nebraska also chose the Platte Valley in the 1860's, which along with being chosen as the County Seat for the newly formed Colfax County, became the basis for the settlement of Schuyler.



The Union Pacific mainline fueled much of Schuyler's early growth. By 1960, the population had reached 3,000. In 1969, the Spencer Foods Company built a beef packing plant west of Schuyler. The growth of this plant and its ultimate purchase drove much of the growth in Schuyler over the past 50 years. Today, this modern plant operates as Cargill Meat Solutions. Cargill is the largest employer in Colfax County, employing over 2,000 people.



### [section 1.2]

## PURPOSE OF COMPREHENSIVE PLANNING

The Schuyler Comprehensive Plan is a legal document that addresses the community's land use and is designed to promote orderly growth and development. This document's purpose is to promote health, safety, morals, and the general welfare of the community. The Comprehensive Plan presents data from multiple sources, such as public input, the United States Census Bureau, state, and regional agencies, to provide policy guidelines for elected officials to make informed decisions.

The Schuyler Comprehensive Plan aims to provide guidelines for the locations of future development within the planning jurisdiction of the city. This update will assist in evaluating the impacts of development and encourage appropriate land utilization throughout Schuyler's extraterritorial jurisdiction.

**A Comprehensive Plan acts as a tool to develop a road map, or blueprint, that guides the community through change as it occurs over time.**

The Schuyler Comprehensive Plan helps the city address private sector interests. Planned and orderly growth will help Schuyler manage its resources and investments. The City of Schuyler aims to develop and maintain a high standard of living and quality of life when serving its residents while managing future opportunities for growth and development.

### [section 1.3]

## COMPREHENSIVE PLANNING PROCESS

The Comprehensive Plan was prepared under the direction of the Schuyler Planning Commission and an appointed Citizen Advisory Committee. This joint-commission helped guide and prioritize the recommendations of this Comprehensive Plan as identified through extensive public participation. Ultimately, the plan will have been reviewed and recommended for approval by the Planning Commission and adopted via public ordinance by the City Council.

Comprehensive planning begins with the data collection phase. The Profile section of each chapter depicts historical and current data that represents the trends and a current snapshot of the community as it stands today. This information serves as the basis for analyzing opportunities and barriers for achieving the collective vision for Schuyler's future. Profile data relies heavily on information provided by the United States Census. The 2016 American Community Survey (ACS) provides estimated population data using the 2010 Census as a baseline.

The second phase of the planning process, Envision, is the development and prioritization of general goals and potential projects based on the issues facing the community. These are practical guidelines for improving existing conditions and guiding future growth. The Comprehensive Plan is a vision presented with text, graphics, maps, and figures that represent the desires of the community moving forward.



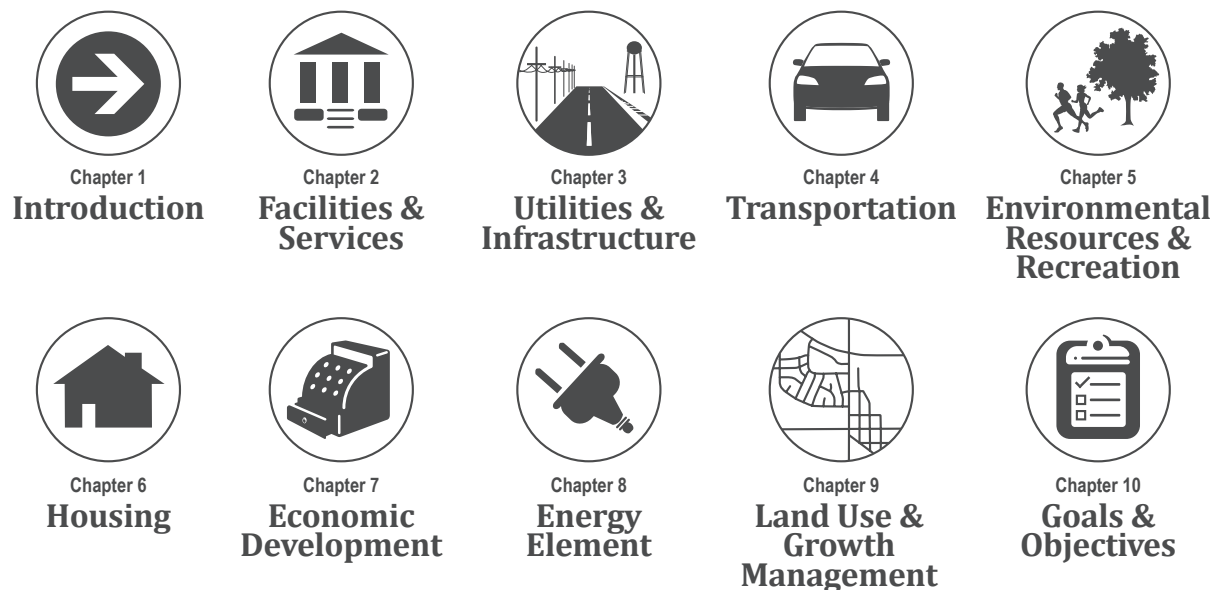


The Comprehensive Plan contains recommendations that, when executed, will help achieve the consensus vision of the community in the future. The Achieve section of each chapter contains a broad range of development policies required to implement the vision of the Comprehensive Plan. Followed by the Implementation section, the final sections of each chapter will be the blueprint designed to identify, assess, and develop actions and policies necessary to realize the community's vision.

#### [section 1.4]

## COMPREHENSIVE PLAN COMPONENTS

The Comprehensive Plan is organized into topic-specific chapters which are further delineated into their respective Profile, Envision, Achieve, and Implementation sections. These sections represent their respective stages of the planning process. By implementing the recommendations of each chapter, Schuyler leadership can effectively work towards achieving the collective community vision for the community.



#### [section 1.5]

## GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

Schuyler, a Nebraska first-class city, has a mayor-council form of government with a city administrator. Six City Council positions are elected by their respective wards. The 2017-18 annual budget is nearly \$24 million. This represents a nearly 20% increase in total budget since Fiscal Year 2015-16.

Schuyler has a nine member Planning Commission. Members are appointed by the Mayor and approved by the City Council to serve three-year terms.

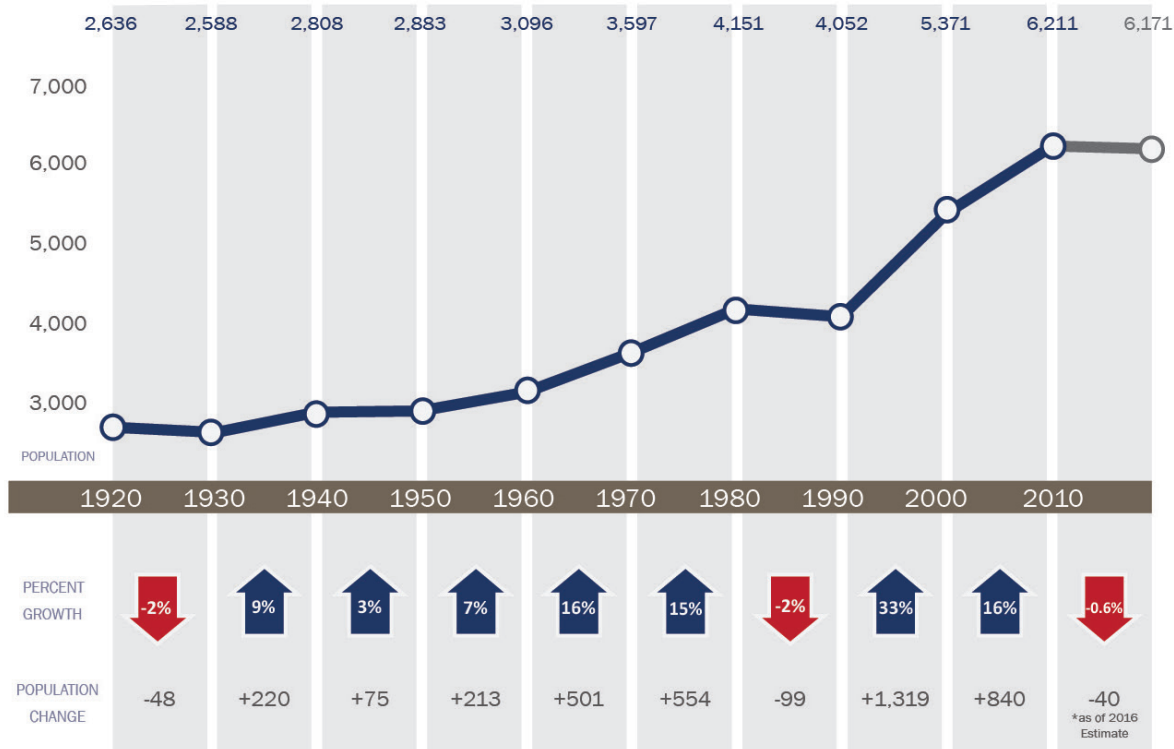


[section 1.6]

## DEMOGRAPHIC PROFILE

The demographic section examines previous trends that have affected Schuyler's development. The city's population is influenced by multiple factors. These factors include its historical growth trend, age structure, migration patterns, and race characteristics. The current demographic makeup of a community affects future growth potential. Population growth is necessitated by a growing local economy and matching housing opportunities.

**Figure 1:** Schuyler Historic Population



Source: US Decennial Census; 2016 ACS

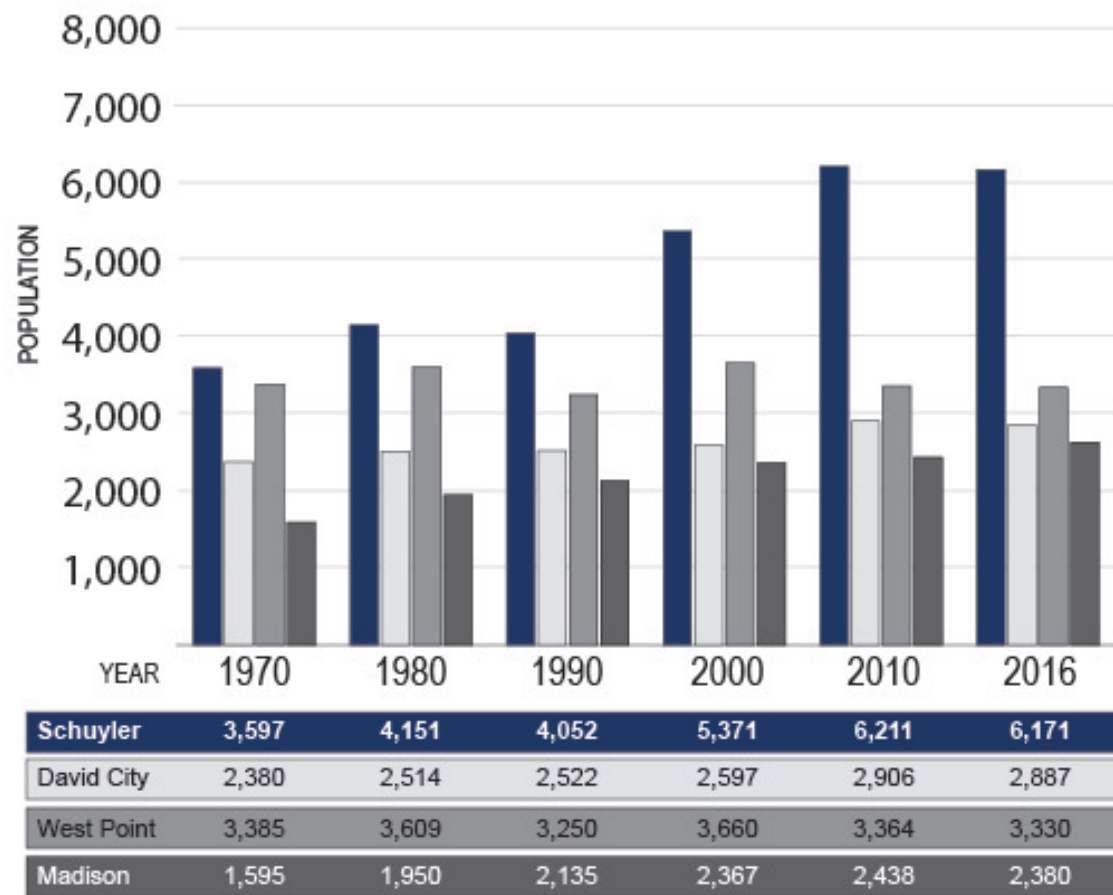
### Historic Population

Population trends allow a community to understand how it has grown. The relationship between a community's recent growth with how it has historically grown, is an important facet of population projections. More recent trends influence immediate needs and future decisions. The relationship between historic growth and recent trends assist in long-term decision making.

For the past century, Schuyler has experienced continued growth with exception to the slight decline in population during the 1980s. After the period of decline, the city grew over 50%, adding 2,143 people. Much of this growth can be attributed to the establishment and growth of the Cargill Meat Solutions packaging plant. The employment at the plant has nearly doubled since it's opening in 1970, now employing over 2,000 people.



**Figure 2:** Historic Growth Comparisons



Source: US Census

## Historic Growth Comparisons

Comparing Schuyler's growth with comparable cities gives context to its growth and current population. Comparable cities are selected on factors such as proximity, current population, and geographic situation. For the past 40 years, Schuyler's growth rate has exceeded that of comparable cities.

**Figure 3:** Demographic Comparison

	Schuyler	David City	Madison	West Point	Colfax County
Total Population	6,171	2,887	2,380	3,330	10,512
Total Housing Units	1,944	1,348	922	1,546	4,121
Median Household Income	\$45,804	\$45,917	\$47,688	\$42,077	\$52,712
% Poverty Estimates	16.7%	11.7%	11.7%	16.7%	13.9%
Home-ownership Rate	65.1%	65.4%	69.4%	60.3%	72.3%

Source: American Community Survey Five-Year Estimates (2012-2016)

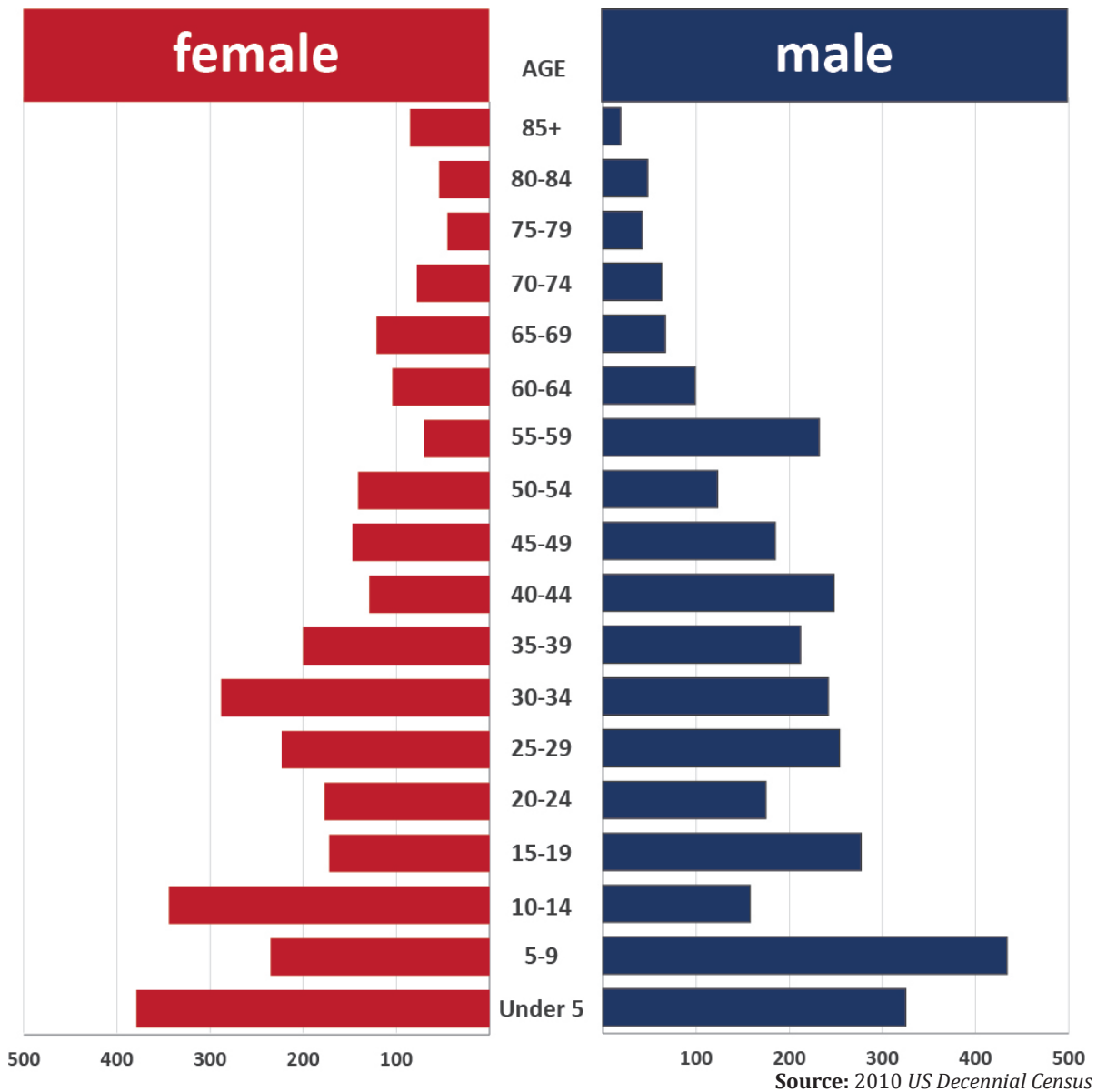
## Demographic Comparison

Local population factors are an indication of the overall condition and sustainability of local growth trends. By maintaining steady growth, Schuyler can ensure the benefits of increased population, while still providing quality service to residents, both current and future. Population growth increases the tax base and allows for improved amenities and quality of life in the community.

In most factors, Schuyler finds itself in the median of the selected population characteristics. With a higher estimated poverty rate and lower homeownership rate among its contemporaries, Schuyler must continue to work for economic progress to support a high quality of life in the community. Providing additional economic opportunities will encourage the household income growth of current residents as well as a strong attraction for a skilled labor pool.



**Figure 4:** Schuyler Age Cohort



## Age Cohort

An age cohort pyramid (Figure 4) is a form of age structure analysis based on five-year age cohort groups. Age structure analysis portrays a snapshot of the current population of a community by age and gender. This analysis serves as a baseline for future population projections by allowing the viewer to track age groups through time weighed against area birth, mortality, and migration rates.

With peak population points in the youngest age groups, Schuyler is positioned for natural population growth over time. These age groups are best served by child care facilities and the local school district. An annual evaluation of the capacity in these areas will help maintain a continued attraction and retention of young families in Schuyler.



**Figure 5:** Population Composition Comparison

Age Cohort	Schuyler	David City	Madison	West Point	Colfax County	Nebraska
Under 5	11.7%	5.4%	7.5%	6.1%	8.9%	6.9%
5 to 9	9.8%	7.6%	5.4%	5.2%	8.6%	7.1%
10 to 14	9.4%	8.2%	10.7%	9.0%	8.1%	6.9%
15 to 19	7.5%	4.0%	8.3%	7.6%	6.9%	6.8%
20 to 24	5.6%	4.4%	7.7%	9.2%	6.0%	7.3%
25 to 29	6.7%	5.6%	5.6%	2.8%	6.3%	6.6%
30 to 34	9.2%	5.9%	3.7%	4.2%	7.2%	6.8%
35 to 39	7.7%	4.7%	4.4%	4.2%	6.0%	6.1%
40 to 44	7.0%	6.4%	5.8%	5.4%	6.3%	5.9%
45 to 49	3.7%	5.9%	10.2%	5.0%	5.1%	6.0%
50 to 54	4.6%	8.0%	6.9%	6.1%	6.4%	6.7%
55 to 59	3.7%	4.6%	5.5%	8.9%	5.4%	6.6%
60 to 64	3.8%	5.8%	3.8%	5.1%	5.8%	5.9%
65 to 69	3.3%	6.4%	4.3%	4.2%	3.9%	4.5%
70 to 74	2.4%	4.2%	3.6%	4.3%	2.9%	3.2%
75 to 79	0.9%	4.3%	1.2%	4.7%	1.9%	2.5%
80 to 84	1.7%	2.7%	2.3%	3.4%	2.3%	2.0%
85+	1.4%	6.0%	3.0%	4.5%	2.2%	2.2%
Median Age	29.7	42.5	40.4	41.7	33.9	36.2

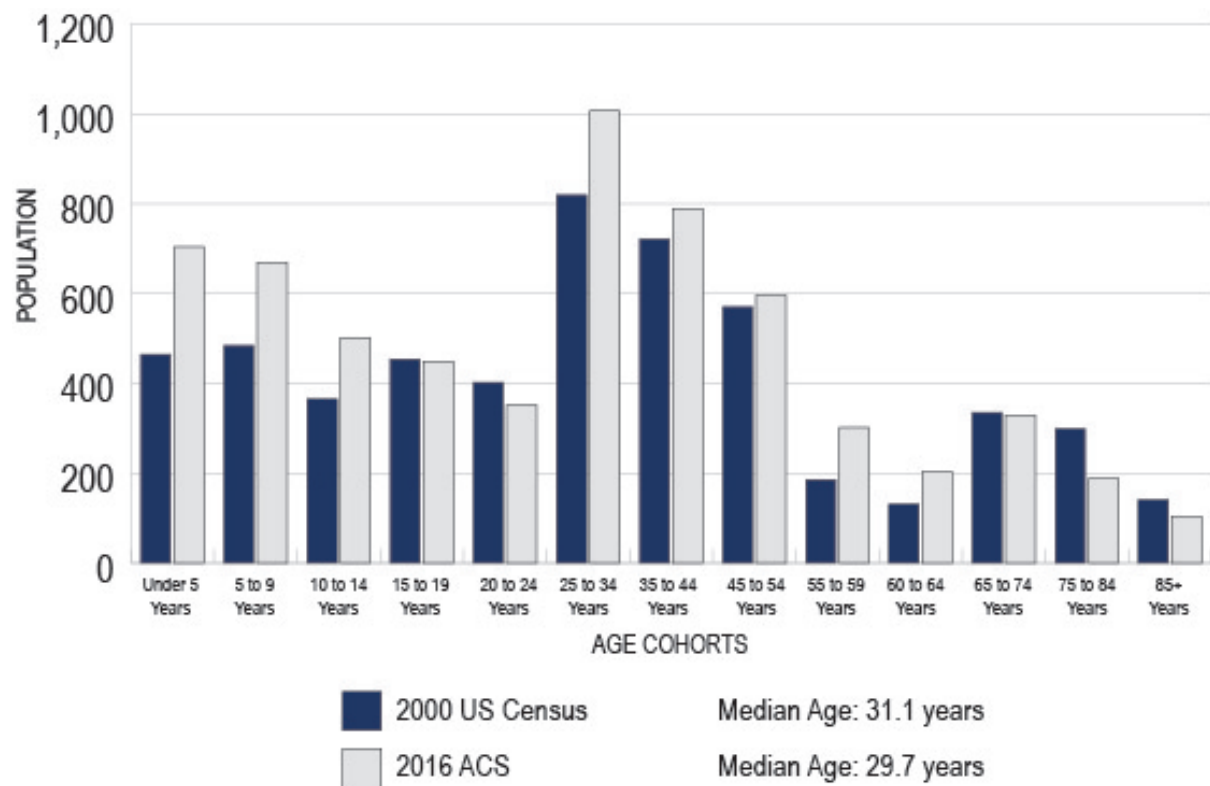
*Source: American Community Survey Five-Year Estimates (2012-2016)*

## Population Composition Comparison

Comparing the age composition of the region allows for the evaluation of the relationship between local and regional growth. With a median age of 29.7 in 2016, Schuyler skews younger than all the comparison communities as well as the State of Nebraska. The low median age in Schuyler is an indication of the prevalence of young families in the community.



**Figure 6:** Schuyler Age Cohort Trends

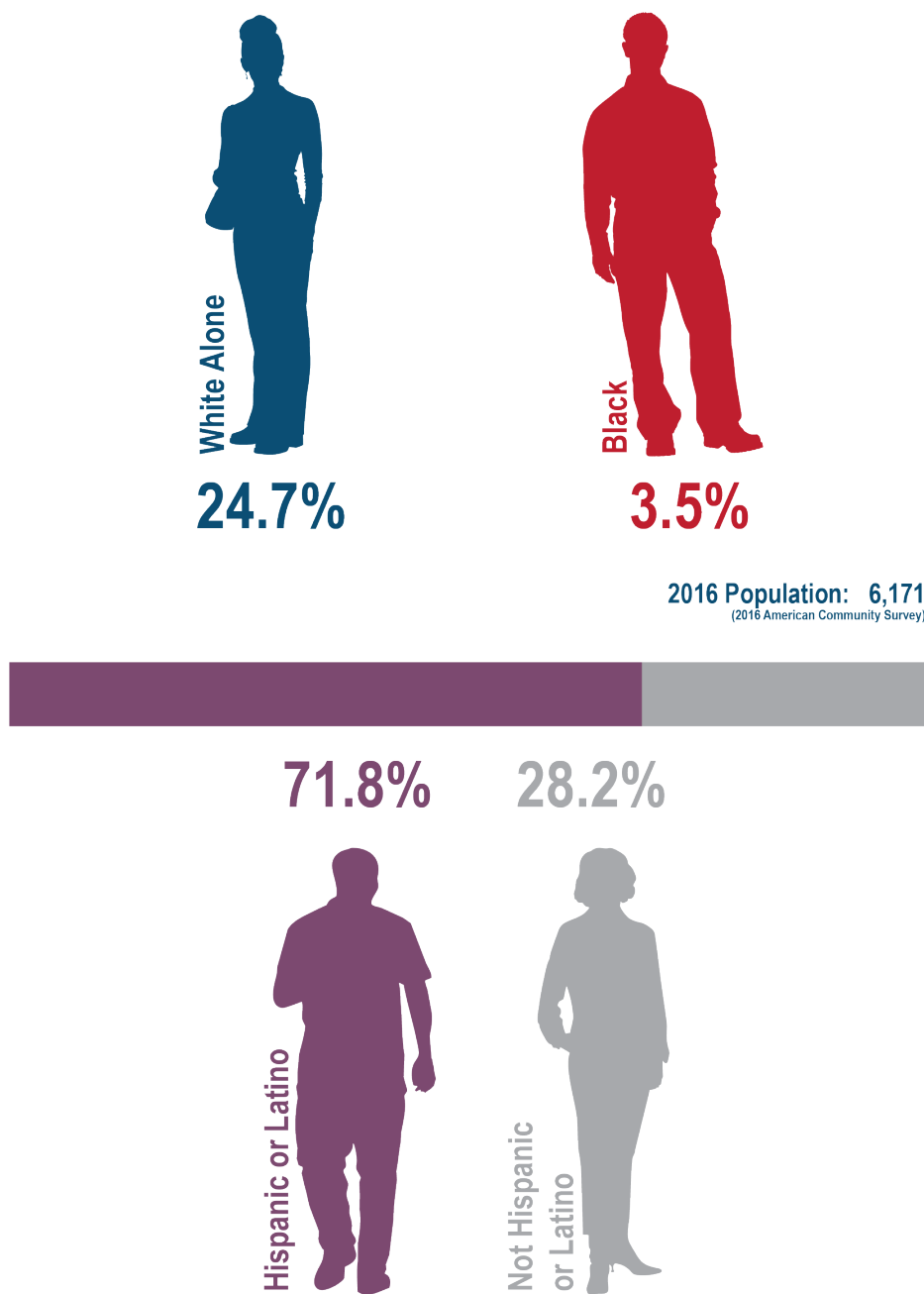


## Age Cohort Trends

Since the 2000 US Census, the median age decreased from 31.1 years to 29.7 years. The largest changes in population were in the under 14 cohorts and 25 to 44 years. The only cohorts to have experienced a decrease during this period are 20 to 24 years and the two oldest age groups.



**Figure 7:** Schuyler Race and Ethnicity



## Race and Ethnicity

Schuyler is a very diverse community compared to most other communities throughout Nebraska. The 2010 Census reports that just 24.7% of the community's population was white. The primary source of growth in the community in recent decades has been in Hispanic and Latino populations. This demographic now represents the majority in Schuyler, with 71.8% of the population reporting to be of Hispanic or Latino descent.

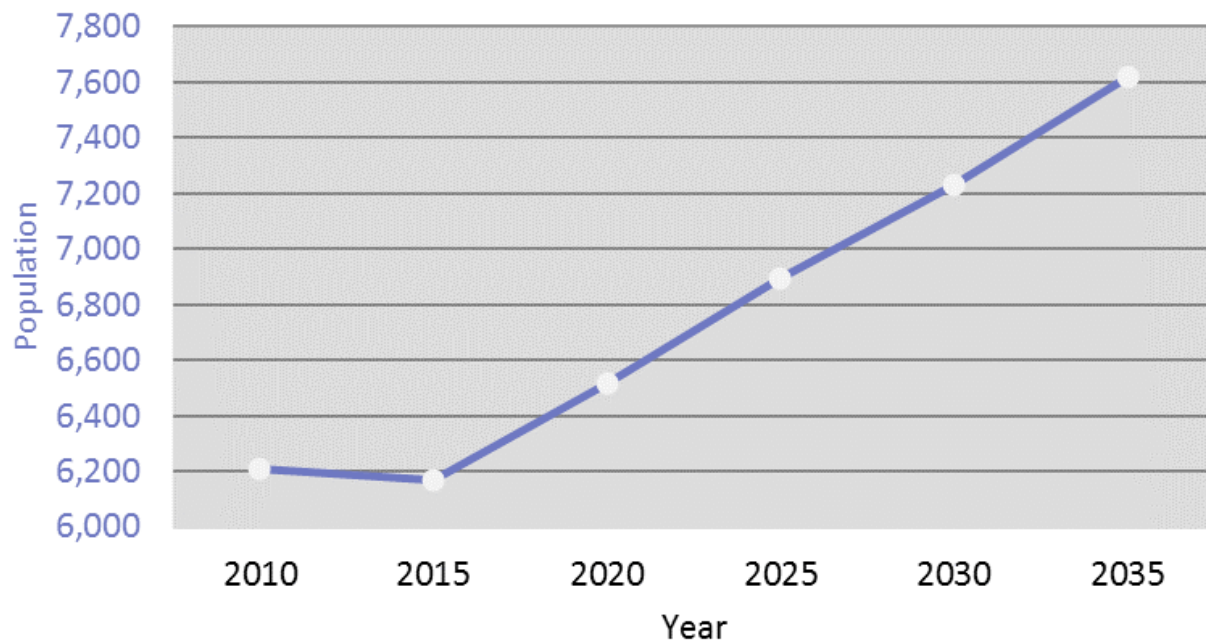


[section 1.7]

## POPULATION PROJECTIONS

While future population growth will certainly fluctuate based on trends outside of the community's control, population projections provide an important baseline for policy implementation. Population projections are important to plan for future needs of community infrastructure, employment, and housing. Planned and phased investments in these areas are a prerequisite for population growth.

**Figure 8:** Age Cohort Survival Projection



### Age Cohort Survival Projection

Schuyler's growth projection is primarily based on an Age Cohort Survival Projection. By utilizing the existing age cohort data combined with regional birth, mortality, and migration rates; age cohort analysis allows for the projection of future population. The assumptions lie in sustained trends in these criteria for the next 20 years.

Projections note steady growth of about 5-6% every 5 years until 2035. Schuyler's ability to grow is contingent on its ability to provide adequate housing opportunities.

**Table 1:** Age Cohort Survival Projection

Year	2010	2015	2020	2025	2030	2035
Projected Population	6,211	6,171	6,515	6,895	7,229	7,617
Population Change	-	-40	344	380	334	388
Percent Growth	-	-0.6%	5.6%	5.8%	4.8%	5.4%







## Chapter 2

# Facilities & Services

2.1 Profile	24
2.2 Envision	32
2.3 Achieve	35
2.4 Implement	36



# Facilities & Services

## SCHUYLER

[section 2.1]

### PROFILE

State and local governments provide a number of services for their citizens. The people, buildings, equipment, and land utilized in the process of providing these services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are provided and maintained by the different levels of government. These facilities are provided to insure the safety, well-being and enjoyment of the residents of a jurisdiction, in this case, the City of Schuyler. Facilities and services provide city residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet the public need. It is important for all levels of government to anticipate the future demand for their goods and services if they are to remain strong and vital.

The first step is to evaluate the ability of the city to meet existing and future demand while determining the level of services that will need to be provided. The analyses of existing facilities as well as the future demand for services are contained in this section. Alternatively, in some instances, there are a number of services not provided by the local or state governments but are provided by non-governmental, private or non-profit organizations for the community. These organizations are equally important providers of services to the community and therefore should not be overlooked.



## Community Facilities

The Community Facilities component of the Schuyler Comprehensive Plan reviews present capacities of all public and private facilities and services. This section evaluates the current demands and accepted standards to determine whether capacity is adequate, as well as determine what level of service is required to meet future demands within the planning period. Finally, recommended improvements for community facilities and services that are not adequate for present or future needs are provided.

The Community Facilities for Schuyler are divided into the following categories:

- Parks and Recreation Facilities
- Educational Facilities
- Fire and Police Protection
- City Buildings
- Health Facilities



## City Buildings

### Municipal Building

The Schuyler Municipal Building is located at 1103 'B' Street. Offices located at City Hall include the Mayor's Office, City Finance Department, and Building Inspector.

City Hall also houses a large community room which the Schuyler City Council uses for meetings. The community room is also used by various elected and appointed bodies for regular meetings and special events. The facility is currently serving the needs of the community, but as the city continues to grow, its administrative needs will increase correspondingly.



### Utilities Office

The Schuyler Utilities Department is located at 204 East 10th Street. A description of municipal utility services and capacities is provided in the following chapter.

### Schuyler Public Library

The current Schuyler Public Library Building is located at 1123 'A' Street. The facility is open to the public 50 hours per week. In addition to books, periodicals, videos/ DVDs, audio books and newspapers, Schuyler's Library has available twelve Internet connected computers. The Schuyler Public Library is funded through tax dollars from the citizens of the City of Schuyler, with support from the Schuyler Library Foundation.

As of the spring of 2017, construction is underway for a new Library building at 18th and Colfax. The 11,300 square-foot facility has an estimated construction cost of \$2 million and is expected to be completed in 2018.



## Fire and Police Protection

### Schuyler Police Department

The Schuyler Police Department is located at 1020 'A' Street, in a facility originally constructed as City Hall in 1909. The building is listed on the National Register of Historic Places.

Three garage bays are utilized by the police department.

### Schuyler Fire Department

The Schuyler Fire and Rescue building is located at 302 East 16th Street on a 7-acre site constructed in 1984. The volunteer department consists of approximately 40 members. The Department serves the City of Schuyler and outlying areas through an annual contract with Rural Fire District #3.



## Educational Facilities

### Schuyler Community Schools

The Schuyler Community School system is comprised of six facilities offering Pre-K - 12 education services, after-school programming, and the Schuyler Community Schools Fieldhouse. The school system employs over 200 total personnel in a district that covers nearly 300 square miles.

**Table 2:** Schuyler Community Schools

School	Address	Class Range	2016-17 Enrollment
Schuyler Preschool	100 E. 15th St.	PK	223
Richland Elementary	595 Road 3, Richland, NE	K-5	899
Fishers 24 Elementary	1098 Rd. J		
Schuyler Elementary	2404 Denver St.		
Schuyler Middle School	200 W. 10th St.	6-8	394
Schuyler Central High School	401 Adam St.	9-12	528
Total 2016-201 Enrollment			2,044

Source: Nebraska Department of Education

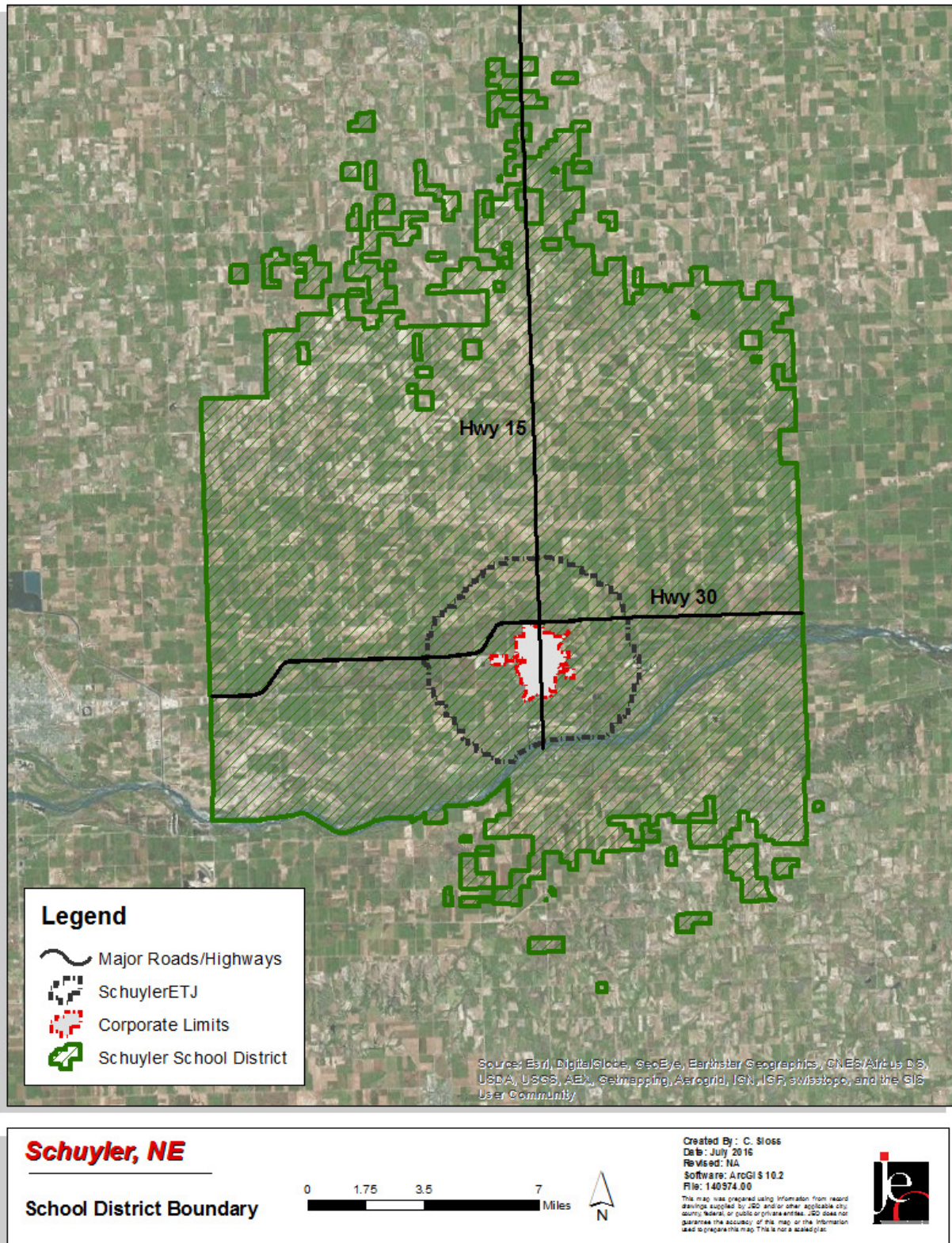


Source: <https://www.schuylercommunityschools.org/domain/110>





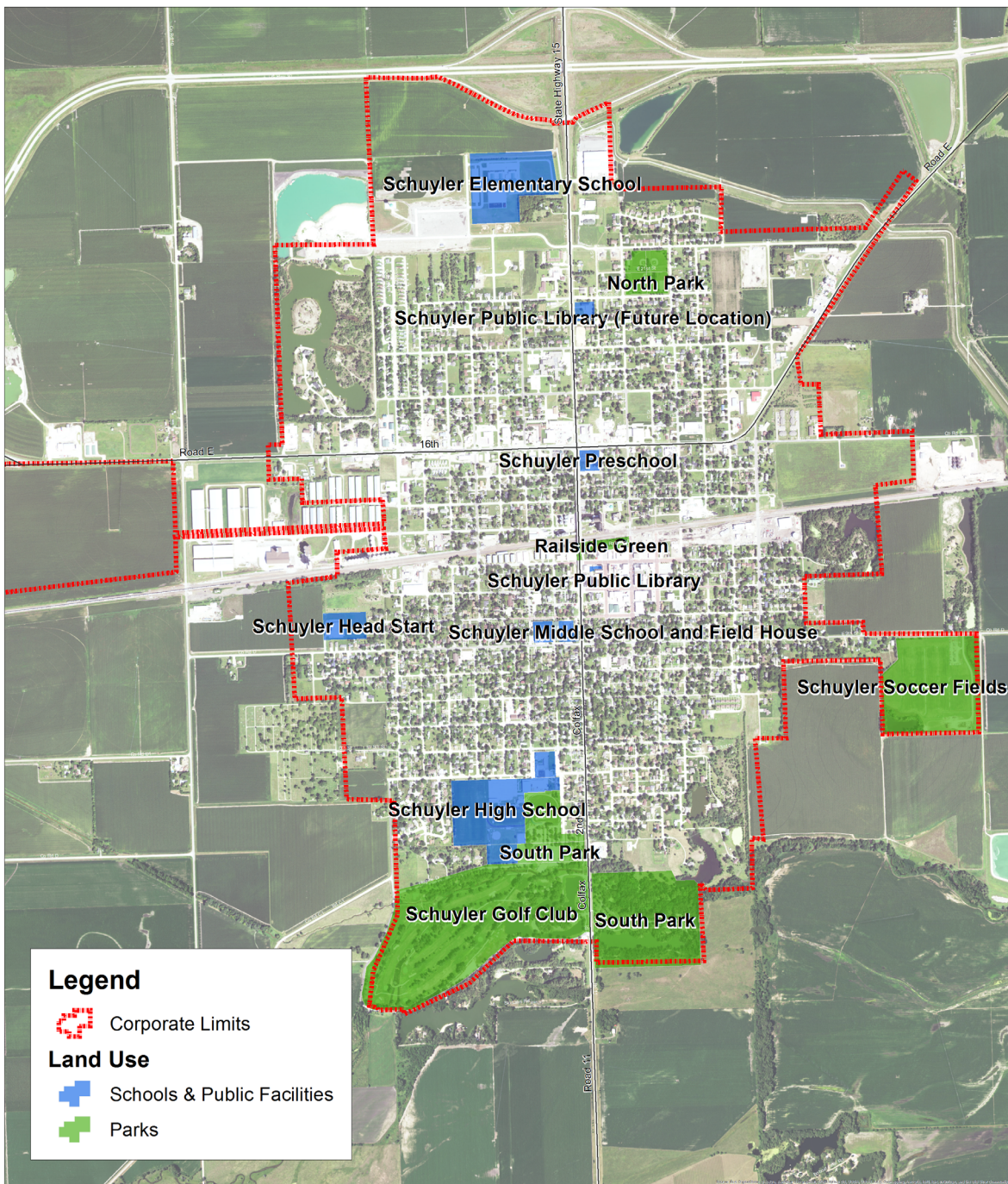
**Map 2:** Schuyler Public School District Boundary







**Map 3:** Schuyler Parks and School Facilities







## Health Facilities

Access to healthcare is an important component to community quality of life. Local health care facilities provide opportunities to “age in place” and provide necessary services to all age demographics.

### CHI Health Schuyler Hospital

CHI Health Schuyler Hospital is a critical access hospital in a rural setting located at 104 W 17th Street. In addition to its 25 critical access beds, CHI Health Schuyler offers a wide variety of services to the residents of Colfax County. These services include 24-hour emergency services, inpatient medical and surgical care, outpatient observation, outpatient surgical and skilled services are provided locally for patients of all ages.

A full complement of outpatient diagnostic and therapeutic services are also available such as laboratory, radiology, physical therapy, occupational therapy, sleep studies and cardiac rehabilitation. Home Care professional services and Durable Medical Equipment are available locally provided by CHI Health at Home.



Outpatient specialty physicians supplement the local medical staff by providing specialty clinics in areas such as cardiology, ENT, gastrointestinal, general surgery, gynecology, nephrology, orthopedics, podiatry, and urology on a regular basis, ensuring patients receive services from the expertise of specialists in a service close to home.

The Heun Living Center, a multipurpose living addition for extended care residents, was completed in 1998. Upon expanding services to Clarkson, NE, the Schuyler facility ceased providing extended care services in 2006. The hospital now focuses on the provision of hospital and primary healthcare.



## Assisted Living Facilities

Assisted and senior living centers are an important amenity for a community's sustainability. Providing housing choices for retired, elderly, or handicapped individuals is vital to community growth of all ages.

### Schuyler Care and Rehabilitation, 2023 Colfax Street

Schuyler Care and Rehabilitation offers short-term care, long-term nursing care, stroke rehabilitation, dementia and Alzheimer's care, and assisted living services.

### Whispering Pines & Park Apartments, 712 F Street

The Whispering Pines & Park Apartments is a 58-unit complex administered by the Schuyler Housing Authority and provides Section 8 assistance to its tenants.

## Colfax County Senior Center

The Colfax County Senior Center provides one daily weekday meal for seniors and home delivered meals as well. The Center also provides a place for health clinics, community events, school information, fellowship, and many other activities.

## Other Health Facilities and Services

- Schuyler Pharmacy, 120 W. 16th Street
- Schuyler Dental Clinic, 214 E. 10th Street
- Pedersen Dental, 1005 A Street
- Groene Chiropractic Clinic, P.C., 410 W. 16th Street



[section 2.2]

## ENVISION

Community facilities are the direct extension of local government to the quality of life of residents. By providing and maintaining quality services, Schuyler can meet the needs of its residents. The Envision section of the planning process is the formal means for public participation into the Schuyler Comprehensive Plan. To better understand the strengths and weaknesses of Schuyler's facilities and services, we asked for community and stakeholder input to provide an assessment as well as new ideas.

### Focus Group Meeting

Although there was not a focus group specifically about facilities and services, a focus group was held for the Faith and Philanthropic leaders in the community and much of the subject matter of this meeting pertained to the services, facilities, and quality of life within the community.

#### Community Strengths/Assets

- Hard-working people
- Core group of strong leaders
- Great schools and school staff helping students
- Diversity – so many cultures – learning about different cultures
- Growing community
- Young population
- Cultural outreach is an ongoing work in progress
- Schuyler has jobs – school, hospital, QC, Cargill
- Safe community

#### Weaknesses

- Need more businesses
- Downtown needs revitalization
  - To thrive and be a point of community pride
  - Not many vacancies but certain buildings need improvements
- Need housing programs to help clean up and maintain properties
- Shrinking volunteer base for the growing community

#### Services Available or Needed

- Some government programs available but some people are undocumented
- Need more adequate and affordable housing
- Property in floodplain is not available for certain funding
- Floodplain is expensive for those who live in it
- Need more industry and businesses for kids to stay and work/live in Schuyler
- Need a hospital
- Need to be able to deliver babies
- Working on mental health services
- Immigrants need some sort of orientation services
- Large big box stores have chased out some small business owners



- Schuyler is somewhat of a bedroom community for Columbus
- Would like to have more partnerships and more diversity involved in the community (city, schools, etc)
  - Latino leadership does exist, just need to integrate more
  - There is a volunteer fatigue
  - The population is about 33% under 21 years old, so the youth to adult ratio is very high
  - Middle school program that students get points for volunteer service that they do
  - Different cultures, the youth have different responsibilities
- Lack of summer jobs for high school students
  - Many jobs cannot hire anyone under 18 (OSHA)
  - Fire Dept Cadet program accepts 16 years old
    - Very positive
    - 6 kids currently enrolled

### Quality of Life Issues/ Projects

- Have a senior center but limited number of people go
  - Partially because of language barrier and Hispanic culture
- Park system is great but does need improvements
- The lake is not what it used to be
  - Needs better fishing and boating (it is stocked every couple of years)
  - Geese are a serious problem
- Need better community information/communication
- City Council meetings are only on TV at certain times on certain days because station is no longer local
- The *Schuyler Sun* newspaper is no longer headquartered in Schuyler. While still published and circulated, this is a loss of a active business in the community in both community events and in terms of locally focused reporting and public engagement.

### Recreational Services

- Soccer is the favorite sport among the Latino population
- Have 6 soccer fields on E 9th Street but those are mostly for adult leagues and key or permission is required for use
- Cargill subsidizes the adult soccer fields
  - Each team has a key to get into the field
  - Have bathroom facilities (port-a-potties)
- Not a lot of kids play baseball
- Evaluate the use of land and what would best serve community
  - More soccer fields
- Need for trails, sidewalks, crosswalks



- Trail connection to the north part of town
- When trails are built, people use and love them

### **Magic Wand**

Here the consultant asks, “If you had a magic wand, how would you change Schuyler?” This allows for participants to dream big which provides new ideas, but it also allows them to comment on topics outside of their focus group topic. The following answers affect more than one of the comprehensive plan themes which reinforces how much they are intertwined and affect one another.

- Affordable adequate housing for all that desire it
  - Partnering with Habitat for Humanity
- More transitional housing (apartments, rental houses, duplexes)
- Loft apartments downtown (upper level of library next year?)
- Immigrant group home – few adults and HS students
- More industry
  - More revenue for city and people
  - Keep the work force in town
- Market rate housing for teachers
- Could afford market rate
  - Not in floodplain!
  - Can’t find housing in Schuyler
- All parents being able to speak English





### [section 2.3]

## ACHIEVE

This section aims to set the goals and policies relating to Schuyler’s community facilities and services. The goals established in the Achieve process are the consensus priority of the Comprehensive Plan Steering Committee and civic leadership. Community facility goals are broad-based statements reflecting the vision of services provided by the city and its partners. Goals are then broken down into specific policies aimed to guide the decision making process for Schuyler leadership. Successfully implementing these policies, combined with successful completion of the relevant Implement Schuyler objectives will likely result in the successful accomplishment of Schuyler’s established goals.

Due to the large segment of the population in the youngest age groups (Figure 4; page 17), Schuyler’s prioritized facilities goals relate to the development and service of the public school district. By ensuring the growth and success of Schuyler Community Schools, the community can ensure population growth and retention of young families with children, as well as workforce development through the education and development of a young workforce.

### Community Facilities Goals and Policies

Policies are part of the value system linking goals with action steps, and they define the broader goals with more detailed descriptions.

#### Goal 1

The City should coordinate with the school district to ensure adequate areas and services for future educational needs.

*Schuyler Community Schools has been identified as one of the greatest assets to the community. A local school system has a great impact on overall quality of life and through workforce development has a direct impact on community economic development success. Maintaining and enhancing the relationship between the community and school district is a priority for Schuyler moving forward.*

1. The City and Schuyler Community Schools should cooperate and coordinate in expanding public uses of city and school facilities.
2. The school district should be informed of all new developments proposed within the zoning jurisdiction of Schuyler to accommodate future school populations.





[section 2.4]

## IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the city. This section outlines the goals, objectives, and action steps for Facilities and Services. Action steps describe the activities needed to achieve the desired goals of the city. The adopted action steps synthesize the information from the existing profile of the city and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

### Goal 1: Facilities & Services

**The city should coordinate with the school district to ensure adequate areas and services for future educational needs.**

#### Objective:

**Cooperate with educational entities and agencies in expanding the public uses of the city's current and future facilities.**

#### ACTION STEPS

- Create channels of communication to coordinate with the school district public events that may benefit from the use of Schuyler's facilities and public areas.
- Consider the use of joint public agency funding mechanisms for collaborative facilities.

#### Responsible Group/Agency

Schuyler School Board of Education, School Administration, City Administration, Mayor, City Council

#### Potential Resources

Nebraska Joint Public Agency funding mechanism, School and City Bonding Authority, Sales Tax proceeds, Keno funds, General Fund, Private Donations, Community Development Assistance Act, Civic and Community Center Financing Fund



PROFILE

ENVISION

ACHIEVE

IMPLEMENT

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## Chapter 3

# Utilities & Infrastructure

3.1 Profile	40
3.2 Envision	42
3.3 Achieve	44
3.4 Implement	45



# Utilities & Infrastructure

## SCHUYLER

[section 3.1]

### PROFILE

Utilities and infrastructure relates to the necessary public services to facilitate the growth, development, and sustainability of lifestyles found within Schuyler. This section will inventory these services and analyze the ability to serve future growth in the community. Projected growth in population, housing, and jobs in and around Schuyler will necessitate the need for additional utilities and services. Therefore, this chapter's goals and policies for improvements to utility facilities and services are coordinated with other chapters, such as economic development, transportation, and land use.

The chapter will focus on public and private utility services - sewer, water, solid waste, gas, and electric - that serve Schuyler.

### Utilities

The City of Schuyler currently provides the following public services to its residents:

- Water supply, distribution and storage;
- Sanitary sewer collection and treatment;
- Electric service; and
- Street maintenance.

Utility system and capacity descriptions have been provided by Schuyler Community Development Corporation.

### Water

Schuyler's municipal water system, operated by Schuyler Department of Utilities, is supplied by three ground wells at an average depth of 85 feet. The system has a combined pumping capacity of 2,700 gallons per minute and an overhead storage capacity of 1,000,000 gallons. Overhead storage capacity is supported by two separate water towers (500,000 gallons each).

Average daily demand is 1,086,974 gallons and historic peak daily demand is 2,390,000 gallons. The system has a maximum capacity of 4,388,000 gallons per day. Static pressure is 60 pounds and the residual pressure varies from 35 to 40 pounds per square inch.



An 85-foot well produces approximately 500 gallons of water per minute. The water table has not changed significantly in the past five years. The color of the water is clear and the hardness, in milligrams per liter, is 19.25. Average tap water temperature varies from 40° to 46° in the winter and 54° to 57° in summer. The quality of water in Schuyler does not necessitate a water treatment plant.

### Sanitary Sewer

Schuyler has a municipal sanitary sewerage system and a storm sewer system. The treatment facility consists of six lagoons with a 210-acre land application area. The application area is leased for agricultural use and rental monies applied to operation of the municipal sanitary sewerage system. The plant was built in 1963 with major improvements in 1980, 1997, and 2004. The daily capacity of the treatment facility is 700,000 gallons. Average daily flow is 425,000 gallons, and the historic peak daily discharge is 553,900 gallons.

### Electric

Schuyler Department of Utilities (DOU) operates the electric system for the community and surrounding area. The wholesale power is purchased from Loup Power District (LPD) and Nebraska Public Power District (NPPD). The municipal electric system consists of two 34.5 kV feeders which feed from the LPD/NPPD 115 kV substation, approximately 2.5 miles north of Schuyler on Highway 15, to the DOU's seven substations. One 34.5 kV circuit breaker serves an overhead sub-transmission line consisting of T2-4/0 and 336 aluminum conductor steel reinforced (ACSR) conductors. The other circuit breaker serves a 750 kcmil copper underground sub-transmission line which transitions to an overhead line consisting of T2-4/0 ACSR. The two 34.5 kV circuits are interconnected at multiple point(s) within the city to create a ring bus. The substations step-down the voltage and distribute the power at 12.47 and 4.16 kV 'wye' via a loop-type system.

The DOU's current capacity of approximately 98 MVA is utilized to serve its residential, commercial, industrial, public service and rural customers' peak demand of 27.491 MW. Some location(s) outside of the city limits receive electric power via Cornhusker Public Power District and Omaha Public Power District.



[section 3.2]

## ENVISION

Utilities and infrastructure are necessary for any new growth in the community. By providing and maintaining quality utilities and infrastructure, Schuyler can meet the needs of its residents. The Envision section of the planning process is the formal means for public participation into the Comprehensive Plan.

### Town Hall Meeting

The main topic of conversation at the Utilities & Infrastructure Station at the Town Hall meeting was the floodplain and levee system in Schuyler. However, traffic flow and water quality and quantity were also topics of discussion at the Utilities & Infrastructure Station.

#### Levee System

A major issue that was brought up was the need for a levee system near the southeast part of town. If a levee was built there, then, the other half town would be out of the floodplain. However, several issues arise with building a new levee system.

- Who will pay for it?
  - One idea: if all Schuyler residents pay \$500/annually to the “Levee Fund”, then it would be paid off quickly. The argument was that \$500 annually was more affordable than the ~\$2,000 annually that residents pay for flood insurance.
- Where would it be?
  - The prime location would be in the southeast part of town at the highest point.
  - However, embarking on a new levee project in this area, would alienate the neighborhood near the river from the rest of the City of Schuyler.
- A successful levee design and project would encourage people to invest in the other half of the town

#### Traffic Flow

- Traffic flow through the main part of town is generally too fast going through densely populated areas (e.g. near the hospital and parks).
- Traffic control systems should be in place to slow down traffic when needed (e.g. kids crossing the street on their way to the park).

#### Water System

- The City of Schuyler has invested in good quality wells and their system covers the majority of the city
- Keeps up with the community’s demand
- Taste, pressure, and general quality of water is good







[section 3.3]

## ACHIEVE

The availability and quality of public utilities (water, sewer, power) significantly influences development patterns. As a general policy, new development should occur where utility services are available. In relationship to this policy, the growth areas of the community identified in the Land Use and Growth Management Chapter, directly relate to areas that are readily accessible to utility services.

### Utilities and Infrastructure Goals and Policies

#### Goal 1

Expand the utility capacity to sustain a population of 10,000 and additional economic development investment.

*As a general goal for growth in Schuyler, a population of 10,000 by the 20-year planning period of this Comprehensive Plan was established. In order to facilitate the scale of housing and economic development required to support this population, Schuyler must invest in its utility infrastructure to maintain adequate capacity and extend service lines to prioritized growth areas.*

1. The Schuyler Utilities Department should maintain a current Capital Improvement Program to coordinate utility investments
2. The Schuyler Utilities Department should maintain a current engineering report on all utility systems to provide a current analysis of infrastructure needs
3. The City of Schuyler and Schuyler Utilities should coordinate all subterranean work to provide the opportunity to maximize the investment of public funds
4. The Schuyler Utilities Department should serve as a resource for communication on local planning issues. This includes specific studies and plans that may result in future growth.
5. The cost of extending infrastructure and increasing capacities should be shared by the development generating the need for such improvements.

#### Goal 2

Expand high speed internet and fiber-optic connections throughout the community to recruit and retain both residents and business.

*High speed internet connectivity is an increasing amenity for quality of life and economic development in a community.*

1. The City of Schuyler and Schuyler Utilities should coordinate all subterranean work with private utility companies to provide opportunity to lay conduit and infrastructure to lower investment cost and improve services.



[section 3.4]

## IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the city. This section outlines the goals, objectives, and action steps for Utilities and Infrastructure. Action steps describe the activities needed to achieve the desired goals of the city. The adopted action steps synthesize the information from the existing profile of the city and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

### Goal 1: Utilities and Infrastructure

**Expand the utility capacity to sustain a population of 10,000 and additional economic development investment**

#### Objective:

**Explore the feasibility of flood control infrastructure to alleviate the prevalence of 100-year floodplain to expand developable areas around Schuyler.**

#### ACTION STEPS

- Authorize the City Engineer to prepare alternatives and cost estimates for flood control infrastructure.
- Add the implementation of the most practical and cost-effective alternative to the Capital Improvements Plan for implementation as funds or grants are available.

#### Responsible Group/Agency

Mayor, City Council, City Administration, City Engineer, Department of Utilities

#### Potential Resources

General Funds, Capital Improvement Plan Budget, Municipal Bonds, FEMA grants





## Goal 2: Utilities and Infrastructure

Expand high speed internet and fiber-optic connections throughout the community to recruit/retain residents and businesses

### Objective:

Explore opportunities to expand technology and communication infrastructure for public use.

### ACTION STEPS

- Implement and maintain a Capital Improvements Plan that allows for the coordination of any subterranean utility upgrades. Private utility upgrades can be coordinated with public projects to reduce the investment cost and make Schuylers an attractive investment area for communications service providers and satellite education opportunities.
- Engage the services of the City Engineer to prepare a Utility Assessment Report
- Update the Capital Improvements Plan to coordinate any utility upgrades with projected population and economic development needs as well as the potential to coordinate the timing of any subterranean utility improvements to minimize costs.
- Identify local, state, and federal resources for fiber upgrades.
- Secure appropriate funding to make long-term improvements to the subterranean system upgrades affordable to households.
- Authorize the City Engineer to proceed with plans and specifications for implementation.
- Construction-related activities.

### Responsible Group/Agency

Mayor, City Council, City Administration, Department of Utilities, Businesses, City Engineer, Utility Providers

### Potential Resources

General Funds, USDA - Rural Development, Utility Providers, Usage Fees



PROFILE

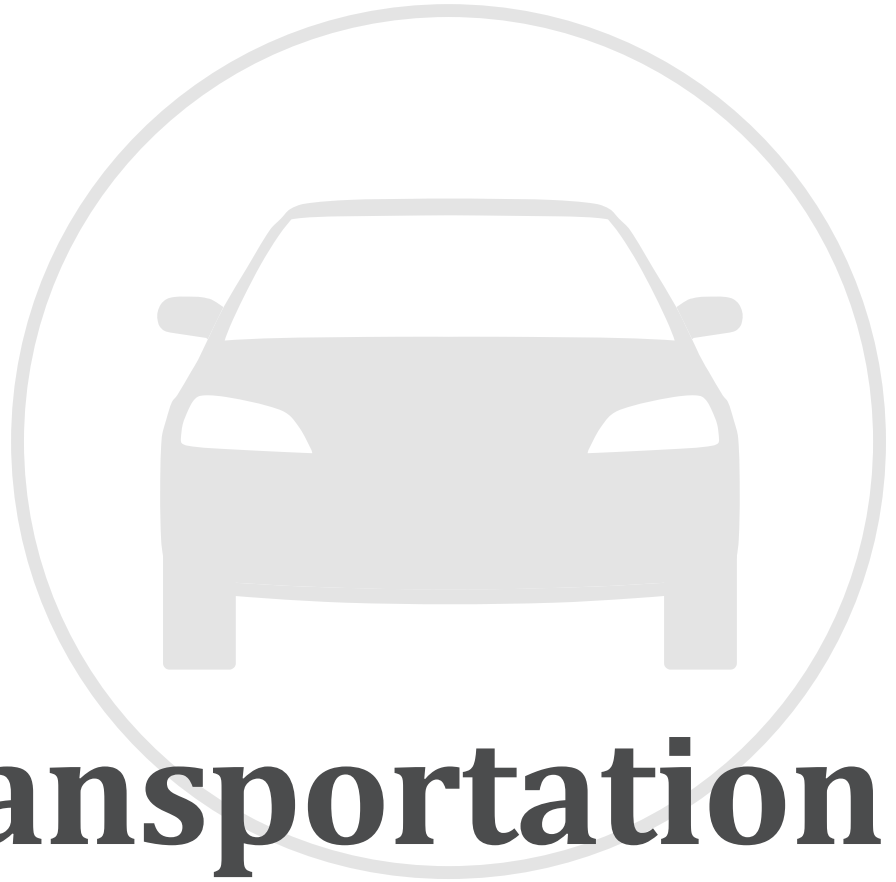
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## Chapter 4

# Transportation

4.1 Profile	50
4.2 Envision	55
4.3 Achieve	56
4.4 Implement	57



# 4 Transportation SCHUYLER

[section 4.1]

## PROFILE

Schuyler's transportation system, both within and externally, needs to continually evolve with the future growth and development of the community. In order to accommodate the planned future growth of Schuyler, a transportation network needs to be established to provide mobility and connectivity in a safe manner. The Transportation Chapter will examine the city's existing system and propose transportation policy to serve existing and future development.

## Federal Functional Classifications

The functional classification is the process which categorizes streets and highways into classes, according to the character of service they are intended to provide. The federal functional classifications in Schuyler include:

### Freeway and Expressway

Freeways and expressways provide a high degree of mobility, similar to interstates. However, freeways provide access only at-grade-separated interchanges, while expressways also provide limited at-grade access to intersecting major streets.

### Arterial

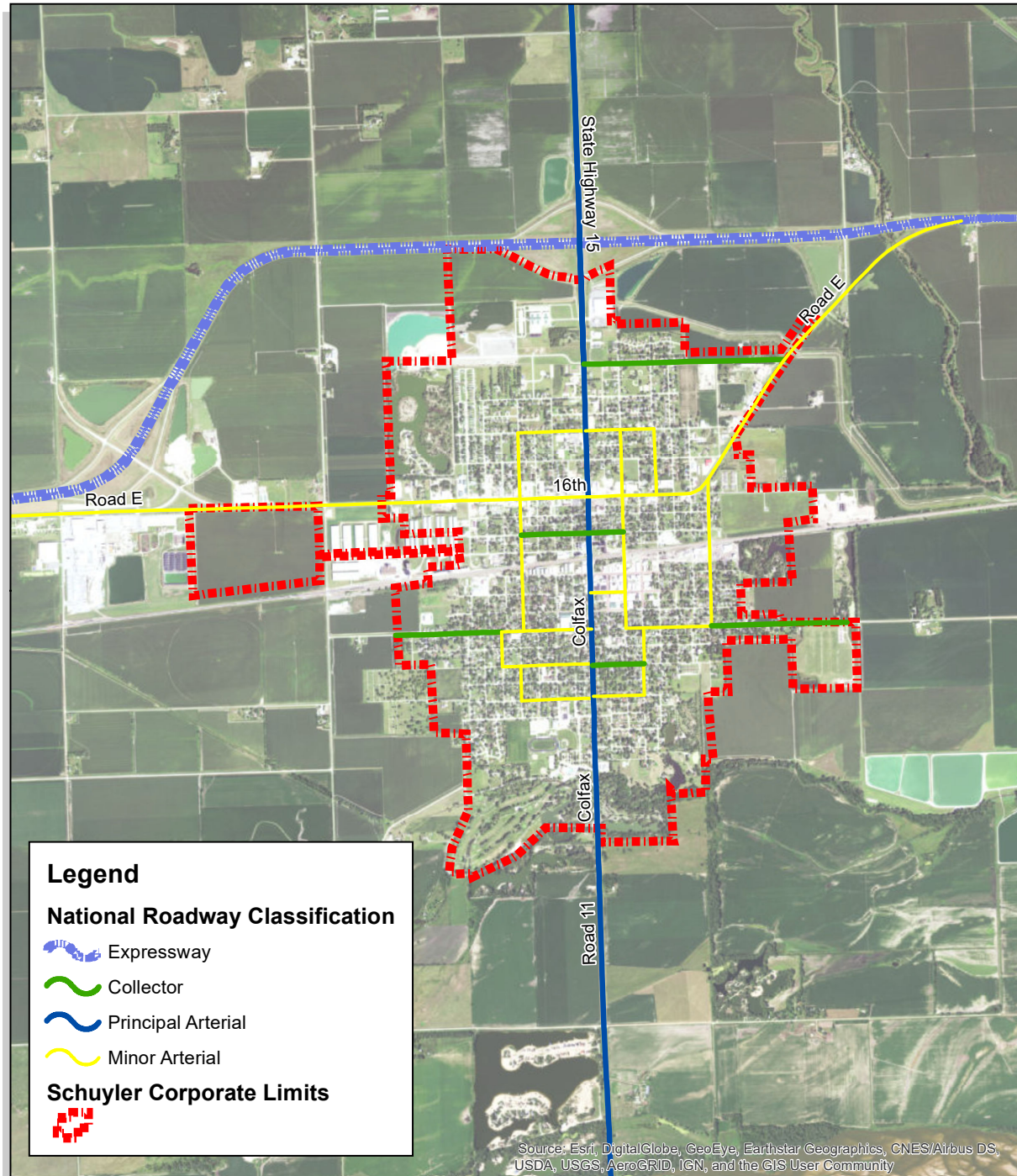
Arterials collect and distribute traffic flow through urban areas and between major destinations. Principal arterials carry a high share of urban travel, and focus on movement as the primary function, not necessarily localized access.

### Collector

Collectors provide for land access and traffic circulation within and between residential neighborhoods and commercial or industrial areas. Collectors also distribute traffic movements from these areas to arterial streets. Collectors do not typically accommodate long through-trips and are not continuous for long distances.

### Local Street

Local streets offer the lowest level of mobility and highest level of local property access. Local streets typically make up the largest percentage of street mileage and provide direct access to adjacent land uses.

**Map 4:** Existing Transportation**Schuyler, NE****Transportation Map**

0 0.25 0.5 1 Miles



Created By: K. Andersen  
Date: May 2017  
Revised: NA  
Software: ArcGIS 10.2  
File: 140974.00

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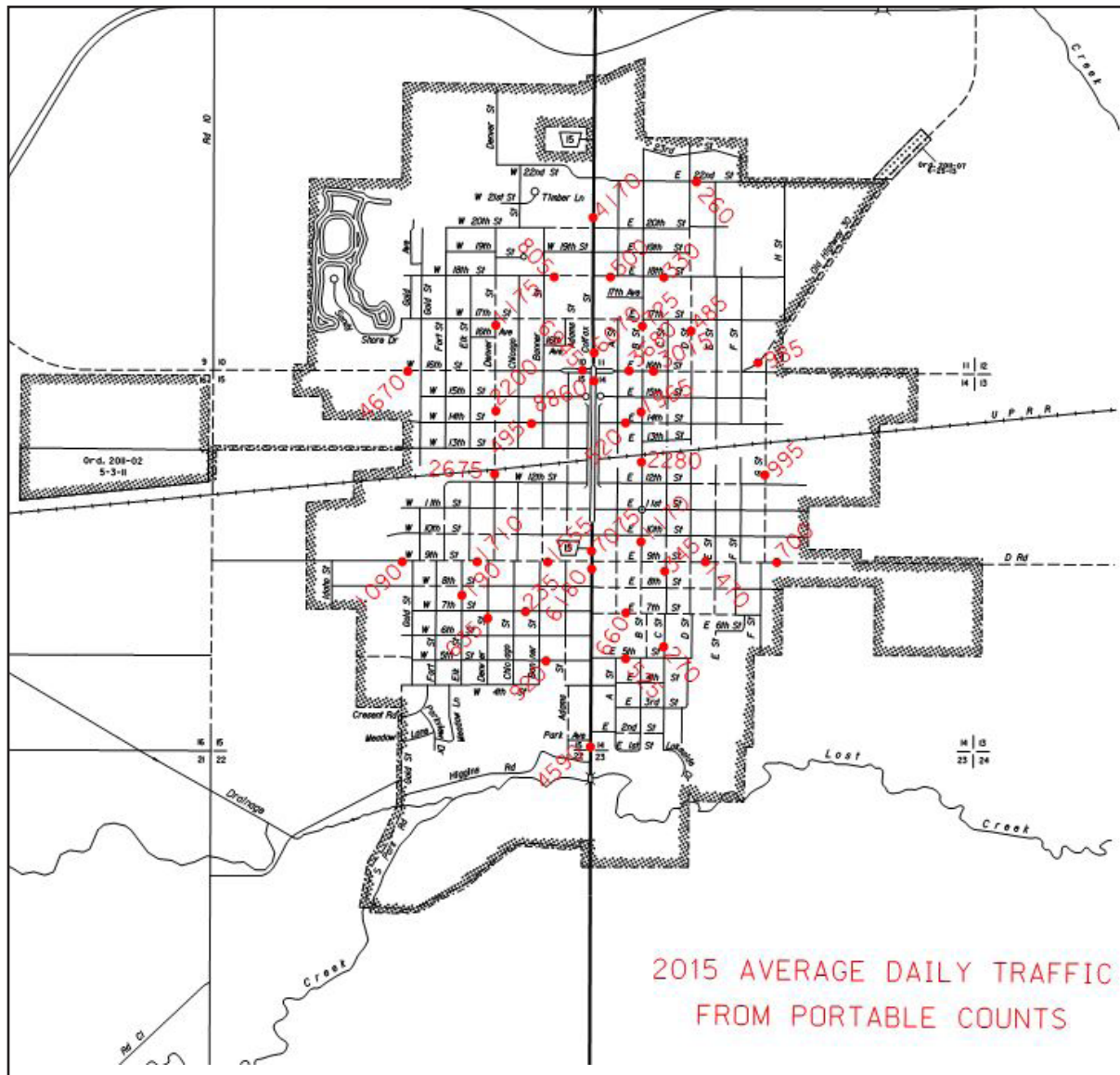




## Traffic Volumes

Traffic for existing conditions in Schuyler is provided by the Nebraska Department of Transportation. Figure 9 represents the 2015 average daily traffic from portable counts in Schuyler. Colfax Street (Highway 15) represents the primary north/south arterial through the community and carries the majority of the traffic flow in the community. Running east/west, 16th Street carries a high traffic volume and serves as the primary connector from the community to employment centers in the western portion of the community.

**Figure 9:** Schuyler Traffic Volumes



Source: Nebraska Department of Transportation



## Bridges

The Federal Highway Administration maintains a database, the National Bridge Inventory (NBI), with information on all public highway bridges in the United States that are greater than 20 feet in length. Using National Bridge Inspection Standards, bridge inspectors visually assess and record up to 116 standards for the NBI. Within the database are condition ratings of the primary components of a bridge - the deck, superstructure, and substructure - that provide an overall characterization of the general condition of a bridge. The condition ratings, along with structural assessments of the clearances, approach roadway alignment, deck geometry, and load carrying capacity are used to determine the sufficiency of a bridge.

An insufficient bridge is categorized in one of two ways:

- “Structurally Deficient” - A bridge is considered structurally deficient if the deck, superstructure, substructure, or culvert is rated at or below “poor” condition. A bridge can also be classified as structurally deficient if load-carrying capacity is significantly below current design standards, or the adequacy of the waterway opening provided is determined to be extremely insufficient to the point of causing intolerable roadway traffic interruptions. A structurally deficient bridge, when left open to traffic, typically requires significant maintenance and repair to remain in service and eventual rehabilitation or replacement to address deficiencies. To remain in service, structurally deficient bridges are often posted with weight limits to restrict the gross width of vehicles using the bridges to less than the maximum weight typically allowed by statute.
- “Functionally Obsolete” - A bridge is considered functionally obsolete if the geometry of the roadway no longer meets current minimum design standards for width or vertical clearance classifications. A functionally obsolete or structurally deficient classification does not mean that a bridge is unsafe. If a bridge meets the criteria to be classified as both structurally deficient and functionally obsolete, it is identified only as structurally deficient, because structural deficiencies are considered more critical.

Schuyler currently has one bridge classified as Functionally Obsolete. The viaduct on Highway 15 (Colfax St.), constructed between 1982 and 1984, is considered to be Functionally Obsolete based on its transitions and guardrails. The deck, superstructure, and substructure were all determined to be of “good” to “very good” condition.





## Air Service

There are two public air services accessible to Schuyler. Eppley Airfield in Omaha and Lincoln Airport in Lincoln.

Eppley Airfield, located north of downtown Omaha, serves eight commercial carriers;

- Alaska Airlines,
- Allegiant Air,
- American Airlines,
- Delta Air Lines,
- Frontier Airlines,
- Southwest Airlines,
- United Airlines, and
- US Airways.

There were over 4.1 million total passengers in 2014, and the airport averaged 260 aircraft operations per day during the one-year period from April 1, 2015 to March 31, 2016. Aircraft operations during this time included 46% for commercial use, 23% for air taxi, 20% for transient general aviation, 6% for local general aviation, and 5% for military.

Lincoln Airport, in northwest Lincoln, serves two commercial carriers, United Airlines, and Delta Air Lines. Lincoln Airport averaged 172 aircraft operations per day for the 12-month period ending March 2016. Operations during this time included 36% for transient general aviation, 23% for local general aviation, 21% military, 13% commercial, and 7% air taxi.

Other airports in the Schuyler area include;

- Columbus Airport
- Fremont Municipal Airport
- Scribner State Airport
- Wahoo Municipal Airport

## Railroad

Schuyler is serviced by the Union Pacific Railroad main line on what was referred to as the Overland Route in between Chicago and San Francisco. There is one rail spur in Schuyler, that serves the Cargill Meat Solutions plant. Additional access has been preliminarily designed for a potential 95-acre industrial site east of the Cargill campus.



[section 4.2]

## ENVISION

Transportation is an important aspect of every community and an essential part of new growth. By providing and maintaining a quality transportation system, Schuyler can better meet the needs of its residents. The Envision section of the planning process is the formal means for public participation into the Comprehensive Plan.

### Public Input

Although a specific focus group about transportation was not held, related topics were mentioned at other focus group meetings. Transportation was also discussed by community members at the Utilities & Infrastructure Station at the Town Hall meeting.

### Traffic Flow

- Traffic flow through the main part of town is generally too fast going through dense population areas (e.g. near the hospital and parks).
- Traffic control systems should be in place to slow down traffic when needed (e.g. kids crossing the street on their way to the park).

### Pedestrians

- There is a definite need to improve pedestrian safety
  - Improve sidewalk system (some parts of town do not have sidewalks)
  - Implement crosswalks where needed

### Trails

- Designated trails and walking paths are desired
- Would like every neighborhood to be connected to trail system
- Trail connection to the north part of town is needed
- When trails are built, people use them and love them
- Trails are important to the non-driving population (young, elderly, etc.) and those without access to a vehicle
- South Park Road is used as a trail which can be dangerous, and the existing trail can also sometimes be dangerous where it intersects roads



[section 4.3]

## ACHIEVE

Transportation plays one of the most crucial factors in shaping the community's future connectivity with expected growth. Public safety, cost-effectiveness, and compatibility with future growth plans must be the standards used in development of Schuyler's future roadway system.

Schuyler's connectivity to Columbus, NE and the Omaha Metro Area provide much of its amenities for economic growth and development. In order to fully utilize transportation resources by road, rail, or air traffic, Schuyler must proactively plan for policies and investments that protect and enhance this level of connectivity.

In conjunction with recreation opportunities, alternative transportation such as bike and pedestrian networks will be included in this section. Useful as a transportation and recreation tool, sidewalks and trails play an important role in the community. Expanding the trail system was a consensus request of the public in the Envision section and proper policy making and investment can fully utilize existing or planned right of way for a comprehensive network that facilitates multi-modal activity throughout the community.

## Transportation Goals and Policies

### Goal 1

Establish the area of 16th and Colfax Street, through 'B' Street as a key civic node.

*The intersection of 16th and Colfax Street represents the hub of the two major transportation corridors in Schuyler. The connectivity of this area to downtown Schuyler warrants a specific functionality for the area. The Steering Committee prioritized the use and design of the area to provide a link to downtown Schuyler and take advantage of the traffic from an economic development perspective.*

1. Development in the area of 16th and Colfax Street should be built of high architectural and aesthetic quality.

### Goal 2

Explore the potential of 16th Street to sustain an east/west trail route.

*16th Street bisects the community and provides a key transportation corridor throughout Schuyler. Community leadership should explore the potential within the State's Highway jurisdiction on the route to expand the right of way to include a trail along the corridor.*

1. Coordinate any comprehensive trail network plans to utilize 16th Street as the primary east/west route through the community.



[section 4.4]

## IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the city. This section outlines the goals, objectives, and action steps for Transportation. Action steps describe the activities needed to achieve the desired goals of the city. The adopted action steps synthesize the information from the existing profile of the city and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

### Goal 1: Transportation

**Establish the area of 16th and Colfax through 'B' Street as a key civic node**

#### **Objective:**

**Design and implement an aesthetic corridor to draw traffic and business investment.**

#### **ACTION STEPS**

- Acquire rights to utilize property along arterial streets for signage and landscaping improvements (acquisition/permitting).
- Contract or utilize local talent for site design; incorporate any community branding efforts and logo into the design and site plan.
- Develop cost opinions for the signage sites.
- Secure necessary resources (funds, materials, in-kind, etc.) to implement designs.
- Install signs and landscaping improvements.
- Dedicate sufficient resources for ongoing operation and maintenance of grounds.
- Establish a Downtown Business Improvement District (BID) to finance improvements in the area.
- Utilizing BID proceeds, finance the improvement of sidewalks, lighting, and landscaping through the corridor to improve the appearance and functionality of these streets as extensions of downtown Schuyler.

#### **Responsible Group/Agency**

City Administration, City Council, Property Owners, Business Community

#### **Potential Resources**

General Funds, Private Fundraising, Business Improvement District, Sidewalk Improvement District, DED Downtown Revitalization Grant



## Goal 2: Transportation

Explore the potential of 16th Street to sustain an east/west trail route

### Objective:

Review and design a trail route connecting major facilities along 16th Street that coincides with right of way.

### ACTION STEPS

- Hold a town hall meeting to discuss how residents plan (if available) to use the proposed trail route.
- Identify and prioritize area amenities and facilities that will encourage maximum usage for the trail.
- Develop a plan showing the layout of a future trail corridor and its relationship to area amenities and facilities.
- Prepare opinions of cost for planned trail and intersection improvements.
- Develop a phasing plan for implementation of proposed improvements.
- Identify the appropriate public agencies and/or community organizations that will be responsible for the implementation and ongoing oversight/maintenance of the trail and improvements.
- Consider the appropriate resources (human and financial) to undertake the projects.
- Conduct local fundraising activities.
- Pursue public/private monies to offset the construction cost of the projects.

### Responsible Group/Agency

City Administration, City Council, Property Owners, City Engineer, Business Community, area residents, Natural Resource District, Nebraska Department of Transportation

### Potential Resources

General Funds, Private Fundraising, Business Improvement District, Sidewalk Improvement District, private donations, volunteer efforts, Community Development Assistance Act, Nebraska Recreational Trails Program, Transportation Alternatives, Natural Resource District, Nebraska Game and Parks, and Land and Water Conservation Program





## Transportation Improvements

### One- and Six-year Plans

At the beginning of each calendar year, the Nebraska Department of Transportation (NDOT), municipalities, and counties must submit a one-and six-year transportation plan to the Board of Public Roads Classifications and Standards. This plan identifies the transportation projects to be completed within the following six years. The One-Year Transportation Plan is created and budgeted for specific projects and procedures to be completed within that fiscal year. The long-term projects also have specific intentions and procedures, but are subject to priority or budgeting changes. The long-range plans help coordinate municipalities, counties, and NDOT “based on priority of needs and calculated to contribute to the orderly development of an integrated statewide system of highways, roads, and streets.” §39-2155

The City of Schuyler should review the One- and Six-Year Plan when developing the Transportation Plan so that the two remain consistent. At the current time, JEO Consulting is contracted to provide yearly review and advice to Schuyler leadership on the One- and Six-Year Plan.







## Chapter 5

# Environmental Resources & Recreation

5.1 Profile	62
5.2 Envision	72
5.3 Achieve	76
5.4 Implement	77



# Environmental Resources & Recreation SCHUYLER

[section 5.1]

## PROFILE

Schuyler is a community well-endowed with active parks space and passive open space that directly contribute to its touted quality of life. The existing park system is distributed throughout the community and well connected by either existing or planned trails.

City parks can vary greatly in both size and the extent of features within them. To better analyze how a community's parks serve its needs, categories have been determined for different types of parks. The categories are based upon a park's size, features and purpose.

## Park Types

The Schuyler Parks Master Plan and Trails Update identifies four typologies of parks within the community. The plan also cites that school yards and other more private uses may also function as active park-space.

### Neighborhood Parks

Neighborhood parks are considered the basic unit of a community's park system and supply a recreational and social focus for residential areas. These parks desirably provide space for informal active and passive recreational activities. The typical service radius for neighborhood parks is between  $\frac{1}{4}$  and  $\frac{1}{2}$  mile. Neighborhood parks adequate in size to accommodate the requisite facilities often contain at least 5 acres; between 5 and 10 acres is considered optimal.

North Park has a little over 7 acres and is a highly structured area with numerous recreation opportunities. Elementary schools can also serve as neighborhood parks, and the Preschool's playground is actively used by the community outside of the traditional school time. The National Recreation and Park Association (NRPA) standards call for between 1 and 2 acres of neighborhood parkland per 1,000 residents. With North Park as the only neighborhood park, the city only has 1.3 acres per 1,000 residents. While this just meets the NRPA standard, South Park, which by definition is a community park, also functions as a neighborhood park for south Schuyler. However, it will be important to have additional neighborhood park services in growing areas of the city, especially to the north.



## School Parks

School park facilities can help meet neighborhood park needs, particularly when located in areas not served by a neighborhood park. The playgrounds of the Preschool and Middle School are important additions to the city's park system. For residents who live in central Schuyler, these playground areas are much more convenient.

Schuyler Elementary School also has modern playground equipment. As residential development continues to occur in northern Schuyler, this facility will play an important role in recreation for residents.

## Community Parks

These typically include areas of diverse use and environmental quality. Such parks meet community-based recreation needs, may preserve significant natural areas and often include areas suited for intense recreation facilities. Typical criteria for community parks include:

- Adequate size to accommodate activities associated with neighborhood parks, but with space for additional activity.
- A special attraction that draws people from a larger area, such as a swimming pool, pond or lake, ice skating rink, trails, special environmental or cultural features, or specialized sports complexes.

Community parks generally contain between 30 and 50 acres and serve a variety of needs. The typical service radius of a community park is approximately a half to three miles. Traditional NRPA guidelines for community park areas call for five to eight acres per 1,000 residents. South Park is a classic community park providing many unique amenities. At 120 acres, South Park provides the city with 22 acres per 1,000 residents, however, if the Camp Grounds (34 acres) and Golf Course (70 acres) are removed the city has only three acres of community park land per 1,000 residents.

## Special Use Parks

Parks classified as "special use parks" serve unique needs of a community. This type of park doesn't neatly fit within the other park categories that are based on size and service radius. Special use parks serve community-wide needs but may only attract a smaller percentage of the overall community to them. Community campgrounds, equestrian facilities, and sports complexes are examples of special use parks.

This category includes the new soccer complex and Railside Green. The Schuyler Golf Club would also be considered a special use park. White Tail Wildlife Management Area, which lies just south of the city, contains 185 acres of open space and 31 acres of water.

## Trails

Trails provide a dual-service as both an amenity for recreation as well as a viable transportation option. Trails can be best-served when well connected with residential subdivisions, employment centers, and other community facilities. The Schuyler Parks Master Plan & Trails Update, adopted in February 2015 provides a detailed inventory of the existing trail system components and recommended improvements.



## Schuyler Parks Inventory

The following is a summary of the parks and recreation inventory in Schuyler:

### North Park

North Park, bounded by 'B' and 'D' Streets and East 22nd and 20th Streets, contains four ballfields centered around a common concession, restroom, and maintenance facility. There are two tennis courts and a paved basketball court located in the southeast corner of the park. Playground equipment, a picnic shelter, and a sand volleyball court are located on the western boundary of the park.

### South Park

South Park is located on the southern edge of the community along Colfax Street. The 130-acre park contains Schuyler Golf Club, Schuyler Campgrounds, the Municipal Pool, and the Oak Ballroom.

#### Schuyler Municipal Pool

The Schuyler Municipal Swimming Pool is located in South Park at 201 Higgins Drive. The 11,250 square foot pool contains two non-standard wading pools, a small kiddie slide and two-flume pool drop slide, and a diving board. The 1930's facility was a Works Progress Administration (WPA) project. The pool structure and mechanical infrastructure has been upgraded in the last 15 years and has undergone several recent projects to extend its functional life. The pool has constant on-going maintenance typical of pools of its age.

#### Oak Ballroom

The Oak Ballroom is a single-story, wood frame and masonry building also built by the WPA in 1937. The building was originally constructed on the historic site of the Mormon Trail and is listed on the National Register of Historic Places.

#### Schuyler Golf Club

Schuyler Golf Club is a scenic, nine-hole, par-72 public golf course located in South Park adjacent to the Oak Ballroom. Columbus and other nearby communities also provide several public and private courses for play within a short drive of Schuyler.

#### Schuyler Campground

Schuyler Campground, located in South Park, east of Highway 15, is an RV and tent campground with a shower house/restroom facility. Full hookups for water, sewer, and electricity are available for RVs. Spaces are available with a fee on a first come, first serve basis.

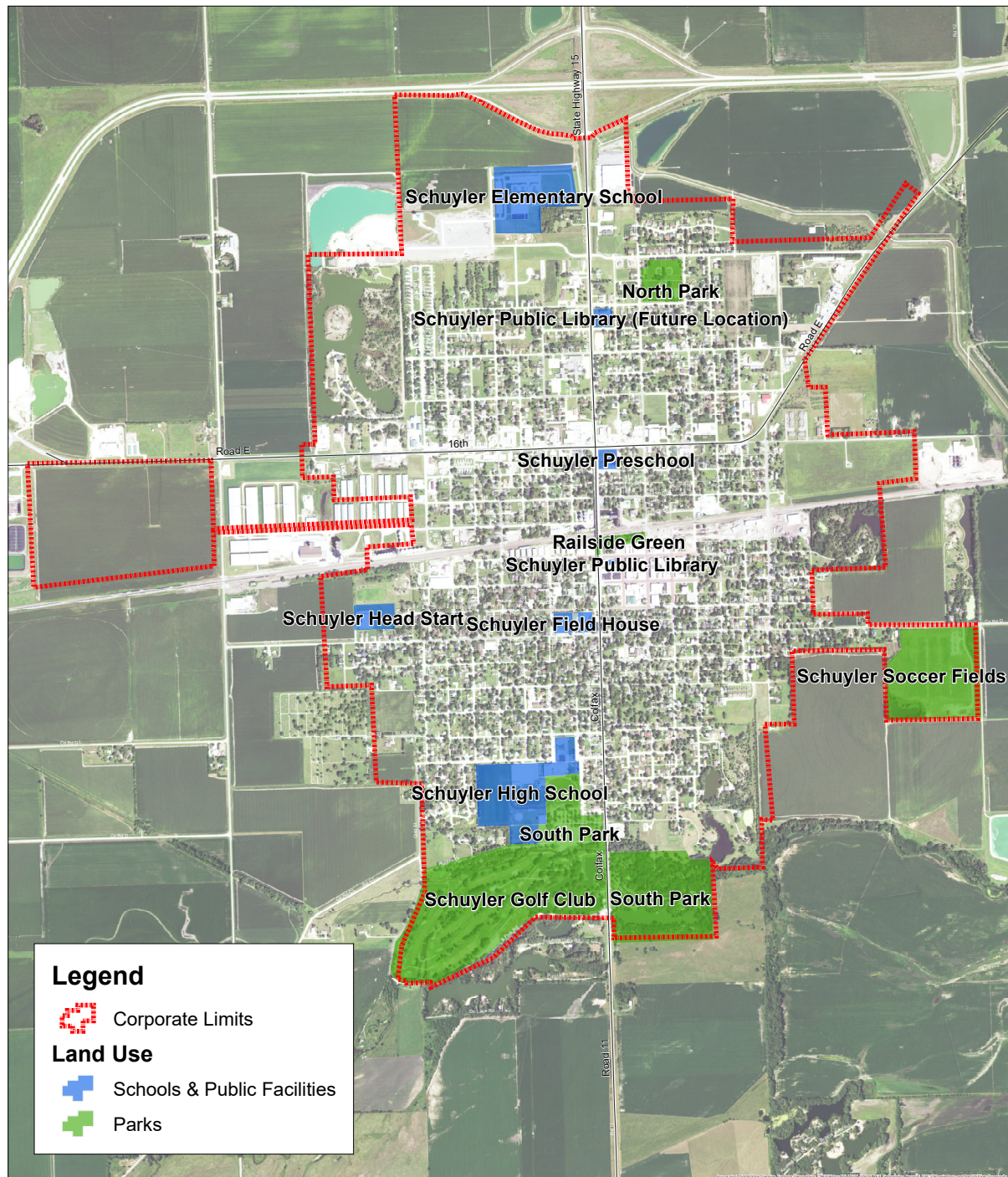
### Schuyler Soccer Fields

Schuyler Soccer Fields, located on the eastern portion of the community off of East 9th Street, is a complex of five soccer fields and parking lot. The facility is heavily utilized by adult soccer leagues, causing availability issues for youth utilization on school fields.





**Map 5:** Public Facilities



**Schuyler, NE**

**Public Facilities Map**

0 0.125 0.25 0.5  
Miles



Created By: K. Anderson  
Date: September 2016  
Revised: October 2017  
Revised By: T. Lunsberr  
Software: ArcGIS 10.2  
File: 140914.00

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PROFILE

ENVISION

ACHIEVE

IMPLEMENT





### Jim Kluck Memorial Railside Green

Located on the railroad right-of-way, the Jim Kluck Memorial Railside Green property is leased by the city from Union Pacific Railroad. It was curated as a local arboretum located adjacent to historic downtown Schuyler between Colfax Street and B Street, north of East 12th Street. In 2007 the park was renamed from Railside Green to Jim Kluck Memorial Railside Green following the death of Jim Kluck, a local arborist who curated the park and arboretum since 1989. In 2012, an upkeep and improvement plan was drafted, guiding future improvements to the park.



Source: Columbus Telegram

### Schuyler Community Schools Field House

The Schuyler Community Schools Field House is connected to Schuyler Middle School's west side and includes about 30,000 square feet of space for athletic practices, physical education classes, non-sanctioned sports and other activities, plus another 10,000 square feet for locker rooms and commons area. The facility hosts youth, middle school, and high school sports and activities, and is open to the public in the evenings. The field house includes an artificial turf field, two-lane track, and courts for basketball and volleyball.





## Schuyler Trails Inventory

Schuyler lacks a comprehensive trail system throughout the community. There are two established, independent trails in two parks within Schuyler. The South Park Trail connects various amenities throughout South Park including the campground and the Oak Ballroom, Schuyler Golf Club and Municipal Pool via Higgins Drive. A small trail exists in Jim Kluck Memorial Railside Green, which is mapped as a walkable arboretum tour.



## Regional Attractions and Recreation

There are several parks and outdoor recreational areas in and around the Schuyler area for residents and visitors to enjoy:

- Dead Timber State Recreation Area: 250 County Road 12 - Scribner, NE
- Fremont Lakes State Recreation Area: 4349 W. State Lakes Road - Fremont, NE
- Lake Wanahoo State Recreation Area: County Road 17 - Wahoo, NE
- Branched Oak State Recreation Area: 12000 West Branched Oak Road - Raymond, NE
- Camp Fontanelle: 9677 County Road 3 - Fontanelle, NE
- Makovicka Winery: 2091 31 Road - Brainard, NE



## Environmental Conditions

### Wellhead Protection Areas

The Nebraska Department of Environmental Quality (NDEQ) regulates groundwater quality and quantity. The NDEQ helps assist municipalities with protecting their drinking water supply with the development of the Nebraska Wellhead Protection (WHP) Program. In 1998, Nebraska Legislature passed LB 1161 (Neb. Rev. Stat. §46-01501 to 16-1509) authorizing the Wellhead Protection Area Act.

Wellhead Protection Areas were delineated with community safety in mind. Both subdivision and municipal wells serve populations and pose a larger threat to public safety if contaminated. The ultimate goal of the WHP Program is to protect land and groundwater surrounding public drinking water supply wells from contamination.

The Wellhead Protection (WHP) Program provides the following in accordance with federal laws:

- Duties of the governmental entities and utility districts.
- Determines protection areas.
- Identifies contamination sources.
- Develops a contaminant source management program.
- Develops an alternative drinking water plan.
- Reviews contaminated sources in future wellhead areas.
- Involves the public.

The approaches of Nebraska's Wellhead Protection (WHP) Program are to:

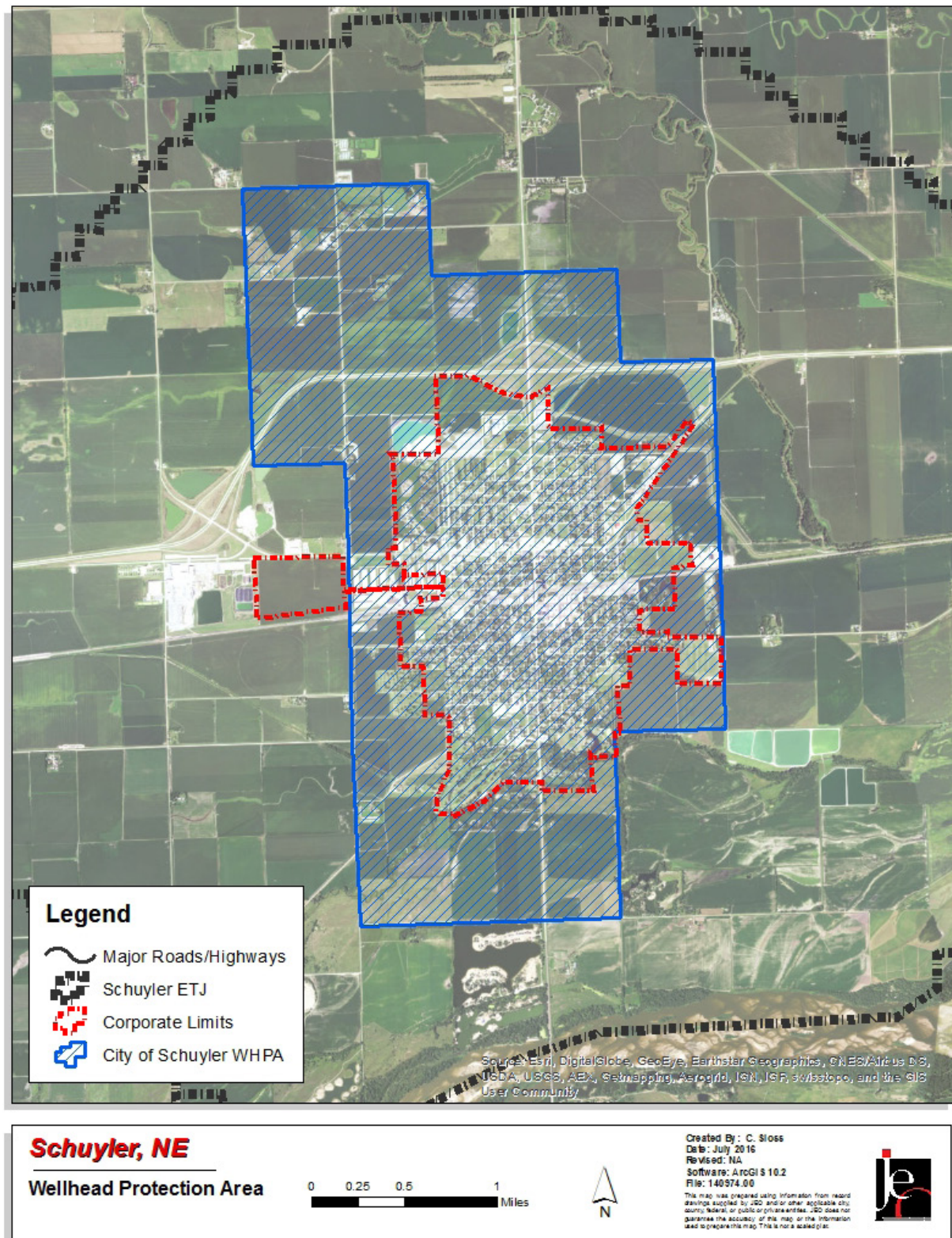
- Prevent the location of new contamination sources in Wellhead Protection Areas through planning.
- Minimize the hazard of existing contamination sources through management.
- Provide early warning of existing contamination through groundwater monitoring.

The Wellhead Protection Area is a defined region with restrictive land use regulations to prevent potential contaminants from locating in the sensitive area. The boundaries are delineated by a time of travel cylindrical displacement calculation. The boundary is mapped by the Nebraska Department of Environmental Quality (NDEQ) so communities can apply zoning regulations to the district.





**Map 6:** Wellhead Protection Areas





## 100-Year Floodplain

Schuyler is inundated with the prevalence of 100-year floodplain from the Platte River and Lost Creek to the south, and Shell Creek to the east. The floodplain includes the floodway and the floodway fringe. Through the Federal Emergency Management Agency's (FEMA) Flood Hazard Mapping Program (FHMP), and the Risk Mapping Assessment and Planning (MAP), FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard risk data to guide them to mitigate actions.

### Floodway

As FEMA defines, a floodway is not only the existing water channel but also "other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations."

The floodway fringe is defined by a 1% annual chance of flooding. This is the area commonly referred to as the floodplain. This area is mapped by categories 1%-A and 1%-AE. Both are considered within the 100-year floodplain. 1%-AE areas are considered to be more precise, including Base Flood Elevations (BFE's) whereas 1%-A areas are determined using approximating methodologies.

### Floodplain Map

The floodplain map is a fluid document. The areas indicated are often updated as FEMA updates their studies. Amendments to hazard areas may not be represented on this map. Property owners within or near floodplain boundaries have options. Owners may submit a Letter of Map Change if they believe their property has been erroneously mapped in flood hazard areas. Property owners near the boundaries may want to verify that their property is not within a flood hazard area when developing or selling the property to avoid infringing upon the hazardous zones or affecting nearby properties.

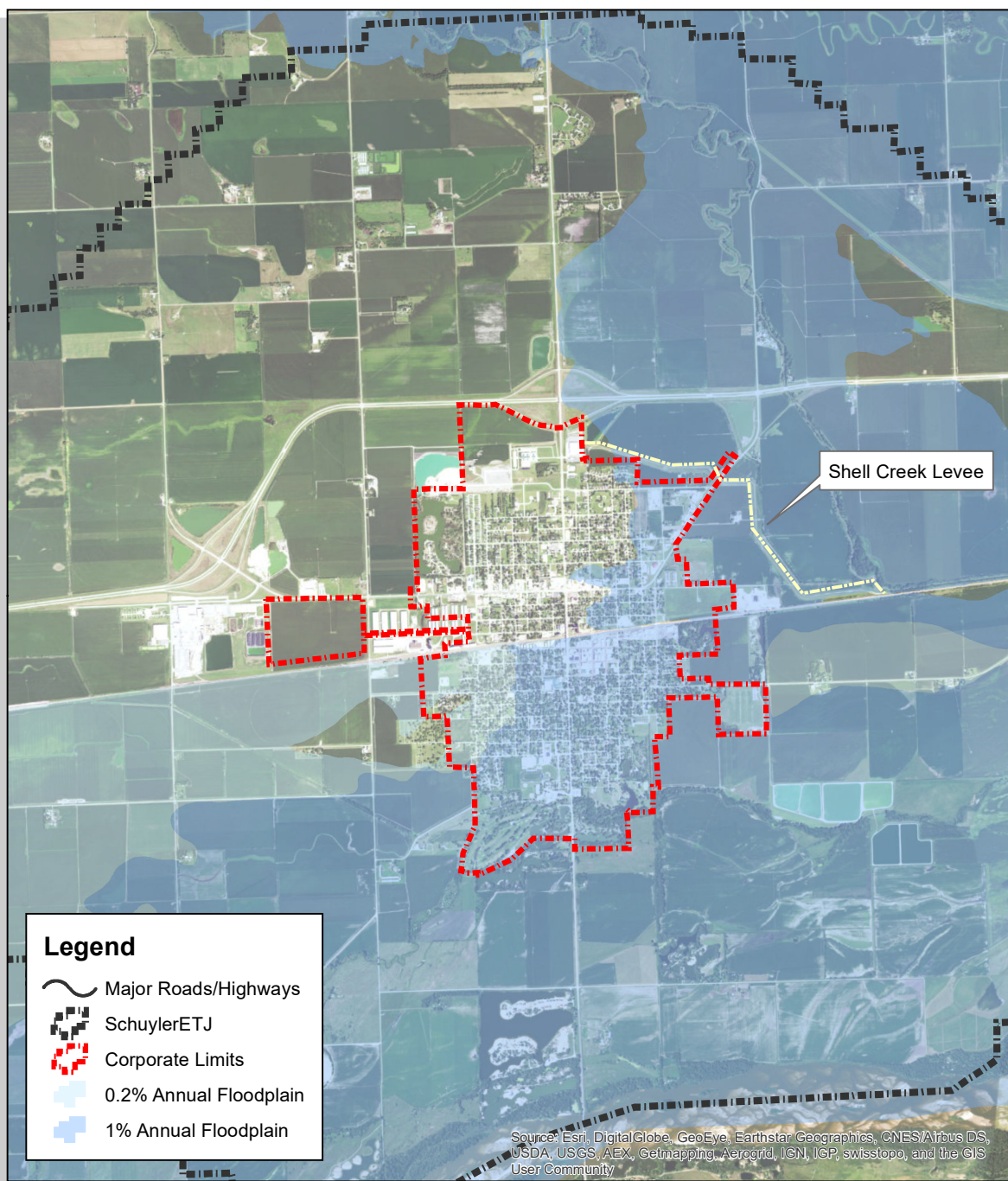
The City of Schuyler has been informed that the Platte River floodplain is in the process of being re-mapped in 2018-2019. This particular 100-year floodplain affects a significant portion of southern-Schuyler. Any alleviation of floodplain prevalence in this area will have a drastic effect on land utilization and property values. The City should continue to partner with FEMA, the Nebraska Department of Natural Resources and the Army Corps of Engineers to work towards flood-risk mitigation and floodplain alleviation for the benefit of the community.

More detailed guidance on floodplain and flood hazard mitigation can be referenced in the 2017 Lower Platte North NRD Hazard Mitigation Plan & Flood Insurance & Flood Risk Reduction Plan on file with City Administration.





**Map 7:** Schuyler Floodplain



**Schuyler, NE**  
Floodplain

0 0.25 0.5 1  
Miles



Created By: C. Sloss  
Date: July 2016  
Revised: NA  
Software: ArcGIS 10.2  
File: 140974.00

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[section 5.2]

## ENVISION

Quality recreation opportunities are one of the amenities that can help a community grow and thrive. Schuyler can meet the needs of its residents by providing and maintaining quality park facilities. The Envision section of the planning process is the formal means for public participation into the Schuyler Comprehensive Plan. To better understand the strengths and weaknesses of Schuyler's recreational opportunities, we asked for community and stakeholder input to provide a baseline of conditions as well and new ideas.

### Focus Group Meeting

The aim of this parks and recreation focus group was to gain input and understanding of what is needed in Schuyler regarding recreation opportunities. This was an important group to be able to identify the recreational facilities and services which are currently available to the community and areas where they are lacking.

#### Strengths

- Continuous improvement of parks and recreation facilities
- Field house at middle school
- Have a great pool - Schuyler Municipal Pool
  - Needs some updates

#### Soccer

- Need more facilities and places for youth to play
  - Soccer teams are using baseball outfields to practice
  - Large number of teams - 400+ kids out for soccer
- The current soccer facility is being underutilized
  - Adult soccer program is its priority
    - 18-19 adult teams
    - Each team has key to get in and others have to make arrangements before hand to book and use the field
  - Could be using it for high school or tournaments (money-makers)
- If youth programs are sharing facilities with high school, the high school takes precedence
- Indoor soccer facility (play on tennis courts now) and would provide an activity for youth and adults in the winter

#### Football

- Would like to have a multi-plex and share concession stand/facilities area
- Needs lights (baseball does too)
- Have to wait till 6 to practice
- High School Football hasn't been too successful because its youth football needs to tie into High School program more
- Would like to have a coaches' camp





## Softball

- 5 teams per year
- Fields are nice
- Concessions are not in good condition
- Only 1 field has lights

## Trails

- South Park Road is used as a trail which can be dangerous, and the existing trail can also sometimes be dangerous where it intersects roads
- Designated trails and walking paths are desired
  - Would like every neighborhood to be connected to trail system
- No sidewalks in some parts of town

## Diversity Effect

- Softball is lacking in numbers but Latina girls are starting to get interested
- Wrestling numbers are going up, coaches are leaning on parents
- The second generation is helping – parents that grew up here and speak English are getting involved
- Language barrier isn't much of a problem anymore with sports
- Need to find the vocal leaders of each cultural group and get them involved
- Many parents work the 2nd shift at Cargill so aren't able to be as involved in kids activities

## Parks

- Need more park space
  - School playgrounds are utilized a lot
- Update playground equipment in existing parks
- Add splash pad
  - Benefits include no lifeguards or employees needed, and is accessible to everyone
- Skate park was looked into but liability was too high
- Desire for a big multi-sports complex so facilities and staff could be shared
  - Although lack of restaurants and hotels would be a problem if tournaments were held
- Current complex is built on top of the old landfill and waste is only 18" down so there is a lack of trees
  - Parking is also an issue

## Library

- New library is being built
- Library is a very busy place
- Provides English learning tools
- Computer lab is heavily used- many families don't have a computer at home
- Library offers help with documentation papers, and citizenship paperwork



### Dance/ Arts

- Need new theatre for recitals, etc. – use high schools
- 32 girls on the high school dance team
- Younger girls are starting to get more involved in dance

### Magic Wand

- Water park
- All high school coaches need to work with youth coaches and teams
- Soccer and multi-sports complex could be the highlight of the community
  - Could share facilities, staff, maintenance
  - Could have a partnership with the schools (but it might be closed down during the summer)
- Parks, Schools, Library are the heart of the community
- Performing Arts Center

## Town Hall Meeting

One of the main topics of conversation at the Parks & Recreation Station at the Town Hall meeting was desired improvements and changes to the existing parks in Schuyler. Participants also discussed many new facilities and amenities they desired, such as trails, more soccer fields, and even a multi-sports complex.

### Trails and Sidewalks

- Look into levee trail system
- Trail connections between parks and major public places
- Need more sidewalks in neighborhoods
- Look into a sidewalk grant program for property owners
- Colfax Street really divides the town
  - People drive too fast
  - Unsafe to cross the street
  - New library will increase pedestrian traffic
  - Need more crosswalks and strategies to slow cars down if speed limits can't be lowered
- Need sidewalks around North Park
- Sidewalks are required in new developments

### Existing Park Improvements

- Something needs to be done with the lakes
  - Part of Schuyler City Lake has been filled and is an eyesore
  - Geese are a problem
  - Must be filled with water which costs and is unsustainable
  - Water is stagnant and need fountains
  - Whether some of the lakes should be drained or just not refilled, has yet to be determined
- Need more camping areas
  - Something more primitive and natural
  - Some on paved pads



- Need more playground equipment
- Update old playground equipment
- Existing park facilities and amenities should be the first priority and then move on to future park developments
- The arboretum along the railroad recently had updates.
- Other softball field (near school) has lights but they have not been put up yet. Once they are put up they can probably have tournaments (*lights have since been installed.*)

### Winter Activities

- Hopefully the new indoor field facility will help with winter activities for kids
- A sledding hill for kids in the winter desired

### Desired New Amenities

- Large multi-sports complex
- Trails to north of town
- A theater of some type
  - High school auditorium is pretty full all the time
  - Outdoor amphitheater is a possibility
- Would like more picnic shelters in existing and future parks
  - More small size shelters not fewer large shelters
- Need more soccer fields—outdoor and indoor
  - Need to be spaced out throughout the community to improve accessibility
- Football field for youth football so they don't have to work around high school's schedule
- Currently there are certain parks and school playgrounds that are for specific ages groups and when grandkids are in town they have to go to multiple parks for the different ages of the kids.
  - Park with equipment for all different age groups
  - Or connect the parks better with safe trails
- There is a park master plan for a brand new park in northwest Schuyler where new development is going in
- Floodplain is an opportunity for new parks



[section 5.3]

## ACHIEVE

This section aims to set the goals and policies relating to Schuyler's recreation opportunities. The goals established in the Achieve process are the consensus priority of the Comprehensive Plan Steering Committee and civic leadership. Community goals are broad-based statements reflecting the vision of quality of life in the Schuyler area. Goals are then broken down into specific policies aimed to guide the decision making process for Schuyler leadership. Successfully implementing these policies, combined with successful completion of the relevant Implement Schuyler objectives, will likely result in the successful accomplishment of Schuyler's established goals.

### Environmental Resources and Recreation Goals and Policies

#### Goal 1

Pending the results of a potential re-mapping of the Platte River floodplain; Schuyler should invest in flood control infrastructure to alleviate remaining Platte River floodplain areas in the current corporate limits.

*The current 100-year Platte River floodplain extends well into the southern half of Schuyler's corporate limits. The presence of the floodplain severely limits development and redevelopment in the area and poses a great financial burden on property owners in the area. Schuyler leadership has learned of a potential re-mapping of the area that may alleviate the presence of the floodplain affecting southern Schuyler. The community should continually push for this map update so that appropriate policies to alleviate its effect can be adopted.*

1. Floodplain areas should be utilized for rural or recreational land use patterns until such a time when they can be removed from the 100-year floodplain and develop at an urban scale.

#### Goal 2

Average a half-mile per year increase of pedestrian infrastructure (trails and sidewalks) over the next 20 years.

*Enhancing the walkability of Schuyler through trails and improved sidewalk conditions was established by the public as a priority for the community. Schuyler can effectively improve pedestrian connectivity and recreation by establishing sidewalk policies and recognizing trails as a functional amenity.*

1. Maintain a current inventory of the existing sidewalk conditions in the community.
2. In accordance to land use policies, new development should connect to existing or future sidewalk and trails systems through the dedication of right of way or easements.
3. All new development should include sidewalks.



[section 5.4]

## IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the city. This section outlines the goals, objectives, and action steps for Environmental Resources and Recreation. Action steps describe the activities needed to achieve the desired goals of the city. The adopted action steps synthesize the information from the existing profile of the city and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

### Goal 1: Environmental Resources

**Pending the results of a potential re-mapping of the Platte River floodplain; Schuyler should invest in flood control infrastructure to alleviate remaining Platte River floodplain areas in the current corporate limits**

#### **Objective:**

**Explore flood control measures coordinated with functional recreation improvements to the Platte River 100-year floodplain**

#### **ACTION STEPS**

- Authorize the City Engineer to prepare alternatives and cost estimates for flood control infrastructure.
- Add the implementation of the most practical and cost-effective alternative to the Capital Improvements Plan for implementation as funds or grants are available.

#### **Responsible Group/Agency**

City Council, City Administration, City Engineer, Department of Utilities

#### **Potential Resources**

General Funds, Capital Improvement Plan Budget, Municipal Bonds, FEMA grants

PROFILE

ENVISION

ACHIEVE

IMPLEMENT



## Goal 2: Recreation

Average a half-mile per year increase of pedestrian infrastructure (trails and sidewalks) over the next 20 years

### Objective:

Determine the need for trail development that connects Schuyler to regional trails, parks, and other surrounding points of interest.

#### ACTION STEPS

- Evaluate the existing regional trail system and demands for development.
- Review the city's Comprehensive Development Plan to identify future trail connections.
- Develop a sidewalk plan to determine which pedestrian ways should be widened to trail standards.

### Objective:

Incorporate trails into future land development.

#### ACTION STEPS

- Work with developers to assure trails are programmed into their development as indicated in the Comprehensive Plan and Subdivision Regulations.
- Require dedication of land for trails through the administration of the city's Subdivision Regulations and Subdivision Agreements.
- Dedicate necessary right-of-ways or easements for trails.

### Objective:

Develop a long-range Trails Master Plan for the development/connectivity of regional trails and parks.

#### ACTION STEPS

- Engage the services of the City Engineer to facilitate and design the future trails system in Schuyler.
- Hold an informational meeting on the future trail system of Schuyler and the surrounding area
- Solicit political/public support for trail development.
- Develop a trails map to facilitate the interconnection of community and regional assets.
- Develop a trails map to facilitate the interconnection of regional and statewide trail networks.
- Prioritize the implementation of trail development.
- Prepare opinion of costs for the phased development of the future trails system.



**Objective:**

**Design of multi-use trails connecting Schuyler to regional trails, parks and surrounding points of interests.**

**ACTION STEPS**

- Develop preliminary design plans for new or expanded trails.
- Solicit political and public support for trail development.
- Hold an informational meeting on Trails Master Plan.
- Acquire necessary right-of-ways or easements for trails.
- Prepare plans and specifications for trail project.
- Finalize plans and specifications.
- Program public funds for the construction of the project.

**Objective:**

**Implement construction of multi-use trails.**

**ACTION STEPS**

- Continue ongoing political/public support for trail development.
- Pursue available resources that are available for trail development.
- Conduct an environmental review process, as required by the project's funding agencies.
- Secure necessary permits/approvals.
- Bid phase to include advertising, letting and contract award to lowest responsible/responsive bidder.
- Undertake construction related activities.
- Complete construction.

**Responsible Group/Agency**

Mayor, City Council, Planning Commission, City Administration, City Engineer, Park and Recreation Board, Residents, Property-Owners, Civic Organizations, Hike/Bike Trail Users, Schuyler Community Schools, Local Businesses, and Natural Resources District

**Potential Resources**

Local Monies, Local Option Sales Tax, Private Donations/Foundations, Special Assessments, Volunteer Efforts, Community Development Assistance Act (CDAA), Nebraska Recreational Trails Program, Transportation Alternatives, and Land and Water Conservation Program





## Chapter 6

# Housing

6.1 Profile	82
6.2 Envision	90
6.3 Achieve	93
6.4 Implement	96



# Housing 6 SCHUYLER

[section 6.1]

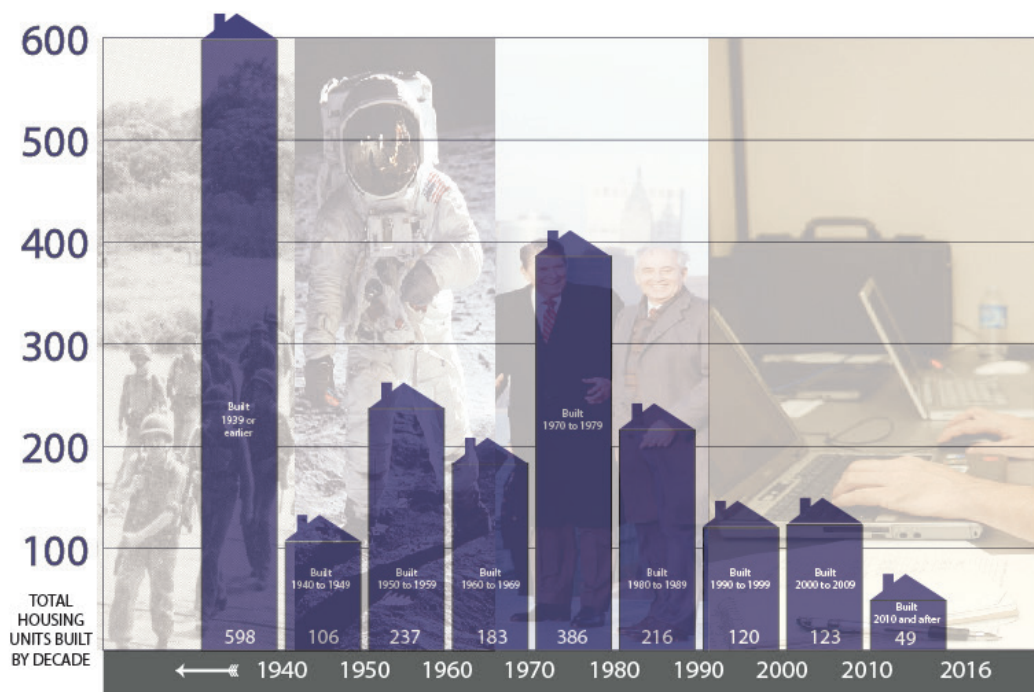
## PROFILE

Housing is a vital component to the continued growth and development within and around Schuyler. With a large employment base that pulls workforce from a large region, Schuyler's ability to grow will be determined by its ability to provide appropriate housing opportunities.





**Figure 10:** Schuyler Housing Stock Ages



Source: 2016 ACS; City of Schuyler

## Age of Housing

Figure 10 is a depiction of the number of households constructed between each listed time period, as reported by the 2010 Decennial Census. Data for households constructed between 2010 and 2016 were provided by the City of Schuyler utilizing building permit data.

While Schuyler has experienced expansive growth over the past 30 years, the development of new housing has not kept pace. Nearly a third of the homes were built prior to 1940 while less than a quarter of the homes have been built since 1990. The largest period of growth was 1970 to 1980. A diverse housing stock is an essential element for community development. Housing choice provides quality ownership and renter opportunities for families and individuals of all socio-economic standing.



## Housing Trends

A community growing like Schuylers experiences exponential increase in housing demand. Schuylers low vacancy rate among owner-occupied units showcases the demand for new housing development in the area. Shifts in local family/household structure have placed more persons per household in Schuylers. Increasing the housing stock may alleviate instances of multiple families per household due to lack of housing availability.

**Table 3:** Schuylers Housing Trends

HOUSEHOLDS	1990	2000	2016
City Population	4,052	5,371	6,171
Total Households	1,729	1,748	1,839
Persons in Households	3,943	5,292	6,123
Persons per Households	2.06	3.03	3.33
Family Households	1,011	1,215	1,349
Family Household Percentage	58.5%	69.5%	73.4
Family Average Size	3.20	3.52	3.74
Family with own children under 18	518	659	802
Married with own children under 18	428	503	579
UNITS	1990	2000	2016
Total Housing Units	1,729	1,856	1,944
Single Family Units	1,381	1,370	1,456
Duplex/Multiple Family	224	294	323
Mobile Home	114	141	165
Boat, RV, Van, etc.	10	-	-
Occupied Housing Units	1,630	1,748	1,839
Owner-occupied Units	1,192	1,239	1,197
Renter-occupied Units	438	509	642
Vacant Housing Units	99	108	105
Owner-occupied vacancy rate	2.1%	1.6%	0.0
Renter-occupied vacancy rate	6.2%	7.5%	0.0

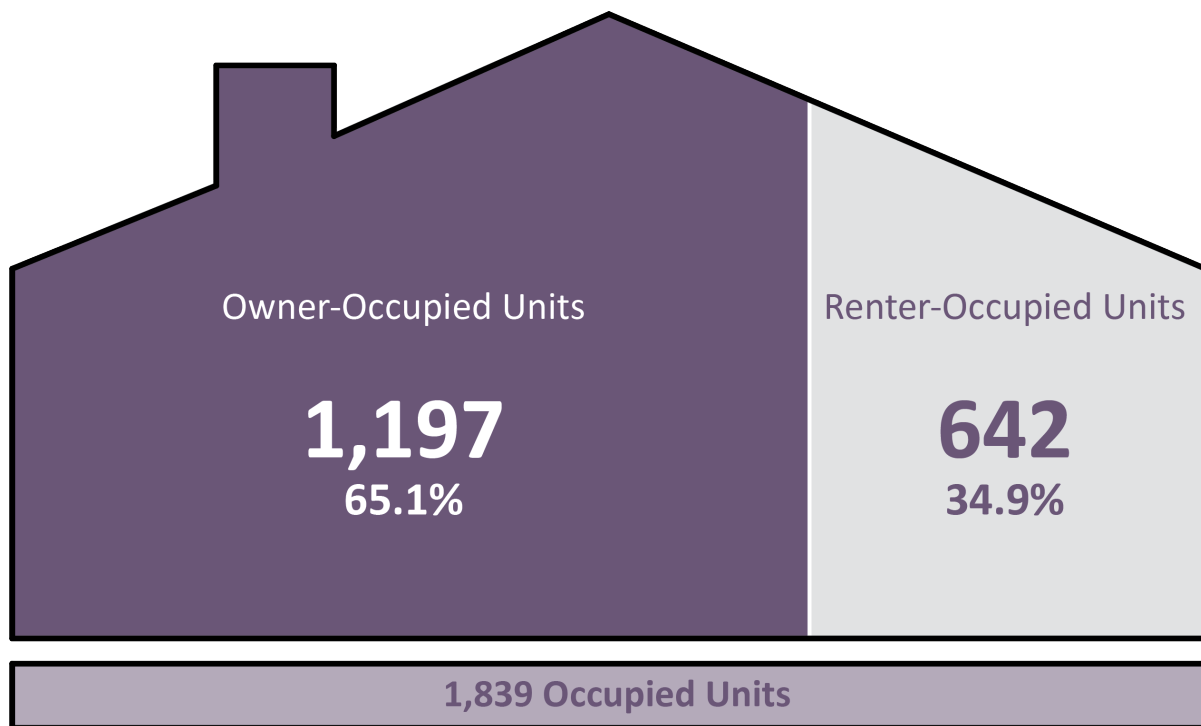
Sources: 1990-2000 US Censuses, Profile of General Population and Housing Characteristics (DP-1)

\*2012-16 ACS 5-YEAR ESTIMATES, Selected Housing Characteristics (DP04)





**Figure 11:** Schuyler Housing Occupancy Tenure



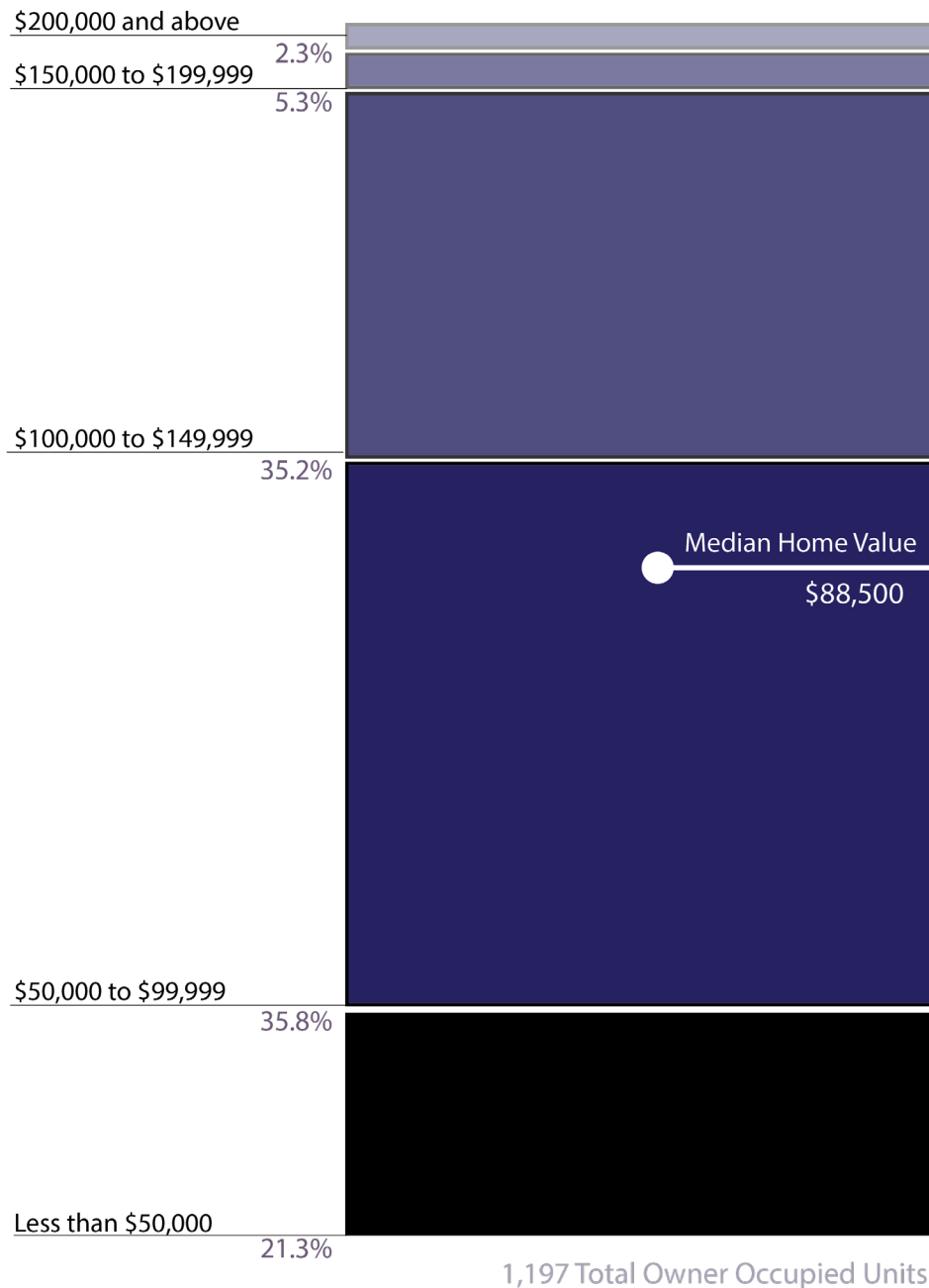
Source: 2016 ACS

## Housing Tenure

Again echoing national trends the percentage of owner-occupied units of all occupied housing units has decreased slightly. In 1990 73.1% of occupied units were owner-occupied. In 2010, that number decreased to 65.1%. In other words, approximately two-thirds of occupied units in Schuyler are owner-occupied. The other third are renter-occupied units.



**Figure 12:** Schuyler Owner-Occupied Unit Values



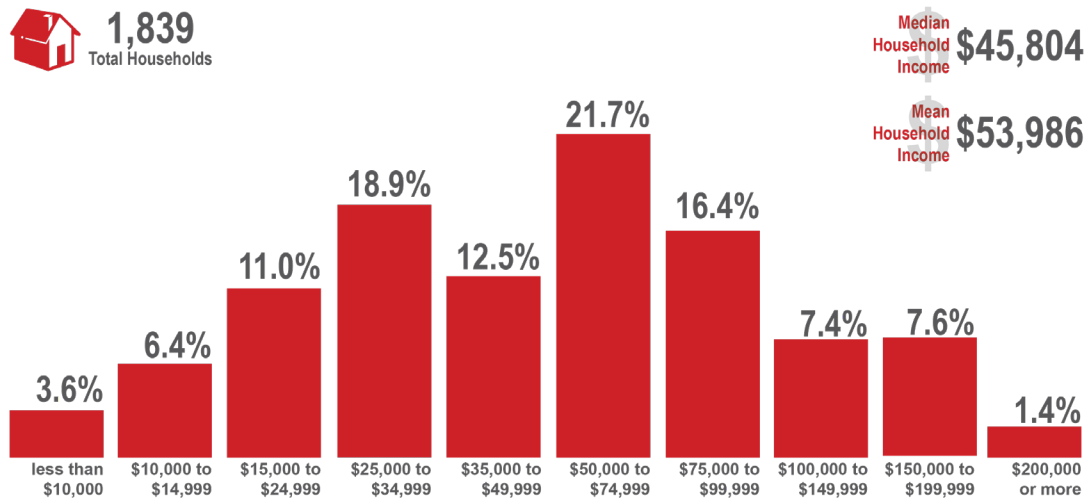
Source: 2016 ACS

## Owner Occupied Home Values

As reported in the 2016 American Community Survey, the average home value in Schuyler is \$88,500. A low number of realty listings make home values difficult to quantify, but at the time of the creation of this Comprehensive Plan, homes ranged in price from the low to high \$100,000's. In the same reporting period, the statewide median home value was \$137,300.

**Figure 13:** Schuyler Household Income

## HOUSEHOLD INCOME



Income Source	Percentage of Households	Mean Income
Earnings	82.4%	\$56,660
Social Security	25.0%	\$14,856
Retirement Income	6.7%	\$20,674

Source: 2016 ACS

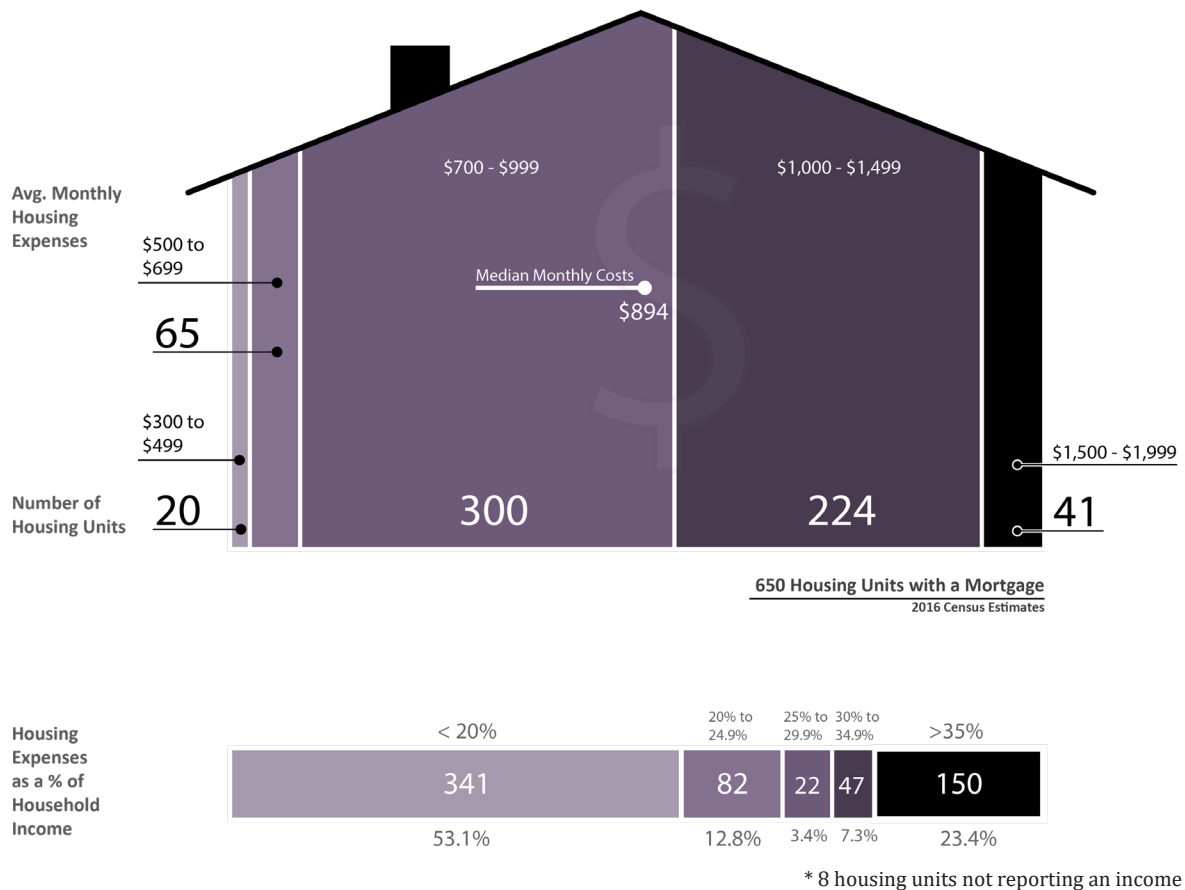
## Household Income

The greatest determinant of home values is household income levels in a community. In 2016, the estimated median household income in Schuyler was \$45,804. The statewide average over the same reporting period was \$54,384, making Schuyler's Mean Household Income nearly 8.5% less than the State as a whole. Schuyler's focus on economic development and job creation has centered on job opportunities with higher wages to raise the income levels and household investment in residences and throughout the community.

The difference of reported median household income of \$45,804 and mean household income (\$53,986) is caused by the proportional accounting of household incomes less than the mathematical average. In other words, there is a greater total of households reporting incomes below \$50,000 than households reporting incomes greater than \$50,000. However, mathematical average is still greater than \$50,000, having been weighted by relative high incomes. This is common, as any number of households (such as retirees) may have relatively little or no annual income. In the case of Schuyler, 31.7% of households derive their income from social security and/or retirement income.



**Figure 14:** Schuyler Owner Housing Costs



## Owner Occupied Housing Costs

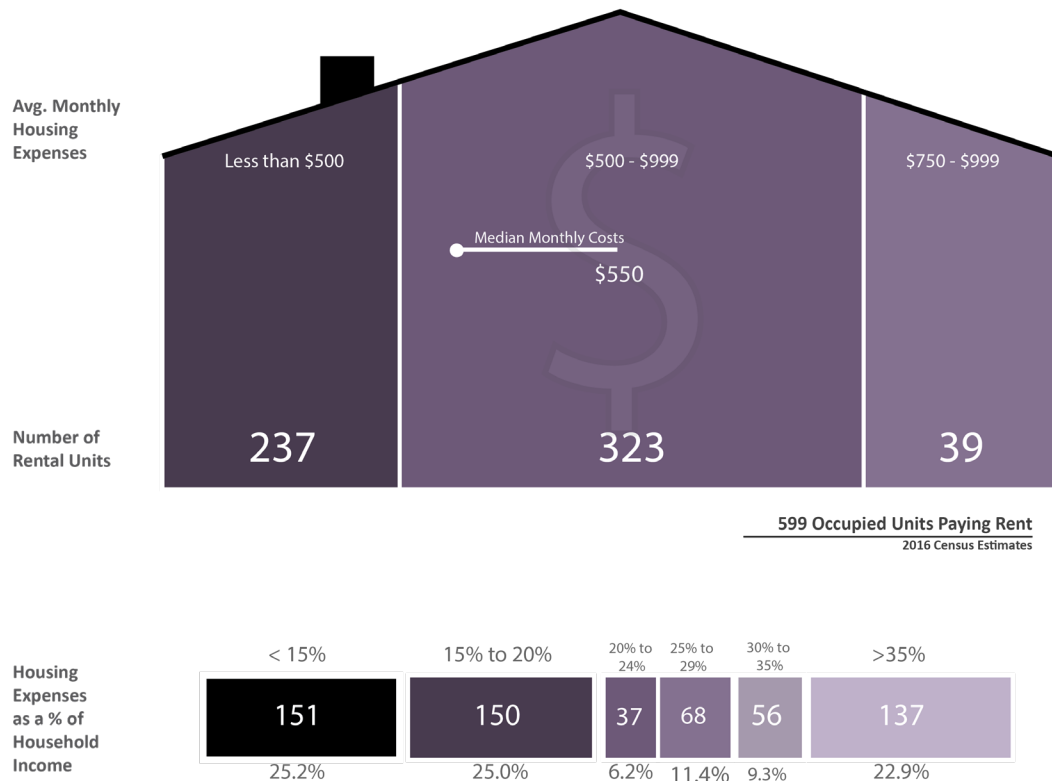
The relationship between income and housing is further explored in Figures 14 and 15. The top graphic is a distribution of ranges of total housing costs of Schuyler's owner-occupied households. The bottom graphic is a distribution of housing expenses as a percentage of household income, organized from the lowest percentages to the highest percentages, left to right.

The U.S. Census defines monthly housing costs as the total cost of owning or renting a home; mortgage (rent), taxes, insurance, and utility costs. A monthly housing costs in excess of 35% of household median income is considered to be a burden to the household.

Over 23% of owner-occupied households have a housing burden in Schuyler. Opportunities for high wages as well as affordable housing options suitable to incomes found in Schuyler are means to reduce this burden throughout the community.



**Figure 15:** Schuyler Renter Housing Costs



## Renter Occupied Housing Costs

A similar percentage of the renting population households, nearly 23%, carry a housing burden. Ideally, renters in Schuyler would pay much lower monthly renting costs in order to save for a potential transition into home ownership. Affordable rental opportunities are an important means for facilitating community growth, allowing new residents and young wage earners an opportunity to save and invest in the community.





[section 6.2]

## ENVISION

The Envision section of the planning process is the formal means for public participation into the Schuyler Comprehensive Plan. The consultant asked for community and stakeholder input to provide a baseline of housing conditions and what is needed to grow the community.

### Housing Focus Group Meeting

Housing is an important component of the Schuyler Comprehensive Plan. Throughout the public involvement process, housing was one of the community's primary needs and one of the major topics of concern.

#### Strengths

- Progressive
- Good schools and facilities
- Location
  - Good transportation access and connectivity
  - 60 mi from Lincoln, 60 mi from Omaha, 15 mi from Columbus
  - Proximity to ag and industrial manufacturing in Columbus
- People willing to work to make it a better place
- Cargill, QC, Benedictine Mission

#### Weaknesses

- Floodplain – insurance is expensive
- One industry town- too dependent on Cargill as the primary employer
- Cultural divide – things are improving but still have a ways to go

#### Barriers to Housing Development

- Low income levels
- Shortage of types and price points of housing
- Lack of housing for elderly population
- Immigrant income earners are here but family isn't yet
- High cost of land
- A lot of lots available so that isn't a problem
- Farmers aren't wanting to move into town any more
  - Older farmers are building new houses outside town
  - Children live in older farmhouse
- People want to live by the water
- People don't want to move here because "it's not what it used to be"
- Driving is different now
  - People will do a 15-20 minute drive multiples times a day
  - Willing to drive more/ further
- People are worried that if they build a \$200K house that it won't sell
- People don't want to live on streets with a diversity of housing types
- Loss of tradesmen (plumbers, electricians, contractors)



- Limited open hours of hardware store
- Wages haven't kept up with housing costs
- Costco chicken plant could take people away
- A lot of young teachers come to Schuyler but get married and leave
  - Young couples- finding job for spouse is hard

### Strategies

- Need more events, bring in more activities
- Build maintenance-free housing
- Incentive program or low interest loans to residents to improve or paint housing

### Housing Needs

- Apartments for teachers/young professionals
- "Move-up" houses
- 3 generations of people living in a home
- Young families want 2-3 bedroom apartments
  - But hard to sell 3 bedroom rentals to developers
- Not much need for 1 bedroom apartments
- Large complexes don't work well because certain nationalities don't want to live next to one another
- Has to meet market rate
- Rentals
  - 1 bed- \$400
  - 3 bed - \$600
  - House-\$550-\$700
- Ownership
  - \$200K for 2 bed 2 bath (not a lot of people)
  - \$140-180K
  - \$90-120K (a lot of need)
  - \$80K goes REALLY FAST
  - Hispanic population want \$90K ranch style- like small community

### What Would Bring People

- Fiber optic
- Expand trail system
- Child development centers (4-6 year olds)
- More daycare services (current daycares are full)
  - Businesses get together to develop a childcare service (CDBG to match)

### In 20 years...

- Is Cargill going to be here?
- Ag economy could change
- Bedroom community is not something to strive for but is a last resort



### **Magic Wand**

- Tear down condemned buildings
- Build levee on the south side of town
- Downtown Improvement District
- High speed internet
- Trail system expansion
- Day Care/Child Development Center





## [section 6.3]

# ACHIEVE

This section aims to set the goals and policies relating to Schuyler's housing stock. The goals established in the Achieve process are the consensus priority of the Comprehensive Plan Steering Committee and civic leadership. Community housing goals are broad-based statements reflecting the vision of growth in the Schuyler area. Goals are then broken down into specific policies aimed to guide the decision making process for Schuyler leadership. Successfully implementing these policies, combined with successful completion of the relevant Implement Schuyler objectives will likely result in the successful accomplishment of Schuyler's established goals.

Availability of housing choice was at the core of the Schuyler housing discussion. Housing vacancy is very low in Schuyler, both for owner-occupied and rental, leading to a need for new housing. Public input notes the desire for steady growth with a general focus on bringing new families to the community. However, various single-family home types were identified to meet the needs of current and future residents.

Though single-family housing is the most needed and in demand, there may be a need for attached housing such as condos and townhomes. In time, the city will need housing options to accommodate an increasing elderly population that does not want or cannot maintain a large detached home. Attached housing may even be preferable to empty nesters or those simply looking to downsize. Multi-family housing accounts for a smaller proportion of total housing over the last three decades, but is still a necessary option to build the population.

As the city looks to grow, higher density residential development may be a tool used to diversify housing types. Within medium density residential land use, the city would look to include housing types that include duplexes, townhomes, apartments, etc. Another alternative is to include upper story living above businesses or offices within the downtown district. Additional housing options will enhance what is already exiting in Schuyler. These changes should be considered and implemented through zoning ordinance updates.

Housing affordability and quality will be indicators worth monitoring, especially in terms of attracting and retaining younger talent. There is housing demand in the community but older homes may require maintenance. The city may look to enhance its housing rehabilitation program to continue to improve and modernize older housing stock and enhance local appearance and character.

## Housing Projections

The number of housing units required to house Schuyler's projected population is calculated based off the current occupancy rate for each form of housing tenure. Owner-occupied and renter-occupied units make up the forms of housing utilization in a community. The ratio of owner to renter units, combined with the average household size for each form of tenure, equate to the total number of owner and renter housing units required to house Schuyler's projected population.



In order to facilitate the growth demands of the age cohort survival analysis depicted in Chapter 1, Schuyler must supply 1,572 total owner units and 696 total rental units by 2035.

**Table 4:** Housing Projections

		2010*	2015	2020	2025	2030	2035
Owner Population		4,111	4,202	4,437	4,695	4,923	5,187
Renter Population		2,041	1,969	2,078	2,200	2,306	2,430
Owner Units		1244	1273	1344	1,423	1,492	1,572
Renter Units		584	564	595	630	661	696
		*2010 Decennial Census					

### Housing Demand by Income

The aggregate market for housing is comprised of many submarkets, each defined by tenure and price ranges. To analyze conditions in each submarket, the demand for housing (measured by the number of households), is compared with the supply of housing (measured by the number of owner-occupied units). This model assumes that those renting would move into ownership for a unit of appropriate value.

The households in a market can be categorized into groups according to the household's income. Similarly, homes can be divided into corresponding categories to each income group based on trends and recommended price points of affordability. According to the 2016 American Community Survey, the majority of home owners in Schuyler have homes valued at around 175% of their annual household income.

The number of households in each income category is compared to the number of homes in each corresponding value category. Where there are more homes than household, a surplus exists; where there are more households than homes, a deficit exists. Categories of relatively high deficits should be prioritized for immediate development.

Table 5 indicates that housing needs range through all price ranges. The figure indicates greatest deficit lies at the lowest housing incomes, with a home valued below \$50,000. Typically the needs in this area is served by specialty housing such as rentals, senior and assisted living, etc. Figure 14 (page 88) indicates that over 55% percent of Schuyler households pay less than 25% of their household income on housing costs. This indicates a good number of residents living below their means. While a focused priority of Schuyler's housing efforts should be on affordable housing at prices between \$100,000 and \$150,000; this trend indicates that higher price points could serve existing residents who may have the opportunity to upgrade their housing options.



**Table 5:** Housing Demand by Income

Annual Household Income	# of Schuyler Households*	Schuyler Home Values	Schuyler Housing Supply*	Surplus/Deficit
Less than \$25,000	430	Less than \$50,000	224	-206
\$25,000 to \$49,999	504	\$50,000 to \$99,999	567	63
\$50,000 to \$74,999	530	\$100,000 to \$149,999	377	-153
\$75,000 to \$99,999	231	\$150,000 to \$199,999	40	-191
\$100,000 to \$149,999	130	\$200,000 to \$299,999	26	-104
\$150,000 or More	32	\$300,000 or More	7	-25

\*Source: 2010 US Census

## Housing Goals and Policies

### Goal 1

Maintain an average of 20 new or rehabilitated housing units per year for the next 20 years.

*To facilitate the growth demand based on population projections for Schuyler, the community should average an annual increase of 20 housing units per year through 2037.*

### Goal 2

Affordable housing should be well-connected with key employment and civic areas throughout Schuyler.

*The equitable distribution of affordable housing throughout the community will ensure opportunities for workforce participation and access to civic amenities for low-income or special-needs residents who may lack access to a car.*

1. Whenever possible, multi-family zoning districts should be located along arterial street corridors and adjacent to mixed-use, commercial, and employment centers.
2. Encourage the establishment and/or maintenance of rehabilitation programs to maintain and improve existing properties in Schuyler.



[section 6.4]

## IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the city. This section outlines the goals, objectives, and action steps for the Housing Chapter. Action steps describe the activities needed to achieve the desired goals of the city. The adopted action steps synthesize the information from the existing profile of the city and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

### Goal 1: Housing

**Add an average of 20 new housing units per year for the next 20 years.**

#### Objective:

**Provide an environment that encourages and promotes the construction of new specialized (senior) housing units in the city.**

#### ACTION STEPS

- Sponsor a meeting with private developers, general contractors, local residents, city officials, and Housing Resource Agencies to present and discuss the results of a current Schuyler Housing Study. Engage local, state, regional, and federal partners to discuss unused opportunities available to the City of Schuyler.
- Determine the feasibility of constructing owner-occupied, rental and specialized housing within the city.
- Foster a cooperative relationship between the City Council, private developers, general contractors and Housing Resource Providers to ascertain the resource needs of the partners and how to cooperatively meet the needs of the community.
- Review development pro-forma to determine the need for construction related city and/or public sector subsidies.

#### Responsible Group/Agencies

Local lenders, Mayor, City Council, Schuyler Community Development., housing stakeholders, senior citizens

#### Potential Resources

Local monies, Community Development Block Grant (CDBG), NIFA Programs, U.S.D.A. Rural Development Programs, private funds, Fannie Mae Programs and local lending institutions.

**Objective:**

**Provide an environment that encourages and promotes residential development in Schuyler.**

**ACTION STEPS**

- Review the current Housing Study and review the recommendations and action plans as to whether they are still applicable to the current market.
- In conjunction with the school district, prepare marketing materials that highlight the strengths of the community and attractiveness to potential new residents.
- Hold a Housing Developers/Builders Summit to discuss housing demand opportunities and local policies.
- Actively solicit potential housing developers within the region.
- Review the Subdivision Regulations for applicability with desired development standards.
- Develop public/private partnerships, where necessary, to facilitate new housing development.
- Consider all public financing options that may be used to promote, incentivize, and stimulate housing development on infill properties and new developments including the use of TIF.
- Prepare an inventory of available infill properties and the desired housing types and sizes for each.

**Responsible Groups/Agencies**

Planning Commission, Community Development Committee, Habitat for Humanity, Mayor, City Council

**Potential Resources**

Nebraska Department of Economic Development, USDA - Rural Development, Nebraska Investment Finance Authority, Tax Increment Financing



## Goal 2: Housing

Affordable housing should be well-connected with key employment and civic areas throughout Schuyler

### Objectives:

Promote development of moderately priced housing

#### ACTION STEPS

- Review existing zoning and building codes to ensure flexibility to develop diverse housing options, including; townhouses, accessory-use dwellings, condominiums, ADA accessible housing, corporate housing, etc.
- Market opportunities in Schuyler to developers specializing in special-needs or affordable housing.
- Review and package financial incentives for housing rehabilitation, i.e. owner-occupied rehabilitation, rental rehabilitation; prioritize older and blighted housing stock for implementation.
- Utilize tax increment financing (TIF) to incentivize and stimulate housing development, prioritizing affordability and special needs housing.

#### Responsible Groups/Agencies

Planning Commission, Community Development Committee, Habitat for Humanity, City Council, Schuyler Community Development

#### Potential Resources

Nebraska Department of Economic Development, USDA - Rural Development, Nebraska Investment Finance Authority, Tax Increment Financing



PROFILE

ENVISION

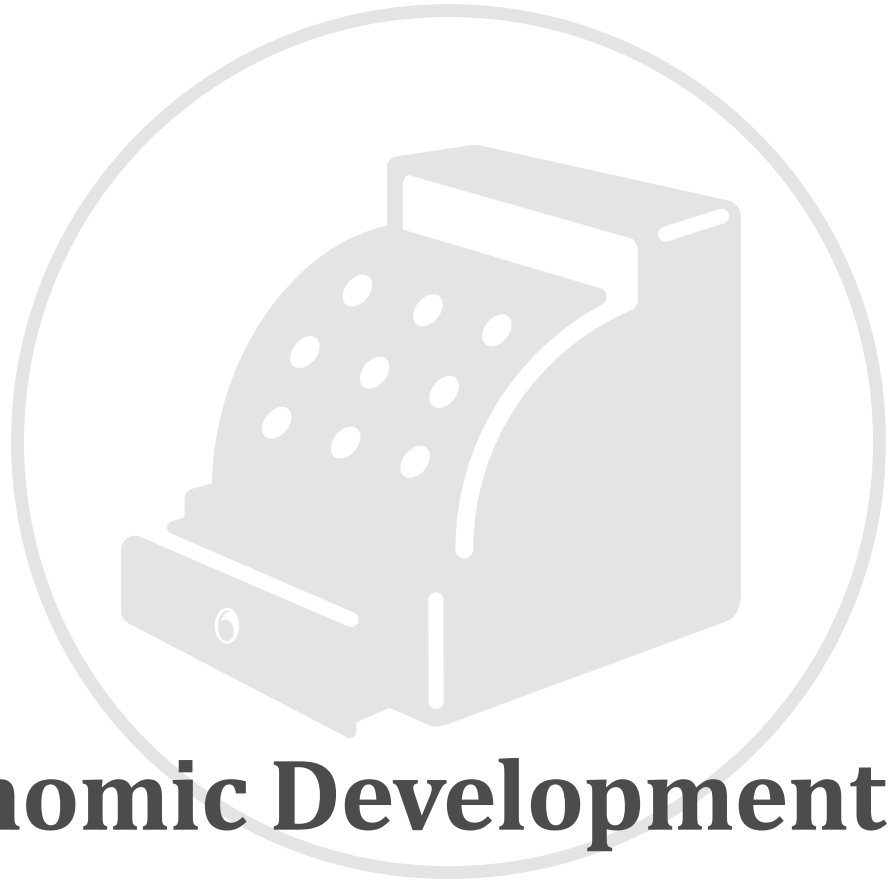
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## Chapter 7

# Economic Development

7.1 Profile	102
7.2 Envision	107
7.3 Achieve	109
7.4 Implement	112



# Economic Development

## SCHUYLER

[section 7.1]

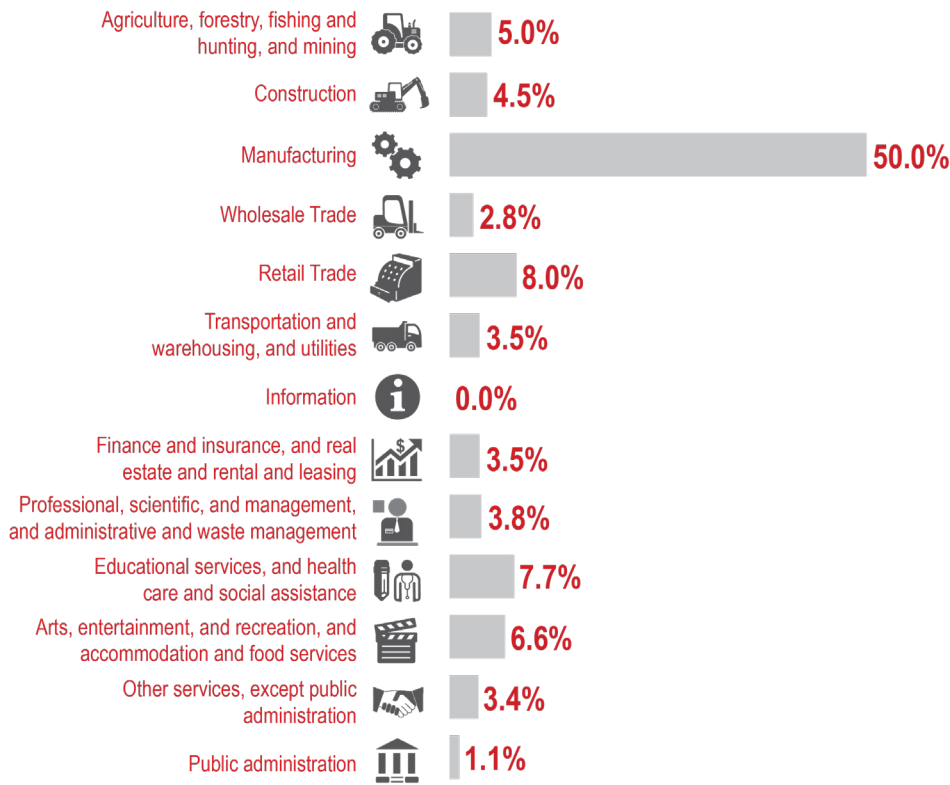
### PROFILE

With a local economy largely centered around manufacturing and agriculture, Schuyler has focused its economic development efforts on diversification of the workforce. The community's proximity and connectivity to the larger City of Columbus provides unique opportunities and challenges for commercial growth and workforce development.





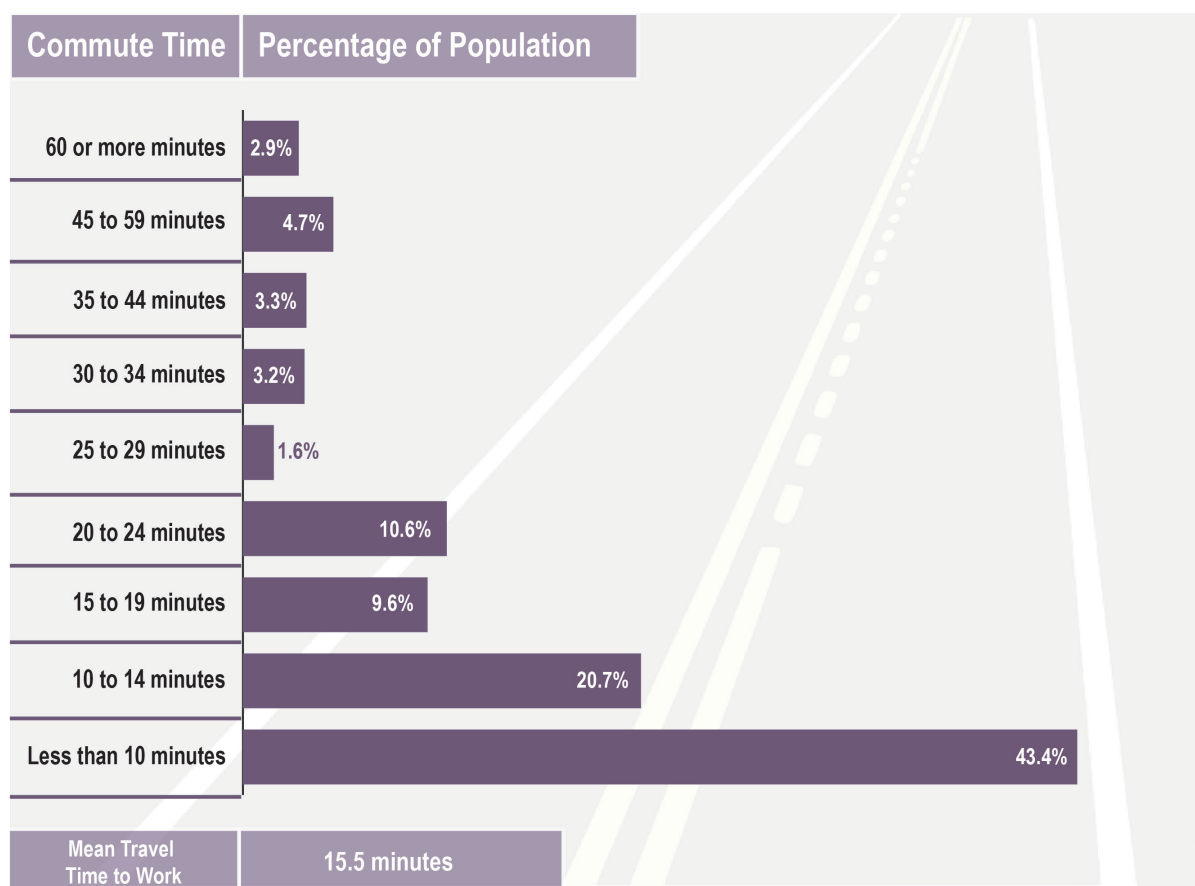
**Figure 16:** Schuyler Employment by Industry



*American Community Survey, Five-Year Estimates (2012-2016)*

## Employment by Industry

The 2016 American Community Survey estimates there are 2,632 workers 16 years and over in Schuyler. Manufacturing dominates the list of industries in which Schuyler's residents are employed. Cargill is Schuyler's largest employer. Such a large percentage of workforce in one industry leaves the community susceptible to external economic shifts and trends. More diversity in the local economy would provide a more stable economy and could lead to higher local wages.

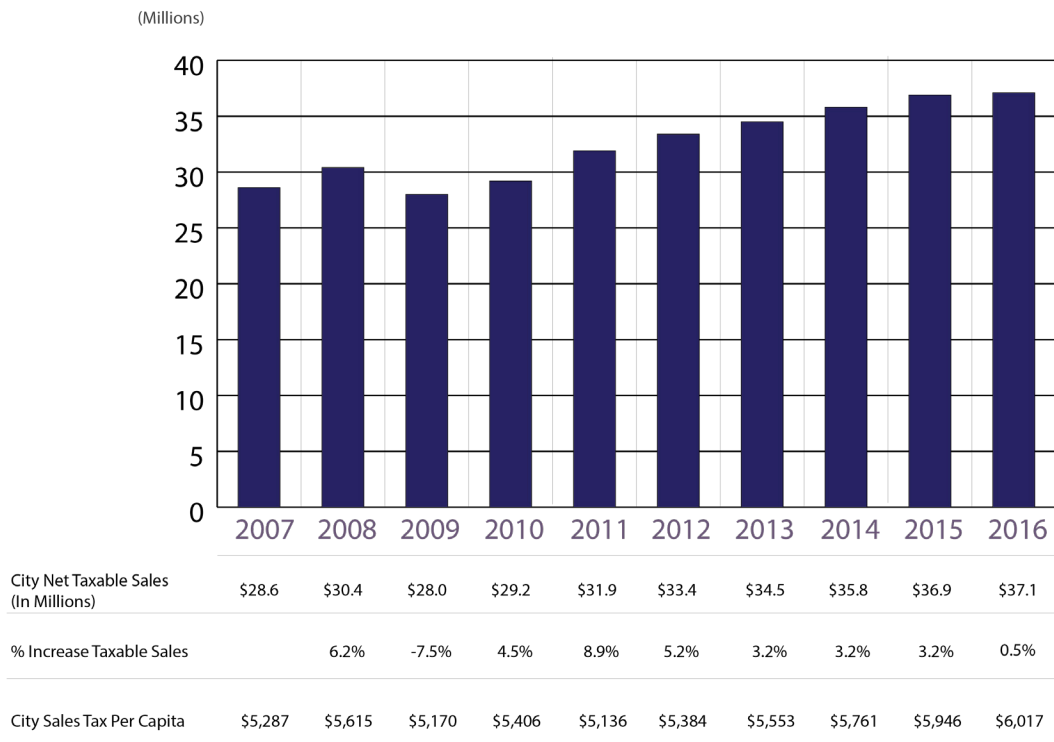
**Figure 17:** Schuyler Commute Times

Source: 2016 ACS

## Commuting Times

There are 2,632 workers 16 years and over in Schuyler. An estimated 90.4% of these workers commute via personal vehicle. With a large local employer, Schuyler residents find themselves with a short commute for most employment opportunity. With an average commute of just over 15 minutes, most residents work locally. Other commuting times indicate that larger nearby communities like Columbus or Fremont may be options for employment as well.



**Figure 18:** Schuyler Taxable Sales

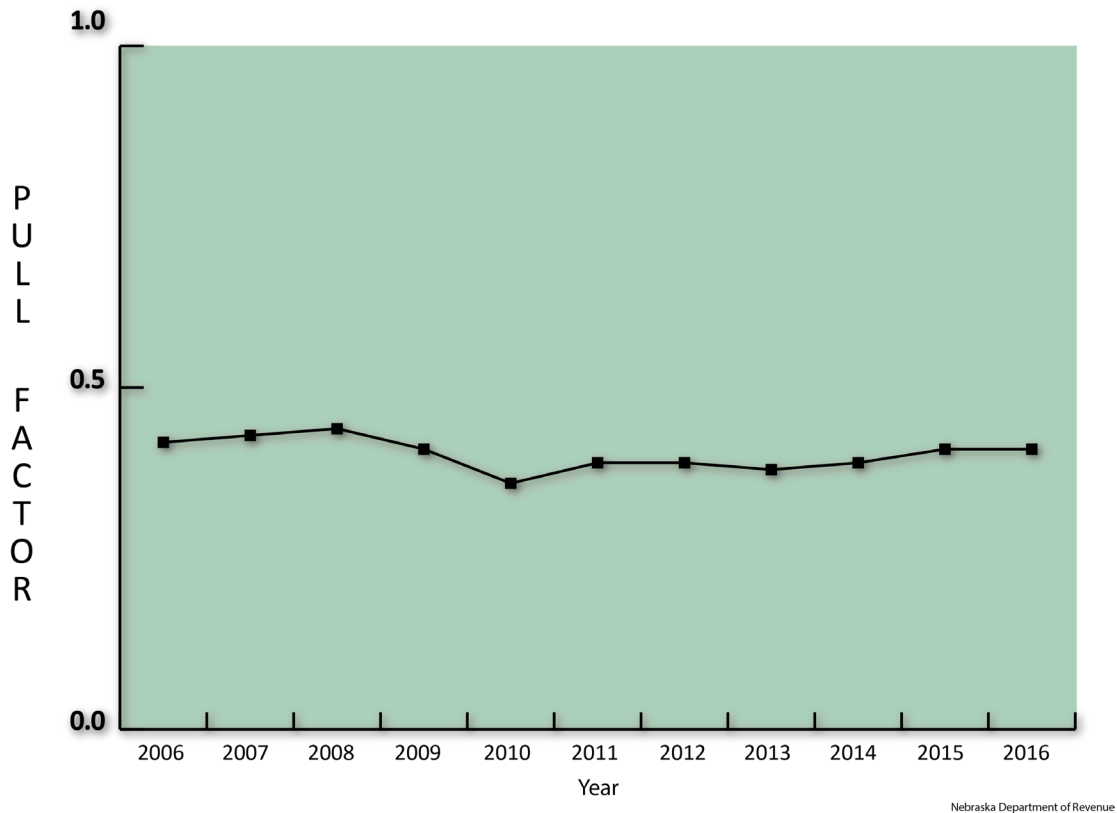
Source: Nebraska Department of Revenue

## Sales Tax Trends

After a dip during the national recession in the late 2000's, Schuyler has seen consistent and steady growth in taxable sales and sales per capita. Higher local wages through economic development can enhance sales tax receipts by increasing household discretionary income.



**Figure 19:** Schuyler Pull Factor



## Schuyler Pull Factor

A city's pull factor is a measure of the amount of dollars being spent within the city compared to being spent outside of the city – whether by residents or visitors of that particular city. The pull factor is a measure of the share of the overall market a city captures compared to other opportunities in the region. A pull factor of 1.0 means an equal amount is being spent within the city as outside of it. A pull factor greater than 1.0, or positive pull, indicates that more dollars are being spent within the city than outside of it. A pull factor of less than 1.0, or a negative pull, indicates a leakage of dollars being spent in the city.

The trend line noted above is a measure of Schuyler's pull factor over the most recent reported decade, during the ten year period from 2006 to 2016. Schuyler's close proximity to the larger city of Columbus is the major contributor to its lower pull factor. With greater opportunities for retail options in nearby Columbus, many commuters or Schuyler residents utilize Columbus for their retail needs. Schuyler can grow taxable sales by continuing to retain and grow local businesses and services for local residents and those commuting to Schuyler for work. Other opportunities include providing unique retail options to attract outside shoppers into the community. Schuyler has a reputation for good business services and goods. Historic Downtown Schuyler could also provide a unique retail and services destination with its draw as a civic destination and hub.



[section 7.2]

## ENVISION

The Envision section of the planning process is the formal means for public participation into the Schuyler Comprehensive Plan. During this process the consultant asked for community and stakeholder input to provide a baseline of economic development conditions, and what is needed to grow the community.

### Focus Group Meeting

The business and economic development focus group consisted of community stakeholders, business owners, and professionals throughout Schuyler. The aim of this discussion was to explore the unique challenges of economic development, job creation, and providing services and housing to the people employed in Schuyler.

#### Assets

- Good park system
- Diversity “everyone is welcomed”
- Community is growing unlike a lot of rural Nebraska communities
- Excellent education system
- Young population which is driven by good schools
- Community pride
- Own electric distribution system
- Geographic location and connectivity to Columbus and metro areas

#### Weaknesses

- Housing availability
- Tax base (Taxable valuation of Schuyler)
  - Average mean income is pretty good
  - Development is within county jurisdictions, not city
- Various trades have left the community
  - Plumbers, electricians, contractors, etc.
- Floodplain areas
  - Economic burden to property owners
  - Barrier to new development
- Diversity is a strength but language barrier is a challenge at times
  - 5 languages in high school

#### Business Assets

- Schuyler is in a good central location (except for floodplain)
- 15 mile radius for businesses
- Columbus is an employment asset but a retail competitor
- Housing development is happening
  - 60 lots w/ infrastructure in place
- Different businesses have different customer radii
  - Latino and African products draw people from larger region
  - QC Supply- draws customers from all over eastern Nebraska
  - Cargill has a global market



### Areas for Development

- Industrial (heavy industrial) growth should go to the west of Cargill along the highway
- Residential growth
  - Northwest corridor
  - South of the new bypass can be served easily

### Housing Needs

- Need both single family and short term rental properties (not available now)
- Levee certification process could open up opportunity for development
- \$130K homes, anything higher will have multiple families living in it because they cannot afford anything higher
- Need market rate multi-family housing

### Marketing efforts

- Need to market to people that are already working in the community
- Cargill - many don't live in Schuyler
  - Commute from Columbus & Fremont
- QC Supply – few managers live in Schuyler
- Form groups within the community - ask what city can provide
- Chamber doesn't struggle to get new businesses in to the Chamber
- Chamber has Facebook page but is not very active
- Community has a great website but needs a mobile platform or social media because people use phones more

### Businesses Needed

- Retail (lose a lot of this business to Columbus)
- Support Services (trades)
- Dining (sit-down family restaurant desired)
- Need more family entertainment for kids
  - Need more volunteers to make work
- Indoor recreation for winter (soccer)
- Sports, church, city – need more volunteers
  - Language barrier

### Magic Wand

- Levee on the south side of town
- All management of major employers live in town
- Rehab the historic and unique Top Notch building as a district anchor
- Code enforcement (cars on lawn, dilapidated properties)
- YMCA (new middle school building will help but not open year-round)
- More adults and volunteers involved in programs
- Overall downtown revitalization



### [section 7.3]

## ACHIEVE

This section aims to set the goals and policies relating to Schuyler's growth and development. The goals established in the Achieve process are the consensus priority of the Comprehensive Plan Steering Committee and civic leadership. Community land use goals are broad-based statements reflecting the vision of growth in the Schuyler area. Goals are then broken down into specific policies aimed to guide the decision making process for Schuyler leadership. Successfully implementing these policies, combined with successful completion of the relevant Implement Schuyler objectives will likely result in the successful accomplishment of Schuyler's established goals.

The Achieve section provides a summary of the previous sections and identifies priorities needed for future growth and development. Economic development and the revitalization of downtown were identified as major priorities for the community. Schuyler can build on its strengths by investing in improvements to the historic downtown district while to provide better opportunity for new and existing business. There is limited space within the community as a whole for new business growth. Identifying new areas for this growth is part of the Land Use & Growth Management Chapter. By supporting existing and welcoming new business, Schuyler expects to grow its job base while also providing desired services and amenities for the community.

There is a growing capability in today's workforce for employees to work from home or "telecommute." One advantage of telecommuting is that it gives an employee more freedom to choose where they live. Fast and reliable internet is also an essential element to quality public education across all grade levels. In order for Schuyler to be an attractive and viable location for employers and employees, an emphasis will need to be made to close the broadband gaps that currently exist. Partnerships with private telecommunication utility providers can enhance these services throughout the community. It is important to coordinate utility improvements to provide opportunity to minimize the investment needed to run telecommunication infrastructure throughout the city.

A focus to encourage and develop local entrepreneurs should be created to continually inspire local youth currently in school to pursue these aspirations. Education programs focused on encouraging forward thinking students at an early age of development is suggested. Schuyler's diverse population base lends itself to opportunities for unique businesses and niche services not found on a regional basis. Creating an environment of enriched understanding of community leadership and creativity should be encouraged within minority and English as a Second Language (ESL) populations to develop a stronger entrepreneurial atmosphere. Providing ways for youth and younger families to align themselves into leadership positions is very important to allow active volunteerism and future growth of community activity within Schuyler.

As by the year 2020, over 75% of the workforce will employ 'millennials'. Due to the different nature of this workforce's needs, stimuli, and community activities; it would be wise for all communities, including Schuyler, to actively survey this demographic in the community and incorporate pathways that would engage them more





effectively. Creating a community environment with positive elements that attract this demographic will be critical to workforce replacement within the community, but also to encourage business growth with millennials as owners of those businesses.

## Downtown Revitalization

In recent years, vested individuals, organizations, and the City of Schuyler have prioritized the revitalization of downtown Schuyler as an economic development strategy. However, the downtown district represents just as much of a cultural priority for the community as a whole. Schuyler residents and stakeholders recognize that the downtown areas is the literal and symbolic heart of the community, and as such, it enjoys the distinction of being the center of the public arena. It is the place that defines the larger community-culturally, economically and politically. The physical setting of the downtown reveals the values and underpinnings of the local society (the opportunities and constraints therein) and serves as a measure of civic health and vitality.

In 2016, the district was recognized by the National Park Service as a Registered Historic District. This announcement commemorated a long application process for the Schuyler community and partners and serves to provide significant financial incentives for area property owners and the City itself for revitalization efforts.

Since the announcement, Schuyler has been proactive in its approach to the revitalization process. In early 2017, the City and Schuyler Community Development partnered to undertake the Schuyler Downtown Vision Implementation Strategy, a strategic planning process including the City, Schuyler Community Development, downtown businesses and property owners, as well as other citizen stakeholders, to identify the top issues facing Downtown Schuyler. Through this process, downtown infrastructure was identified as the top issue facing the district.

In response to the results of the Downtown Vision Implementation Strategy, the City immediately undertook the Downtown Infrastructure Analysis, a top-level analysis with recommendations for the needs of the surface and subterranean infrastructure throughout the district. The results of the analysis provided direction for implementation and budgeting for long-term public investment into the downtown district.

With the results of two significant plans in hand, the City will look for internal and external resources to implement practical and effective investment for long term improvement in the downtown district. Ultimately, the effectiveness of these efforts hinge on the coordination of monetary investment in infrastructure and the building stock, combined with marketing and business development efforts provided later in this chapter.

The City of Schuyler and its partners, must rely heavily on existing plans and studies to maximize the investment of public funds and resources to yield sustained economic and social returns in the form of a vibrant, functional downtown district. The community should look to external partners to leverage these investments. The Nebraska Main Street Network, the Nebraska Department of Economic Development, the State Historical Society are among many resources available in these efforts.



# Economic Development Goals and Policies

## Goal 1

Establish a community marketing effort to assist in promoting Schuyler and Schuyler businesses locally and externally.

*In order to market the community for housing and economic development, Schuyler should embrace and promote a brand, or message that captures the opportunities and quality of life that can be found here. A unified brand or message is something that can be incorporated in all community marketing material as well as community facilities and urban design. The message should be centered on the unique attributes that Schuyler can offer.*

*Organizations such as the Nebraska Department of Economic Development and the Nebraska Main Street Network have been productive partners in economic and community development efforts.*

1. Maintain current infrastructure and needs analysis of the downtown district to continually promote revitalization efforts.
2. Continually partner with external organizations and agencies to maximize economic development efforts, including downtown revitalization.

## Goal 2

Implement aesthetic improvements along the 16th Street corridor to encourage investment and viability.

*The implementation of the Highway 30 Expressway north of city limits alleviates significant traffic flow along Old Highway 30 (16th Street). Though the State has maintained jurisdiction, the lower traffic counts and speeds allow for a more pedestrian-friendly form of development along the corridor. The community has prioritized this as an opportunity to redevelop the area with neighborhood-oriented mixed use development.*

3. Development and redevelopment along the 16th Street corridor should be built of high architectural and aesthetic quality.

## Goal 3

Local business development and recruitment efforts should focus on economic diversification, specifically in the skilled labor and trades vocations.

*The lack of high-wage jobs locally in Schuyler was identified as a primary economic development weakness facing the community. The steering committee identified skilled manufacturing and construction-service trades positions as primary needs to benefit the local economy.*

1. Minimize land use conflicts that would impede commercial and industrial growth in areas planned for these uses.
2. Encourage and promote the development of technology and home-based businesses with investment in communication infrastructure.



[section 7.4]

## IMPLEMENT

Considering the findings of the previous sections, the Implement section offers guidance on how to manage future growth and development of the city. This section outlines the goals, objectives, and action steps for Economic Development. Action steps describe the activities needed to achieve the desired goals of the city. The adopted action steps synthesize the information from the existing profile of the city and public input from the visioning component of the Comprehensive Plan. Action steps are a means to achieve the goals established by the community and imply a clear commitment to the city's future development.

### Goal 1: Economic Development

**Establish a community marketing effort to assist in promoting Schuyler and Schuyler businesses locally and externally**

#### **Objective:**

**Improve the appearance and viability of the historic downtown business district**

#### **ACTION STEPS**

- Inspect the physical condition and capacity of the downtown area including, but not limited to, streets, sidewalks, lighting, landscaping, grade changes, parking, surface drainage, and underground utilities.
- Inspect the existing building facades and provide recommendations of improvements.
- Meet with business-owners to evaluate the future needs and deficiencies of the downtown area.
- Provide opinion of costs to correct physical deficiencies and facades.
- Prepare the Downtown Schuyler Downtown Infrastructure Assessment.
- Develop a Business District Master Plan to incorporate elements of the Downtown Schuyler Downtown Infrastructure Assessment and vision process to encourage a unified downtown revitalization strategy.
- Hold a meeting with downtown stakeholders to unveil the Business District Master Plan.
- Revise the plan as necessary to ensure that it reflects the needs, thoughts, and desires of residents and downtown business-owners.
- Present the Business District Master Plan to the Planning Commission and City Council for their review, approval, and implementation.
- Consider downtown stakeholders' willingness and financial capacity to support implementation of the Business District Master Plan.
- Meet with the city's fiscal agent to determine the bonding capacity of Schuyler.
- Identify local, regional, state and federal resources for downtown improvements.
- Prepare plans and specifications for downtown revitalization activities.
- Hold a town hall meeting to solicit public input on the plans and specifications.



- Make necessary revisions and submit the plans and specifications to the City Council for final approval.
- Bid improvements and award contract to the lowest, responsible/responsive bidder.
- Implement the proposed improvements.
- Foster cooperation and communication among downtown business-owners through the establishment of a business association as a sub-committee to the city Economic Development Committee.
- Hold a working conference with downtown stakeholders to create a vision for the redevelopment of the downtown area.
- Identify the strengths, weaknesses, opportunities, and threats of the downtown.
- Survey local residents about spending habits to identify economic leakages within the downtown business district.
- Identify other potential niches that will make the Schuyler's downtown a visitor's destination that will lead to lasting economic activity.
- Identify potential programs/measures to incentivize new businesses, including startups and small businesses, to locate in the downtown district.
- Recruit businesses that are consistent with the Business District Master Plan and the city's Economic Development Plan.
- Identify potential programs/measures to incentivize downtown property-owners to renovate their building facades.
- Evaluate the need/desire/potential for urban landscaping with the downtown area.
- Consider Wayfinding signs along Highway 30 to educate visitors/travelers about the various goods and services found in Schuyler.
- Contract the Nebraska Department of Transportation and Colfax County Highway Superintendent to obtain necessary permits to install Wayfinding signage along these routes.
- Invest in aesthetic improvements along Highway 30 and Colfax Street.
- Sponsor civic events/programs within the downtown area.
- Consider applying for the Nebraska Department of Economic Development (NEDED)'s Downtown Revitalization Program.

**Responsible Groups/Agencies**

City Council, Planning Commission, downtown business owners, residents, Schuyler Community Development

**Potential Resources**

G.O. bonds, Special Assessment Districts, local option sales tax, NEDED CDBG Downtown Revitalization Program, property owner equity, Business Improvement District, donations and fundraising, Nebraska Energy Office, Community Development Assistance Act, USDA - Rural Development



## Goal 2: Economic Development

Implement aesthetic improvements along the 16th Street corridor to encourage investment and viability.

### Objective:

Develop and implement a vision for a design corridor connecting downtown with 16th Street.

### ACTION STEPS

- Procure a landscape architect to design corridor and identify features to be implemented along the route with public and stakeholder input. Incorporate community branding efforts into the design and site plans.
- Acquire rights to utilize property along 16th Street for signage and landscape features.
- Develop cost opinions for signage, landscaping, and any street/sidewalk improvements required along route.
- Secure necessary resources (funds, materials, in-kind labor, etc.) to implement designs.
- Dedicate sufficient resources for ongoing operation and maintenance of grounds.
- Extend design standard overlay zone to maintain aesthetic control of development and improvements along the route.

### Responsible Groups/Agencies

City Council, Planning Commission, downtown business owners, residents, Schuyler Community Development, Property Owners, Downtown Revitalization Committee

### Potential Resources

G.O. bonds, Special Assessment Districts, local option sales tax, NDOT Transportation Enhancement Program, property owner equity, Business Improvement District, donations and fundraising, Nebraska Energy Office, Community Development Assistance Act, USDA - Rural Development



## Goal 3: Economic Development

Local business development and recruitment efforts should focus on economic diversification, specifically in the skilled labor and trades vocations.

### Objective:

**Coordinate with Schuyler Community Schools and Central Community College to provide a vocational job training curriculum to Schuyler high school students.**

### ACTION STEPS

- Create a working committee of local employers to identify needed academic and technical skills.
- Discuss findings with Central Community College (CCC) to identify potential curriculum and faculty offerings that can be integrated into a vocational job training programming.
- Conduct meetings and work sessions with employers, CCC, and Schuyler Public Schools to discuss potential expenses, and current curriculum requirements for the program.
- Conduct a public meeting with students and parents to discuss findings and potential curriculum for the program.
- Identify and package funding resources for needed investments and operating budget of the program. Seek business sponsorships and scholarships.
- Encourage enrollment by promoting advantages and opportunities of vocational training and technical careers to students and parents.

### Responsible Group/Agencies

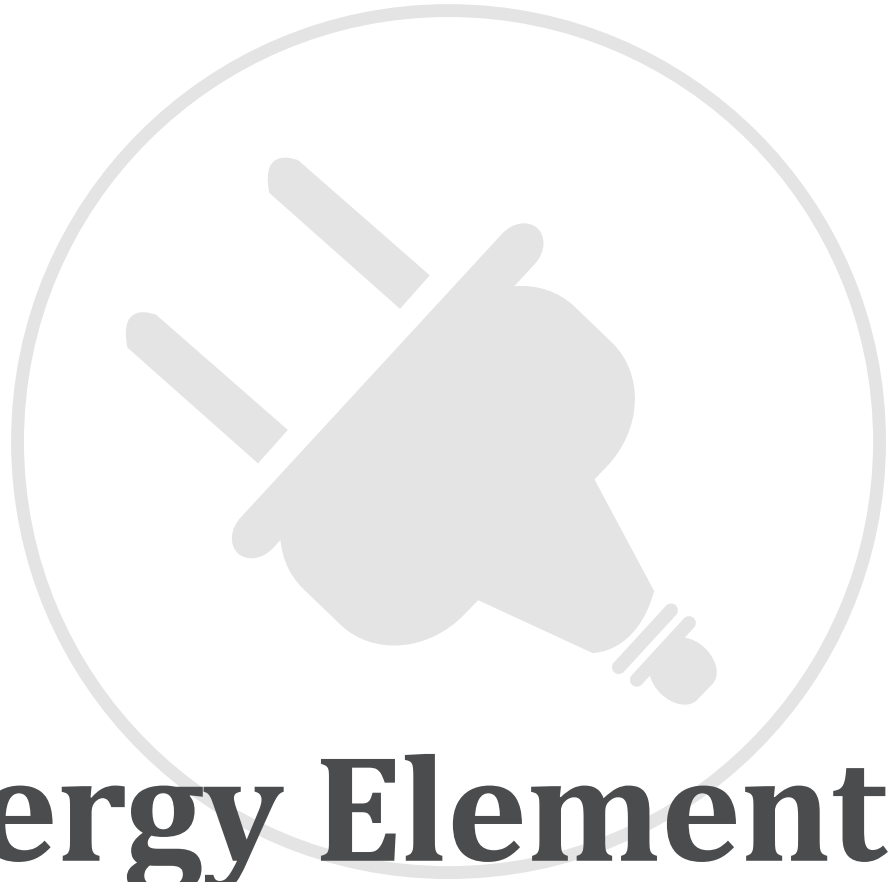
Schuyler Community Development, Chamber of Commerce; Schuyler Community Schools; Schuyler businesses; Central Community College

### Potential Resources

Nebraska Department of Economic Development; Central Community College; Business Sponsorships; Private fundraising







## Chapter 8

# Energy Element

### 8.1 Profile

118



# Energy Element

## SCHUYLER

[section 8.1]

## INTRODUCTION

Energy plays a crucial role in nearly every aspect of our lives. Energy is required to grow the food we eat, make the things we buy, transport people and goods, and heat and cool our homes. Local communities should engage in energy planning because they have a profound impact on what energy sources are consumed and how energy is used. Local governments influence energy through: land use policy, transportation policy, building codes, zoning ordinances, public projects, and education and outreach. By planning for energy, Schuyler can save money, have a more resilient economy, conserve natural resources, and be better prepared for the future.

## Acknowledgments

The City of Schuyler  
The Nebraska Energy Office (NEO)  
National Renewable Energy Laboratories (NREL)  
U.S. Department of Energy (DOE)  
AWS Truepower  
American Wind Energy Association  
The U.S. Environmental Protection Agency  
Nebraska Public Power District (NPPD)  
U.S. Energy Information Administration (EIA)  
International Renewable Energy Agency

## Nebraska Energy Policy Overview

### Nebraska Legislative Bill LB997

Nebraska Legislation LB997

In 2010, Nebraska Legislators passed Legislative Bill (LB) 997, which requires all municipalities and counties, with the exception of villages, to adopt an energy element into their comprehensive plan. Energy elements are required to have the following components:

- Energy infrastructure and energy use by sector
- Utilization of renewable energy sources
- Energy conservation measures that benefit the community

The following energy element is included within Schuyler's Comprehensive Plan in order to fulfill the requirement of LB 997.



## Nebraska Energy Plan

The 2011 Nebraska Energy Plan outlines 14 strategies for the state to consider in meeting the following objectives:

1. Ensure access to affordable and reliable energy for Nebraskans to use responsibly
2. Advance implementation and innovation of renewable energy in the state
3. Reduce petroleum consumption in Nebraska's transportation sector

These strategies include:

- Continue support of Nebraska's unique public power system
- Increase opportunities for demand-side energy management and energy efficiencies
- Maximize the investment in Nebraska's coal plants
- Expand Nebraska's nuclear power generation capacity
- Increase opportunities for industrial and municipal waste-to-energy projects
- Optimize the use of Nebraska's water resources for hydroelectric power generation
- Improve municipal water and wastewater management strategies and water quality
- Continue building Nebraska's wind energy through public-private partnerships
- Increase opportunities for methane recovery from agricultural and community biomass resources
- Increase opportunities for woody biomass in Nebraska
- Support distributed generation of renewable technologies
- Increase ethanol production, blended and delivered across Nebraska and to markets outside the state
- Increase development and use of other alternative fuels
- Diversify and expand opportunities for renewable diesel in Nebraska

## Nebraska Energy Code

Under §§81-1608 to 81-1616, the State of Nebraska has adopted the International Energy Conservation Code as the Nebraska Energy Code. Any community or county may adopt and enforce the Nebraska Energy Code or an equivalent energy code. The purpose of the Code, under §81-1608, is to ensure that newly built houses or buildings meet uniform energy efficiency standards. The statute finds that:

*There is a need to adopt the International Energy Conservation Code in order (1) to ensure that a minimum energy efficiency standard is maintained throughout the state, (2) to harmonize and clarify energy building code statutory references, (3) to ensure compliance with the National Energy Policy Act of 1992, (4) to increase energy savings for all Nebraska consumers, especially low-income Nebraskans, (5) to reduce the cost of state programs that provide assistance to low-income Nebraskans, (6) to reduce the amount of money expended to import energy, (7) to reduce the growth of energy consumption, (8) to lessen the need for new power plants, and (9) to provide training for local code officials and residential and commercial builders who implement the International Energy Conservation Code.*



As the city has not adopted its own energy code, the Nebraska Energy Code (2009 International Energy Conservation Code) applies within Schuyler.

### **Nebraska Legislation LB436 - Net Metering**

The Nebraska Legislature passed LB436, which allows for net metering. Net metering is the process in which a citizen has the opportunity to generate their own energy, and can send excess energy onto the grid. The utility company purchases the excess energy from the customer through credits. Net metering was found to be in the public interest because it encourages customer-owned renewable energy sources. Net metering can stimulate economic growth, encourage diversification of the energy resources used, and maintain the low-cost, reliable electric service for the State of Nebraska.

### **Solar and Wind Easements and Local Option Rights Laws**

Nebraska's easement provisions allow property owners to create binding solar and wind easements in order to protect and maintain proper access to sunlight and wind. Counties and municipalities are allowed to develop zoning regulations, ordinances, or development plans that protect access to solar and wind energy resources. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

For summaries of additional programs, incentives and policies in Nebraska visit the Database of State Incentives for Renewables & Efficiency (DSIRE) website: <http://www.dsireusa.org/>

## **Energy Infrastructure**

### **Utility Providers**

#### **Electricity - City of Schuyler**

The city buys electricity wholesale from Loup Power District. Schuyler's principal source of power supply is from a 115 kV substation located 2.5 miles north of Schuyler on Nebraska Highway 15. This substation is interconnected with the Loup Power District / Nebraska Public Power District statewide grid system.

Schuyler's power supply is from two separate 34.5 kV bays at the substation. Both bays are protected by power circuit breakers. One bay supplies an overhead of 34.5 kV, 266 ACSR transmission line. The other bay supplies a 750 MCM underground, T2 4/0 ACSR overhead 34.5 kV transmission line. Both circuits are connected at separate points to a 34.5 kV ring bus around the city.

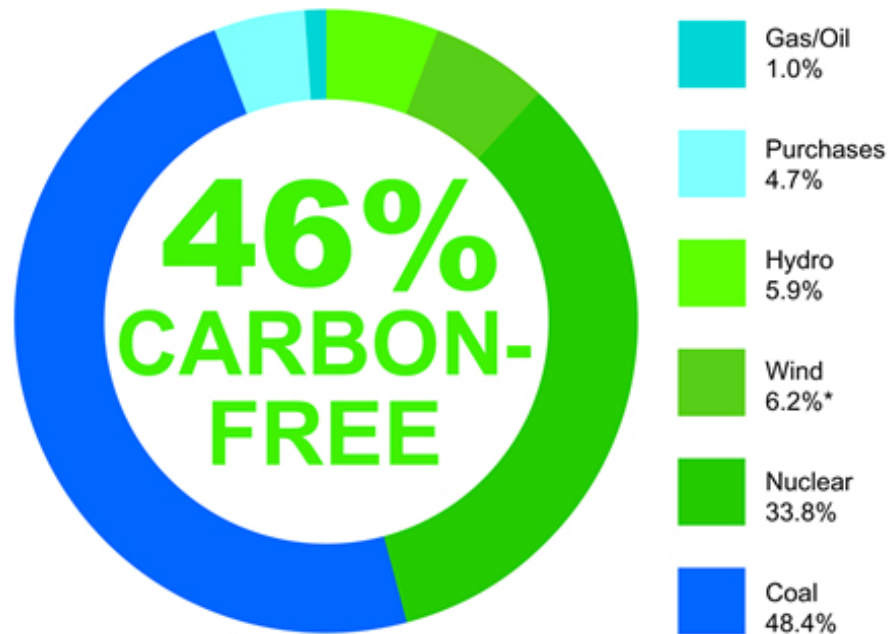
Schuyler's 12.5 kV wye and 4.16 kV wye loop feed distribution system uses six substations to manage the current peak demand of 27,491 kW. These substations are connected at strategic points to the 34.5 kV ring bus, for a total of 98 MVA capacity to serve its residential, rural, commercial, industrial, and public service customers.



**Figure 20:** NPPD Energy Generation Resources

## 2015 NPPD Energy Generation Resources Nebraska Customers & Market Sales

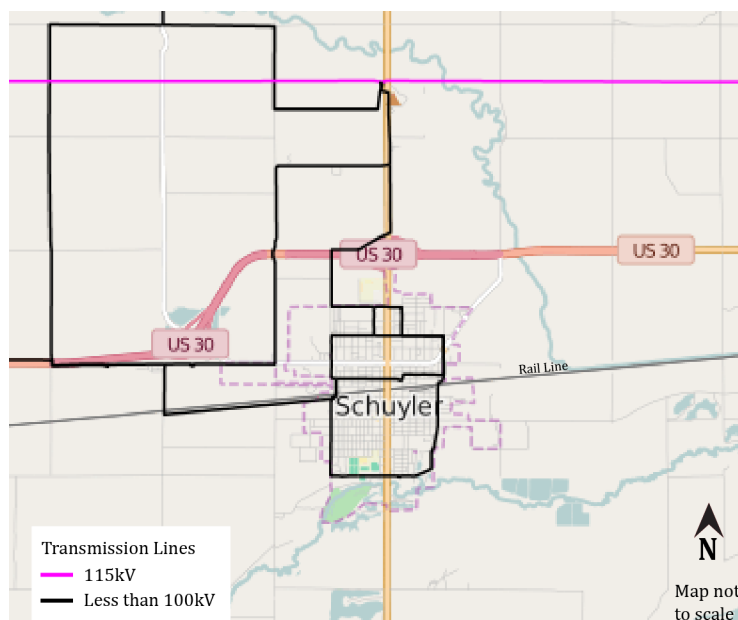
April 2016



\* Prior to sale of environmental attributes.

As Loup Power District is the wholesale provider for the city, and NPPD is the wholesale provider for Loup Power District, NPPD's generation resources are examined for the city.

**Figure 21:** Transmission Lines in Schuyler







Substation located west of Schuyler, next to Cargill. **Photo Credit:** Schuyler Department of Utilities

### Natural Gas - Black Hills Energy

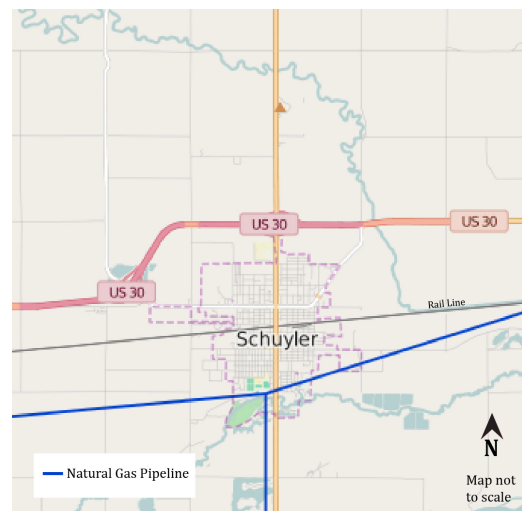
Natural Gas service is supplied by Black Hills Energy. The transmission provider is Northern Natural Gas. Schuyler is served with a six-inch pipeline at 80 pounds of pressure, with an average value of 1,000 BTU per cubic foot is available to residential and commercial users at a pressure of eight PSI and industrial users at 77-80 PSI. The cost of natural gas within Schuyler is among the lowest in the United States. Interruptible service is available for customers with an alternate fuel capability.

**Table 6:** Schuyler Pipelines

House Heating Fuel	Units	Percent
Utility Gas	1,059	57.0%
Bottled, tank, or LP gas	33	1.8
Electricity	747	40.2%
Other fuel	18	1.0%

**Source:** American Community Survey 2014 Estimates

**Figure 22:** Schuyler Pipelines





## Energy Consumption

Schuyler, like many other cities in Nebraska, has experienced a slight increase the amount of electricity used in the past five years (Figure 23). Table 7 shows the electrical consumption in Schuyler by kilowatt-hour (kWh) and sector. Many factors influence electricity consumption including: use patterns, development, weather, and economics. For example, an unusually hot summer will cause an increase in electricity consumption for air conditioning.

**Table 7:** Schuyler Electricity Consumption in kWh by Sector

Sector	2011	2012	2013	2014	2015
Residential	29,646,743	27,738,181	29,956,166	30,130,877	27,918,150
Commercial	11,637,727	13,141,742	14,725,591	11,451,222	10,931,903
Industrial	92,714,071	92,223,597	96,492,589	97,411,825	98,102,779
Municipal	1,013,174	1,153,194	1,160,251	1,078,958	1,280,197
Total	135,011,715	134,256,714	142,334,597	140,072,882	138,233,028

Source: Schuyler Department of Utilities

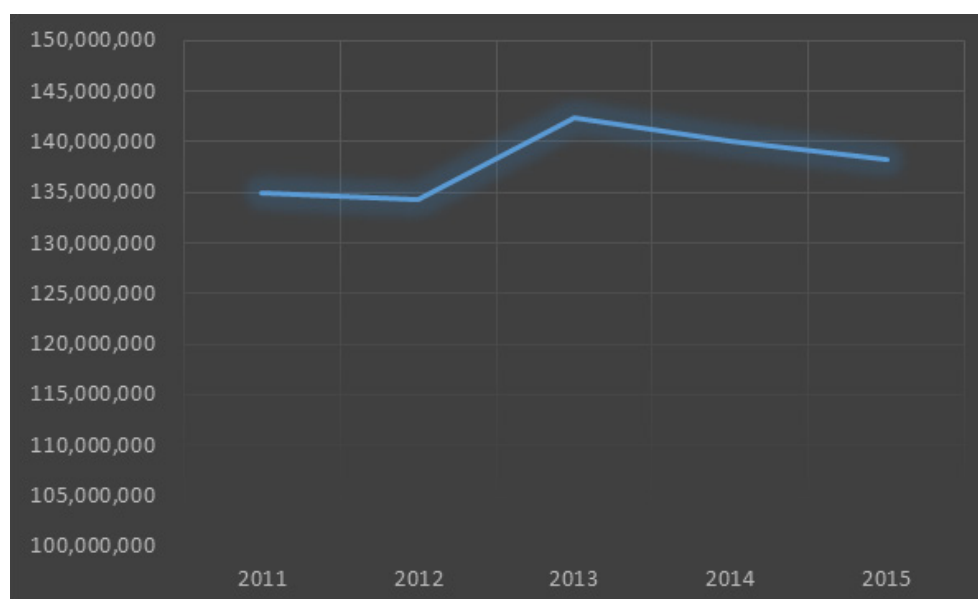
**Table 8:** Percent Change in Schuyler's Electricity Consumption 2011-2015

Sector	Percent Change
Residential	-5.83%
Commercial	-6.06%
Industrial	5.81%
Municipal	26.36%
Total	2.39%

Source: Schuyler Department of Utilities

The increase in total electricity consumption is largely due to the industrial sector. The industrial sector experienced a 5,388,126 kWh or 5.81% increase in consumption from 2011 to 2015. The residential and commercial sectors experienced a decrease in consumption by 5.83% and 6.06% respectively.

**Figure 23:** Electricity Consumption in kWh, 2011-2015





When comparing the electrical consumption of the residential sector of similarly sized municipality-owned utilities, Schuyler has the highest consumption per capita. As electrical rates are based off of peak use, Schuyler and its residents should continue energy efficiency efforts to reduce peak consumption and save money on utility bills.

**Table 9:** Comparison of Residential Consumption by Utility

Utility	Electric Utility Ownership	Customers (Count)	Consumption (Megawatt hours)	Consumption Per Capita (MWh/ Customer)
City of Wahoo	Municipal	1,868	23,167	12.40
City of Wayne	Municipal	1,983	18,699	9.43
City of Schuyler	Municipal	2,108	30,131	14.29
City of Falls City	Municipal	2,143	24,866	11.60
City of Crete	Municipal	2,439	27,119	11.12

Source: Schuyler Department of Utilities

## Opportunities for Energy Conservation Benchmarking

Although benchmarking does not reduce energy consumption itself, it can lead to energy savings. Benchmarking a home, business, or government building allows the owner to see how their building compares to similar buildings across the U.S., track progress as energy improvements are made, and provides the opportunity to have the building certified by organizations such as the U.S. Green Building Council.





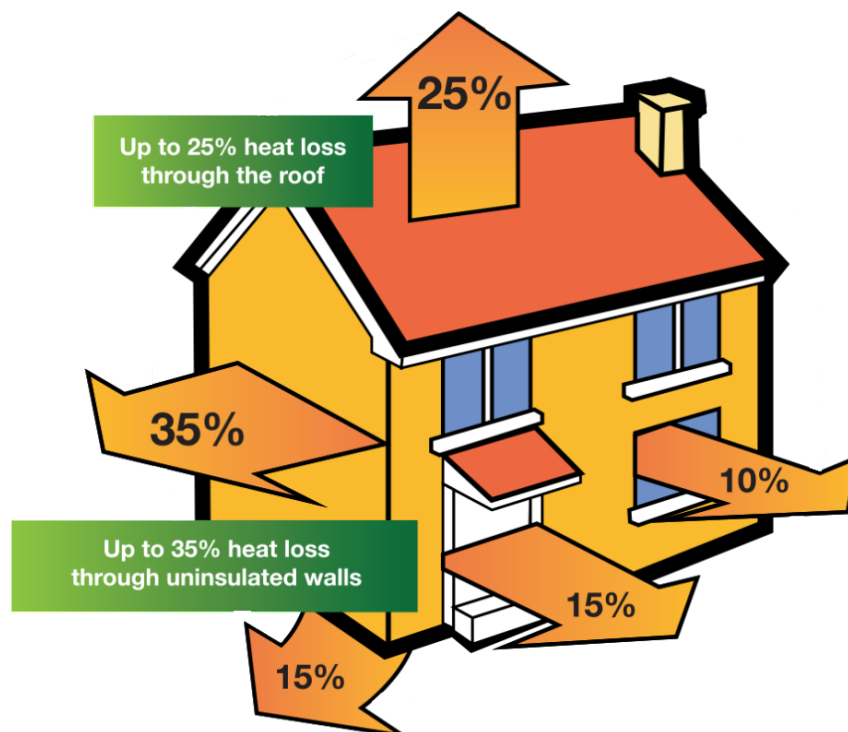
## Building Efficiency

The U.S. Energy Information Administration's most recent residential energy consumption survey reported on important trends in home efficiency. The survey indicates that, on average, U.S. homes built in 2000 and later consume only 2% more energy than homes built prior to 2000, despite being 30% larger. According to the latest American Community Survey (ACS), approximately 57% of houses in Schuyler were built before 1970. 30% of homes were built before 1940. These homes are an opportunity for Schuyler to significantly reduce its energy use. Improvements in insulation, windows, appliances and lighting can help older homes to be significantly more energy efficient and save the homeowner in energy costs. Figure 24 shows the common places houses lose heat. Up to 60% of heat loss is through the roof and uninsulated walls.

The private sector continues to show that energy efficiency improvements are good for business. One such example is Cargill. In 2011-2012, Cargill finished \$4.2 million in lighting and boiler upgrades inside their Schuyler facility. These upgrades provided better lighting and reduced electricity use by an estimated two million kilowatt hours annually.

There are a number of programs and incentives available for homeowners and businesses that want to improve their energy efficiency. These programs and incentives are described in the education and funding sections below.

**Figure 24:** Average Home Heat Loss



Source: [www.eco-uk.co.uk](http://www.eco-uk.co.uk)



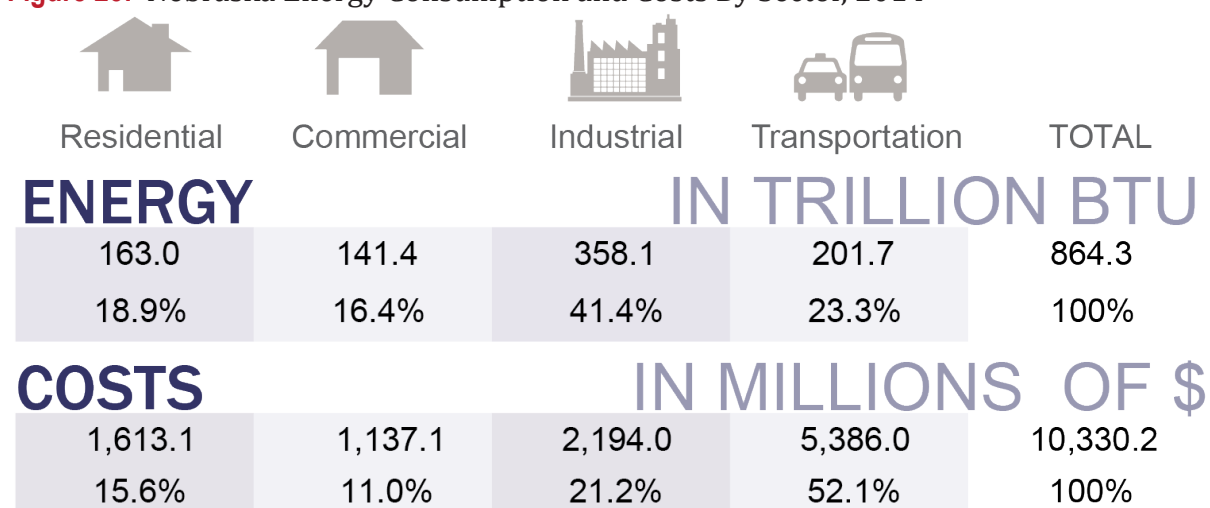


## Transportation

Efforts should be made to conserve energy in transportation to mitigate the high costs and energy consumed moving people from place to place. Figure 25 shows the amount of energy consumed, and subsequent money spent on energy in Nebraska during 2014. Even though transportation accounted for approximately 23% of the state's total consumption in 2014, Nebraska spent more money on transportation than residential, commercial and industrial energy uses combined.

Strategies to reduce energy use for transportation include: invest in trails, sidewalks, and multi-modal transportation infrastructure, encourage carpooling, and encourage local economic development to increase local jobs. Investing in active transportation infrastructure can also lead to a healthier community and improve the quality of life.

**Figure 25:** Nebraska Energy Consumption and Costs By Sector, 2014



## Landscaping

A well-designed landscape not only improves the aesthetic of a home or business, it can reduce water use and lower energy bills. According to the Nebraska Energy Office, a well-designed landscape saves enough energy to pay for itself in less than eight years. For example, when planted in the right spot, trees can provide shade from the sun in the summer and block the cold wind in the winter. The Department of Energy's website has information regarding landscaping for energy efficiency: <http://energy.gov/public-services/homes/landscaping>.



Schuyler has been a Tree City USA for nearly 30 years. Tree City USA communities cut energy consumption by planting and maintaining a sustainable urban forest. A healthy urban forest can also reduce the heat island effect within the city.



## Recycling

Recycling preserves energy by reducing the energy needed to extract raw materials. For example, using recycled aluminum scrap to make aluminum cans uses 95% less energy than making aluminum cans from raw materials (EIA). Recycling also reduces the amount of solid waste dumped in landfills, which saves the city money in tipping fees and allows landfills to stay open longer. The Colfax County Recycling Facility, located at West 16th Street, serves the communities within Colfax County. Schuyler should continue to encourage and support recycling efforts.



Colfax County Recycling Facility **Source:** *City of Schuyler*

## Opportunities for Renewable Energy

### Renewable Energy Sources

Nebraska is the only state in the U.S. that runs on 100% public power. Since they are not seeking profits, public power districts have been able to maintain some of the lowest electricity prices in the nation. However, the low cost of energy is one of the reasons that Nebraska has not fully taken advantage of its renewable energy potential. Unlike places such as California, where electricity prices are high, renewable energy systems have historically not been economical for Nebraska. Below is a summary of potential renewable energy options for Schuyler.

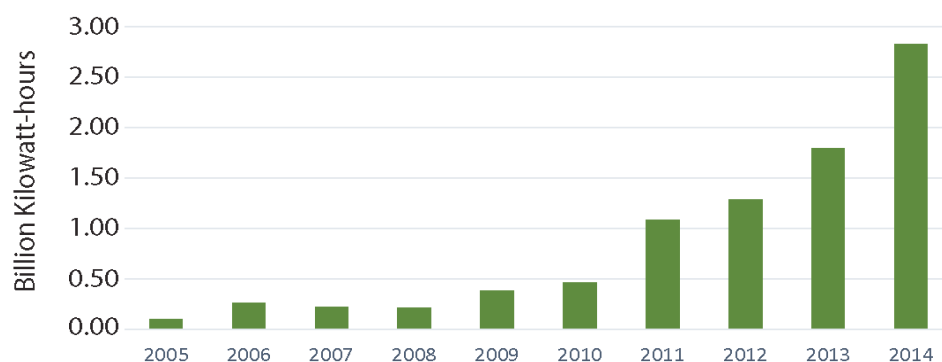
### Wind

According to the American Wind Energy Association, Nebraska has one of the best wind resources in the United States; 92% of Nebraska has adequate wind speeds for a utility scale wind farm. Nebraska ranks 3rd in the U.S. in gigawatt hour (GWh) wind generation potential, but has been slow in utilizing this resource compared to other states. Nebraska currently ranks 20th in total MW installed with 890 MW. According to the National Renewable Energy Laboratory, Nebraska's wind potential at 80 meters hub height is 917,999 MW. Wind power is capable of meeting more than 118 times the state's current electricity needs. Nebraska has continued to increase wind energy generation since 2008 and this trend will likely continue in the future.





**Figure 26:** Nebraska's Wind Energy Generation, 2005-2014



As seen in Figure 27, Schuyler has a mean annual wind speed of 7.0 to 7.5 meters per second. Although the wind speeds around Schuyler are around some of the lowest in the state, there is still enough wind resources to be suitable for wind development. According to the U.S. Department of Energy, areas with annual average wind speeds over 6.5 meters per second and greater than an 80-meter height have suitable wind resources for utility-scale wind development.

**Figure 27:** Wind Speeds at 100 Meters (Meters/Second)

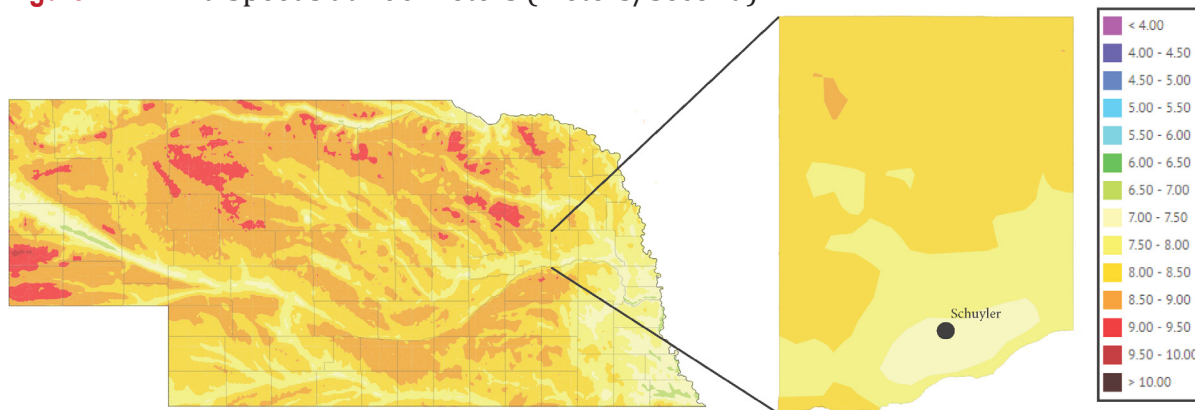


Figure \_\_ displays the predicted mean annual wind speeds at a height of 100-meters.

**Source:** AWS Truepower and the U.S. Department of Energy

### Solid Biomass

A solid biomass system, or gasifier, can use waste wood, tree debris, or crop residues as fuel to produce heat and electricity. As seen in Figure 28, Colfax County has a potential solid biomass resource of 100 to 150 thousand metric tons per year. As concerns regarding tree ailments such as the Scotch Pine Beetle and Emerald Ash Borer, there will likely be plenty of tree waste in the coming years. A small biomass system and generator would be able to utilize the excess tree debris left over from storms and diseases.



**Figure 28:** Solid Biomass Resources by County

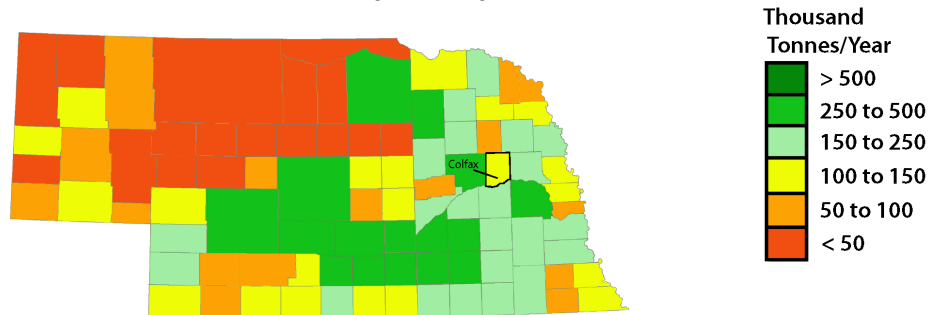


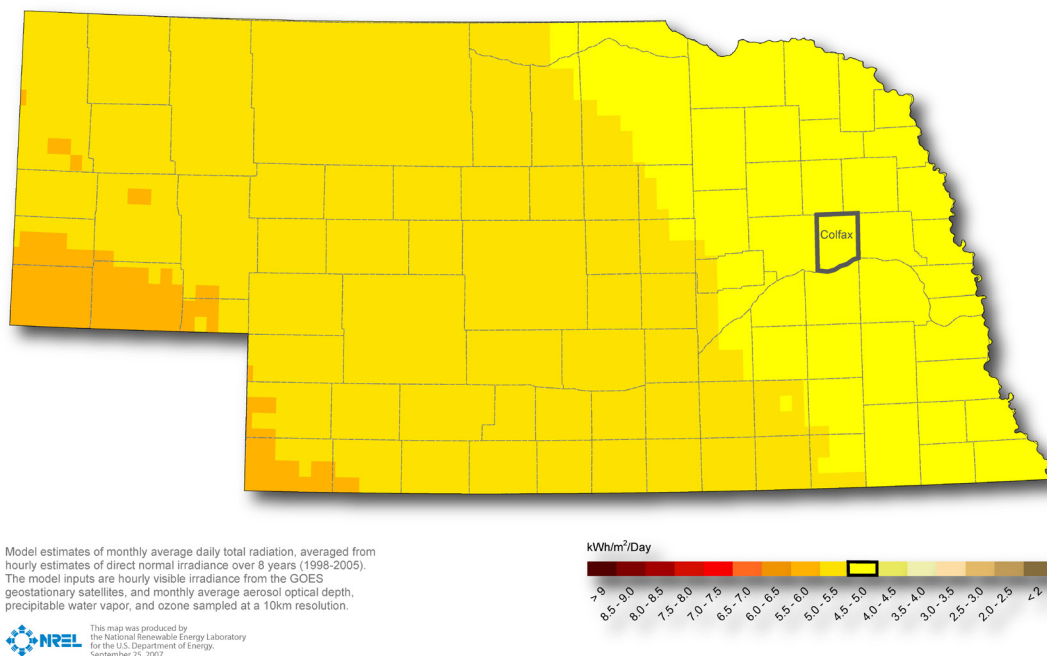
Figure 28 illustrates the solid biomass resources in the state by county. The analysis includes the following feedstock categories: crop residues, forest and primary mill residues, secondary mill residues, and urban wood waste. This map was created using data from NREL.

## Solar Power

According to the National Renewable Energy Laboratory, Nebraska is ranked 13th in solar energy potential. As seen in Figure 29, Schuyler and the rest of Colfax County have an average solar radiation of 5.0 – 5.5 kilowatt hours per square meter per day. Currently, solar technologies are marginally used in Nebraska because it historically has been difficult for solar technologies to compete with the state's low electric rates.

According to the International Renewable Energy Agency, the cost of solar photovoltaic (PV) panels decreased 80% from 2009 to 2013. As the cost of solar panels continues to decrease, solar will be increasingly utilized at an individual home or business scale to help supplement electrical needs. Schuyler should prepare for future private investments in renewable energy systems, such as solar panels, by establishing zoning regulations and ordinances that will guide these systems into desired locations and uses. The city should also establish a permitting process that does not discourage private investment in renewable systems.

**Figure 29:** Global Solar Radiation at Latitude Tilt - Annual





## Geothermal

The type of geothermal application that is most practical and economical for the residents of Schuyler is the use of geothermal heat pumps. Closed loop systems move fluids through continuous pipeline loops that are buried underground at depths where the temperature does not fluctuate much. Heat picked up by the circulating fluid is delivered to a building through a traditional duct system. Geothermal heat pumps discharge waste heat into the ground in the summer months and extract heat from the ground in the winter months.

Geothermal heat pumps are becoming a popular method of heating and cooling buildings, especially among large institutions such as schools and government buildings. For example, as of 2016, 85% of square footage in Lincoln Public Schools' buildings have a geothermal HVAC system. Heat pumps use much less energy than traditional heating and cooling systems. This translates into energy and money savings while also reducing air pollution.

## Education

Schuyler will not be able to achieve its energy goals without the help of its citizens. The city should continue to utilize the city website to inform residents of current city efforts and energy efficiency opportunities. Schuyler should continue to educate the public on the benefits of energy efficiency and the most feasible renewable energy systems. The resources in the following subsections can be used by Schuyler to raise awareness regarding energy efficiency and renewable energy systems.

### Energy Saving Tips

NPPD has a link to the HomeEnergySuite on its website (<http://www.nppd.com/save-energy/homeenergysuite/>). Within the suite is energy information, energy saving tips, and special purpose calculators. These calculators compare the costs of systems relating to heating, irrigation, lighting, heat pumps, and even televisions. The Suite also includes the HomeEnergyCalculator that analyzes the energy efficiency of a home.

The Nebraska Energy Office has listed ways to save money on energy bills for the home, farm, business, or vehicle. Options for energy savings are listed on the Office's web site at <http://www.neo.ne.gov/tips/tips.htm>.

The U.S. Department of Energy created a document that explains tips on saving money and energy at home: [http://energy.gov/sites/prod/files/2014/05/f16/Energy\\_Saver\\_Guide\\_PhaseI\\_Final.pdf](http://energy.gov/sites/prod/files/2014/05/f16/Energy_Saver_Guide_PhaseI_Final.pdf)

### Jobs and Economic Development Impact Models (JEDI)

Developed for the National Renewable Energy Laboratory, the JEDI models were created to demonstrate the economic benefits associated with renewable energy systems in the United States. This model can be used by anyone: government officials, decision makers, citizens. The model is simple, the user enters in information about the project and it will generate economic impact data such as jobs, local sales tax revenue etc.



## Funding

Although energy efficiency upgrades and some renewable energy applications will save money over time, the initial costs can be burdensome. Below are some incentives, programs, and resources that Schuyler can use to help with the initial costs of energy efficiency and renewable energy.

### Financial Incentives

There are a number of federal and state incentives for renewable energy production and energy efficiency. These include: loan programs, rebates, and tax credits or exemptions. For summaries of programs, incentives and policies in Nebraska visit the Database of State Incentives for Renewables & Efficiency (DSIRE) website: <http://www.dsireusa.org/>.

### Grants

There are many state, federal, and non-profit agencies that distribute funding for energy projects. In 2010, Colfax County was awarded \$39,194 through the Energy Efficiency and Conservation Block Grant (EECBG) program. This grant allowed the county to install 23 new windows in the Colfax County Courthouse. The new windows are expected to save 5.1 megawatt hours per year. Schuyler should continue to explore grant opportunities to help fund energy conservation or renewable energy projects.

### Energy Assistance Programs

Residents wanting help paying their utility bills can visit this website with links to many programs in Nebraska: <http://nebraskaenergyassistance.com/assistance/>

The Weatherization Assistance Program helps lower income families save on their utility bills by making their homes more energy efficient. The Nebraska Energy Office administers the federally-funded program. This website describes the program and how to apply: <http://www.neo.ne.gov/wx/wxindex.htm>





## Chapter 9

# Land Use & Growth Management

### 9.1 Profile

134

### 9.2 Envision

138

### 9.3 Achieve

140





# Land Use & Growth Management

## SCHUYLER

[section 9.1]

## PROFILE

### Existing Land Use

The purpose of examining the land use of a community is to establish an understanding of the previous growth and development of the community while analyzing the compatibility with adjacent land uses. Existing land uses are defined by how a specific parcel of land is being utilized, and does not take into account future land use or current land ownership.

### Existing Land Use Categories

#### Commercial

A parcel of land containing a commercial business use which may sell a good or service.

#### Industrial

A parcel of land containing a commercial use involved in manufacturing, packing, storage, or assembly of products.

#### Multi-Family Residential

A parcel of land containing a singular structure being utilized by more than two households and may be characterized by shared common space.

#### Parks and Recreation

A parcel of land containing public or private land available for recreational, educational, cultural, or aesthetic use.

#### Public/Quasi-Public

A parcel of land owned, maintained, or controlled by a federal, state, or local governmental entity, which may be available for public use. The parcel may contain a use that is generally under the control of a private, religious, or non-profit entity that provides a social benefit to the community as a whole.



### Single-Family Residential

A parcel of land with a residential structure occupied by one family, such as a traditional home on its own lot, surrounded by yards on all sides.

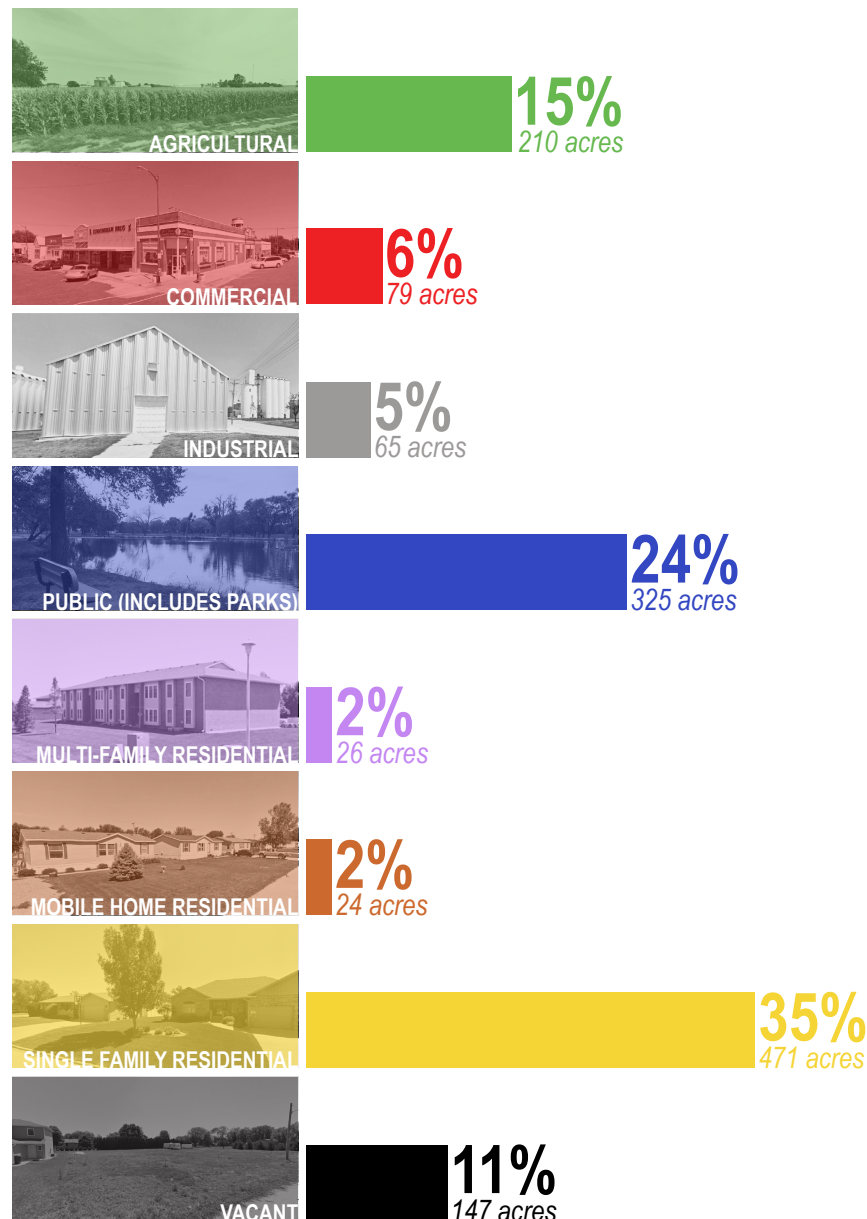
### Mobile Home Residential

A parcel of land containing one or more modular home dwellings and may be characterized by shared common space and facilities.

### Vacant

A parcel of land that is undeveloped, whether by intention or environmentally restricted by hydrology, terrain, or access.

**Figure 30:** Existing Land Use Percentages





## Existing Land Use Analysis

The number and type of land uses in a community is constantly evolving to meet the demands of local residents and the regional economy. The success and sustainability of a community is directly influenced by the manner in which available land is utilized and incorporated into the city.

Typically, older Midwest communities are characterized by a fixed pattern of land use influenced by the consistency of their rural settings and abundant availability of relative economical land. However, Schuyler anticipates increasing levels of growth and development and has seen areas transform from a rural setting to an urbanized extension of the city. The existence of the Highway 30 Expressway corridor provides even more opportunity for development.

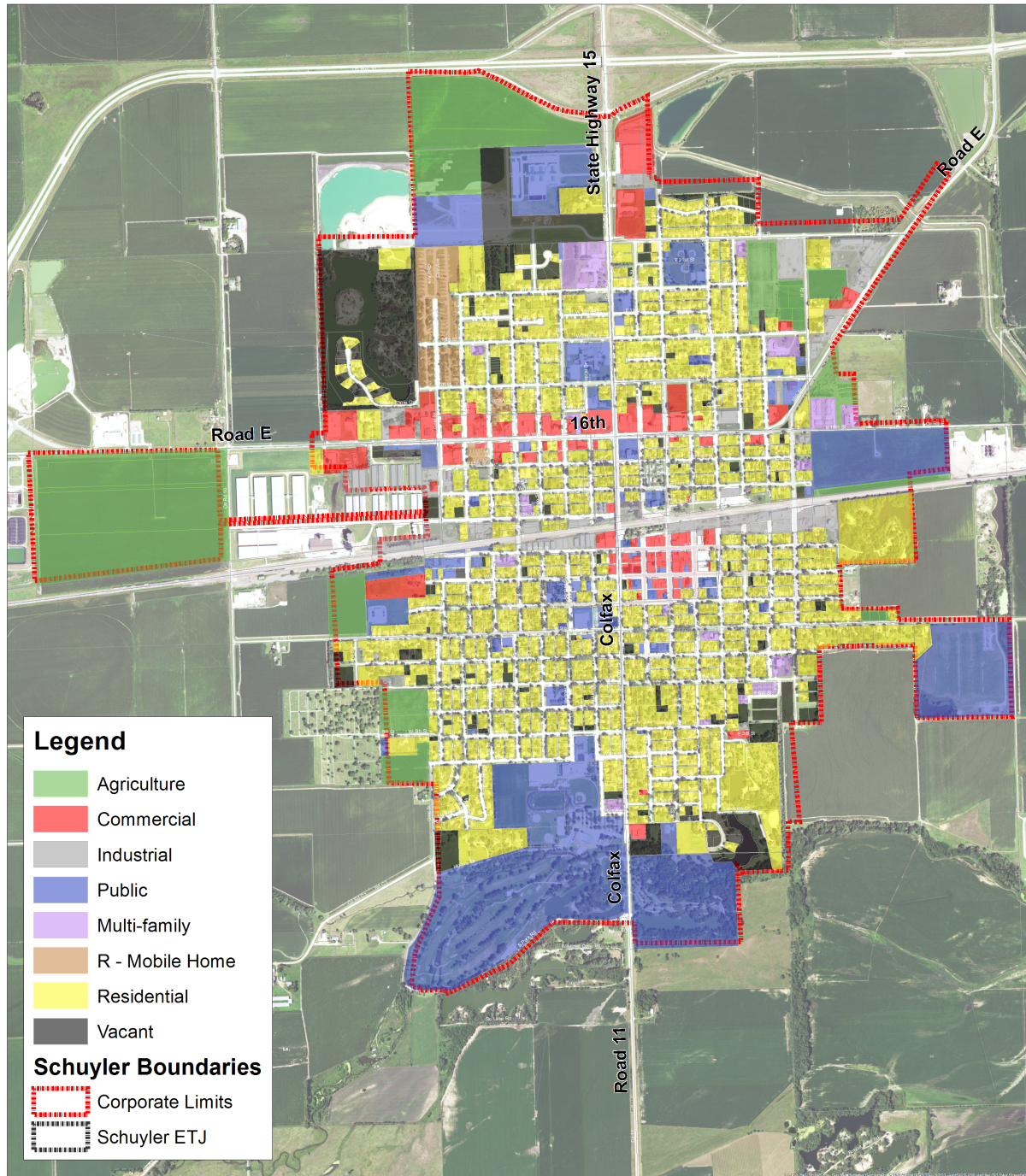
The opportunities that result from these external forces can significantly impact how and where Schuyler grows in the future. Based on community priorities, the community must balance outward growth on the periphery with infill development and redevelopment. This will protect and enhance existing neighborhoods and historic districts as well as maintain the community's connectivity and walkability.

An abundance of current agricultural land, 16% of the overall community acreage, provides opportunity for growth within current corporate limits. Development in these areas should be an extension of surrounding land uses and reflect the Future Land Use Plan of Schuyler.





**Map 8:** Existing Land Use



## Schuyler, NE

### Existing Land Use

0 0.125 0.25 0.5  
Miles



Created By: K. Andersen  
Date: September 2016  
Revised: T. Luebbert  
Software: ArcGIS 10.2  
File: 140974.00

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[section 9.2]

## ENVISION

The Envision section of the planning process is the formal means for public participation into the Schuyler Comprehensive Plan. It is within this chapter that community input is collected to address new growth, including where, what type, and how it affects adjacent properties.

### Focus Group Meeting

Although there was not a focus group held with the specific topic of land use and growth management, the topic was brought up throughout some of the other focus groups.

Because of the large number of homes in the floodplain, and the demand for additional housing, residential growth is the most pressing priority. Due to the floodplain and the existing growth pattern of the community, residential growth was desired northwest of the community. This area would be served by the Highway 30 bypass, and would not be within the floodplain.

Residents also recognize the importance of continuing to provide job opportunities for the growing population. More industrial (heavy industrial) growth is desired to the west of Cargill along Old Highway 30. Highway 15 (Colfax Street) was suggested to be a good corridor for commercial and public facilities.

Schuyler, unlike many communities in the Midwest, is growing. Schuyler's job opportunities, quality school system, and location, among other important assets, draw residents to the community. Schuyler must continue to plan for growth and have a clear land use goals.

### Town Hall Meeting

A specific station for land use topics was provided for the public to share their thoughts on future growth within Schuyler.

One of the main themes heard from the public was that connectivity throughout the community is poor. The railroad and Old Highway 30 are barriers for north/south access for all modes of transport. This will become an increasing problem as the population grows older and ADA accessibility becomes a larger need. The idea for local transit services for seniors received a lot of support.

Even downtown is largely disconnected from the northern portion of the community. As development moves north along Highway 15 towards the bypass, downtown should remain a priority for commercial development. Highway 15 (Colfax St.) has the potential to be an important aesthetic and civic corridor from north to south with the key civic uses (schools, hospital, library, downtown) along that route. Streetscaping and pedestrian-scaled design could make the corridor an attractive and welcoming amenity for the community.





However, the bypass (Hwy 30) also provides a great economic development asset for Schuyler. The limited access points provide a good opportunity to develop highway commercial and industrial tracts to promote economic investment in Schuyler. The desired commercial developments for areas in and out of downtown Schuyler include restaurants and family-oriented recreation. Participants would like to see forms of assistance for entrepreneurs seeking to invest in restaurants and construction contracting businesses.





[section 9.3]

## ACHIEVE

This section aims to set the goals and policies relating to Schuyler's land use. The goals established in the Achieve process are the consensus priority of the Comprehensive Plan Steering Committee and civic leadership. Community land use goals are broad-based statements reflecting the vision of growth in the Schuyler area. Goals are then broken down into specific policies aimed to guide the decision making process for Schuyler leadership. Successfully implementing these policies, combined with successful completion of the relevant Implement Schuyler objectives will likely result in the successful accomplishment of Schuyler's established goals.

### Future Land Use Plan

The Future Land Use component focuses on the development of Schuyler as it redevelops and expands within the corporate limits as well as its extraterritorial jurisdiction. The existing land-use conditions and analysis were covered in the previous Profile section. Coinciding with potential development outside the corporate limits, Schuyler must focus on maximizing opportunities within its boundaries via infill developments. Specifically, the downtown district and the 16th Street corridor were identified as redevelopment opportunities.

Comprehensive plans generally project into a twenty-year period with Future Land Use as an important component of the document. Future Land Use resembles the desires, wishes, and collective ideas of participating citizens. The Future Land Use Map (Map 9) resembles those intentions with a long-range view and will be used as a guide for best land use choices. Variables and unforeseen changes may change this map.

The Future Land Use Plan was established to encourage development contiguous to the city's corporate limits. As Schuyler grows and extends its corporate limits through annexation, the Future Land Use should be evaluated and updated to take advantage of additional opportunities for development that may benefit the community.

The Future Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria established in the Plan reflect the following:

- The current use of land within and around the community
- The desired types of growth, including location of growth
- Physical characteristics, as well as strengths and constraints of future growth
- Current population and economic trends affecting the community

The Future Land Use designations are based on Schuyler's current land uses within the desired intentions of the community. Future land use plans apply a best-use strategy that includes natural and man-made limitation. A simple example is identifying the floodplain boundaries and using this land with low-impact uses, like agricultural, open space, or park designations.

Schuyler utilizes eight general land use categories to define different use types and



characteristics. These categories have been chosen to reflect the basic use and intensity to which land in the city and its jurisdiction are proposed to be developed. While the categories define land uses, they are intended to do so in a very general way. These land use categories are the basis for the zoning districts, but they are necessarily indicative of a particular zoning districts. A few uses may be appropriate in a single land use category.

The Future Land Use Categories Include:

- Agricultural
- Single Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Public/Quasi-Public
- Parks and Recreation
- Mixed-Use
- Railroad

## Future Land Use Categories

### Agricultural Residential

The Agricultural land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied to determine what land is best suited as productive farmland and less than an ideal location for city infrastructure and improvements. As current conditions provide, these less demanding land uses are best served by individual septic and water wells.

### Single Family Residential

The Single Family Residential land use area is intended for typical community residential development. This category is intended for residential growth on the periphery of the community; connected to, rather than adjacent to arterial transportation corridors as well as existing residential areas.

### Multi-Family Residential

The Multi-Family Residential land use area is intended to provide higher residential densities commonly found within urban neighborhoods. As the city looks to grow, higher density residential may be a tool used to diversify housing types. Within medium density residential land use, the city would look to include housing types that include duplexes, townhomes, apartments, etc. These changes should be considered and implemented through zoning ordinance updates.

### Commercial

Commercial uses may vary widely in their intensity of use and impact from low intensity offices to more intensive uses such as gas stations, restaurants, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as general commercial in the land use plan may not be appropriate



for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan.

As the city looks to grow, higher density residential may be a tool used to diversify housing types. Within commercial land use, the city would look to include upper story living above businesses or offices within the downtown district. These changes should be considered and implemented through zoning ordinance updates.

### **Industrial**

The Industrial land use area focuses on industrial land uses and business accommodation. Location is important, as proximity to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses or detract from important new corridors.

### **Public**

The Public land use area is intended to provide easy, convenient access for common activities of residents. However, the areas identified on the map tend to be existing developed uses specific to this category. The reason for this is that speculation with respect to future public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed public uses are identified by way of the Public land use designation since these uses are typically allowed outright or by conditional use in varying land use or zoning districts.

### **Parks and Recreation**

The Parks and Recreation land use area accommodates those undeveloped properties that are intended to benefit the public by remaining undeveloped as parks or open space. However, many of the areas identified tend to be existing areas considered under this land use category. The reason for this is that speculation with respect to future public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. Other identified areas are often found in floodplains, or other areas that pose challenges for private development.

In addition, not all existing or proposed parks, recreation, and open space land uses are identified by way of the Parks land use area since these uses are typically allowed outright or by conditional use in varying zoning districts.

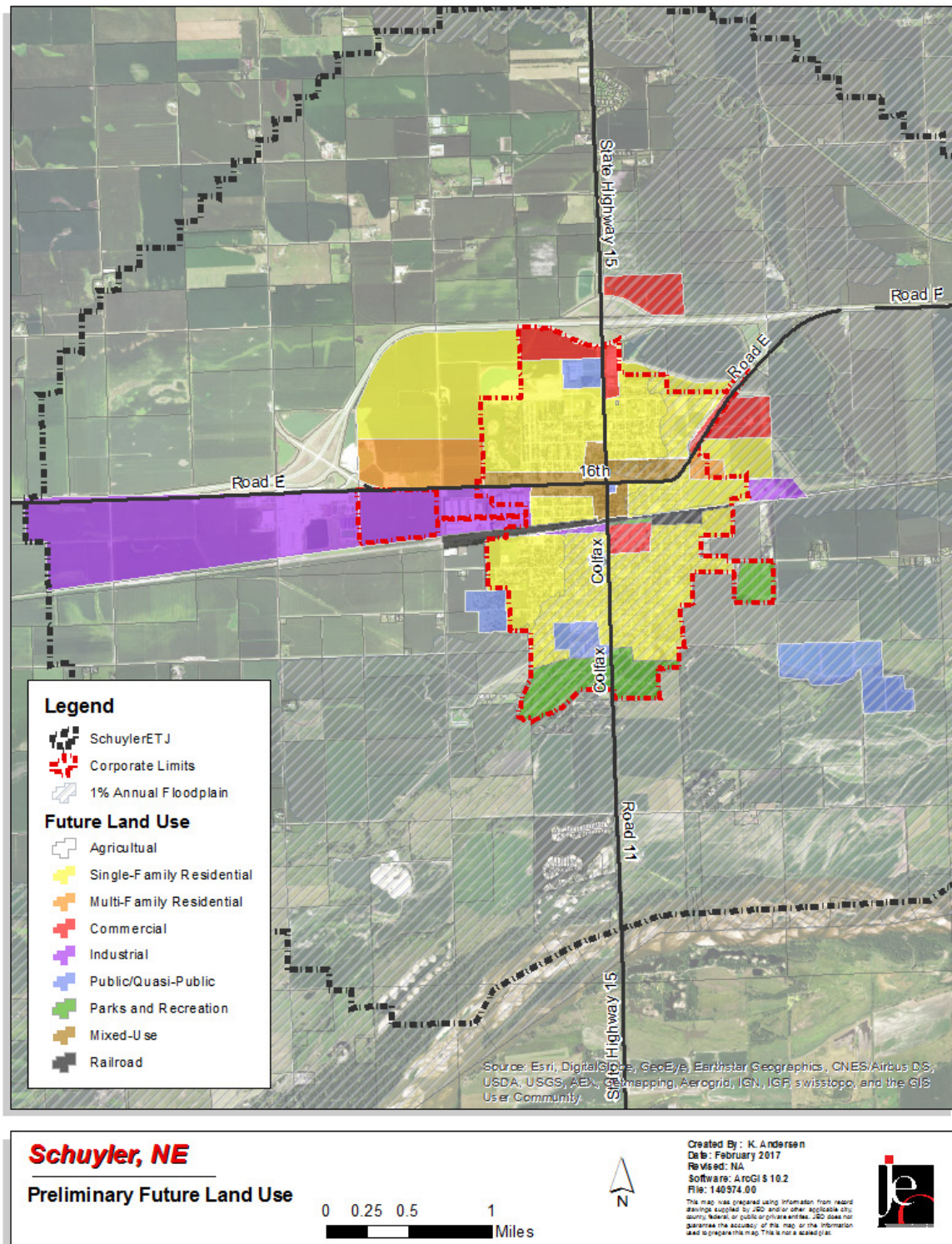
### **Mixed Use**

The Mixed Use land use areas encompass all retail, office, service uses, educational, and medium to high density residential uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices to higher intensive uses such as convenience stores, restaurants, medical centers, and other services.





**Map 9:** Future Land Use



PROFILE

ENVISION

ACHIEVE

IMPLEMENT



## Annexation Plan

Typically, communities grow their size, area, and population by annexing areas that are urban in nature and adjacent and contiguous to the corporate limits of the city. A proactive approach to housing development pressures in the Schuyler area will be contingent on a firm annexation policy and its implementation.

The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. There are two distinct processes by which annexation actions can be taken:

- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous and adjacent lands, lots, tracts, streets, or highways, which are urban or suburban in character for which the city wishes to bring into corporate limits.

Landowners that desire annexation of land must submit a plat by a licensed surveyor. This plat must be approved by the City Engineer and filed with the City Clerk along with a written request signed by all owner(s) of record within the proposed annexation area.

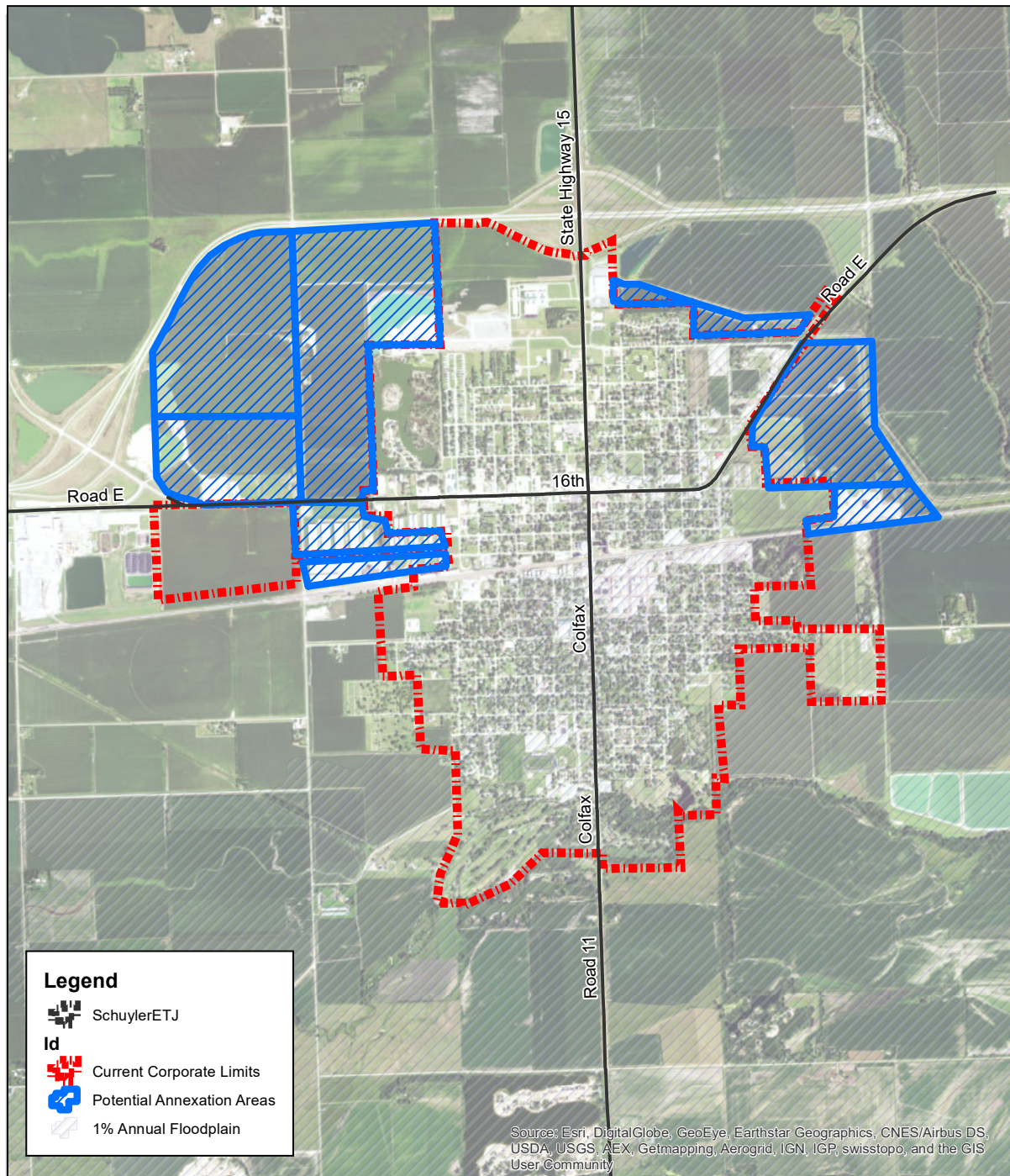
Once the Planning Commission provides a favorable recommendation of annexation, the City Council will hold three separate readings of the ordinance. A majority of affirmative votes by City Council in favor of an annexation is required at each reading to pass the annexation. The certified map is then filed with the County Register of Deeds, Clerk, and Assessor with a certified copy of the annexation ordinance. The city has one year to develop a plan that addresses the delivery of services to residents of the annexed area.

With regard to annexation, the city should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the city gets an agreement that states that the SID can be annexed at the discretion of the city, and the SID will not contest the annexation action.





**Map 10:** Proposed Annexation Plan



**Schuyler, NE**

**Proposed Annexation Plan**

0 0.225 0.45 0.9  
Miles



Created By: K. Andersen  
Date: April 2017  
Revised: NA  
Software: ArcGIS 10.2  
File: 140974.00

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PROFILE

ENVISION

ACHIEVE

IMPLEMENT





## Land Use and Growth Management Goals and Policies

### Goal 1

Grow to 8,000 in population by the year 2035.

*A community's population goals are a reflection of its consensus desire to increase population at a prioritized growth rate. Population increases are a direct result of economic development opportunities coupled with adequate housing choice. With a strong growth rate, Schuyler has committed to investment and efforts in these fields with the goal of increasing the community tax base and community amenities.*

1. Whenever possible, multi-family zoning districts should be located along arterial street corridors and adjacent to mixed-use, commercial, and employment centers.
2. Encourage the establishment and/or maintenance of rehabilitation programs to maintain and improve the existing housing stock.



PROFILE

ENVISION

ACHIEVE

IMPLEMENT





## Chapter 10

# Goals & Objectives

10.1 Goals, Policies, & Objectives

150

10.2 Implementation Tools

164



# 10

## Goals & Objectives

### SCHUYLER

[section 10.1]

### GOALS, POLICIES & OBJECTIVES

The policy statements of preceding chapters in this Comprehensive Plan are listed in their entirety in this section. When utilized together, these statements should reflect the priorities of Schuyler and guide the decision making process for policy makers. The collective policies below are a tool to implement the vision of this Comprehensive Plan, established by public participation, and the viewpoints of city leadership and stakeholders.

#### Goal 1: Facilities & Services

**The city should coordinate with the school district to ensure adequate areas and services for future educational needs.**

*Schuyler Community Schools has been identified as one of the greatest assets to the community. A local school system has a great impact on overall quality of life and through workforce development has a direct impact on community economic development success. Maintaining and enhancing the relationship between the community and school district is a priority for Schuyler moving forward.*

#### Policies

1. The city and Schuyler Community Schools should cooperate and coordinate in expanding public uses of city and school facilities.
2. The school district should be informed of all new developments proposed within the zoning jurisdiction of Schuyler to accommodate future school populations.

#### Objective:

**Cooperate with educational entities and agencies in expanding the public uses of city's current and future facilities.**

#### ACTION STEPS

- Create channels of communication to coordinate with the school district public events that may benefit from the use of Schuyler's facilities and public areas.





- Consider the use of joint public agency funding mechanisms for collaborative facilities.

**Responsible Group/Agency**

Schuyler School Board or Education, School Administration, City Administration, Mayor, City Council

**Potential Resources**

Nebraska Joint Public Agency funding mechanism, School and City Bonding Authority, Sales Tax proceeds, Keno funds, General Fund, Private Donations, Community Development Assistance Act, Civic and Community Center Financing Fund

**Goal 2: Utilities & Infrastructure**

**Expand the utility capacity to sustain a population of 10,000 and additional economic development investment**

*As a general goal for growth in Schuyler, a population of 10,000 by the 20-year planning period of this Comprehensive Plan was established. In order to facilitate the scale of housing and economic development required to support this population, Schuyler must invest in its utility infrastructure to maintain adequate capacity and extend service lines to prioritized growth areas.*

**Policies**

1. The Schuyler Utilities Department should maintain a current Capital Improvement Program to coordinate utility investments
2. The Schuyler Utilities Department should maintain a current engineering report on all utility systems to provide a current analysis of infrastructure needs
3. The City of Schuyler and Schuyler Utilities should coordinate all subterranean work to provide opportunity to maximize the investment of public funds
4. The Schuyler Utilities Department should serve as a resource for communication on local planning issues. This includes specific studies and plans that may result in future growth
5. The cost of extending infrastructure and increasing capacities should be shared by the development generating the needs for such improvements

**Objective:**

**Explore the feasibility of flood control infrastructure to alleviate the prevalence of 100-year floodplain to expand developable areas around Schuyler.**

**ACTION STEPS**

- Authorize the City Engineer to prepare alternatives and cost estimates for flood control infrastructure.
- Add the implementation of the most practical and cost-effective alternative to the Capital Improvements Plan for implementation as funds or grants are available.

**Responsible Group/Agency**

City Engineer, Public Works Department

**Potential Resources**

General Funds, Capital Improvement Plan Budget, Municipal Bonds, FEMA grants

**Goal 3: Utilities & Infrastructure**

**Expand high speed internet and fiber-optic connections throughout the community to recruit/retain residents and businesses**

*High speed internet connectivity is an increasing amenity for quality of life and economic development in a community.*

**Policies**

1. The City of Schuyler and Schuyler Utilities should coordinate all subterranean work with private utility providers to provide opportunities to lay telecommunication infrastructure for a lower investment cost

**Objective:**

**Explore opportunities to expand technology and communication infrastructure for public use.**

**ACTION STEPS**

- Implement and maintain a Capital Improvements Plan that allows for the coordination of any subterranean utility upgrades. Private utility upgrades can be coordinated with public projects to reduce the investment cost and make Schuyler an attractive investment area for communications service providers and satellite education opportunities.
- Engage the services of the City Engineer to prepare a Utility Assessment Report.
- Update the Capital Improvements Plan to coordinate any utility upgrades with projected population and economic development needs as well as the potential to coordinate the timing of any subterranean utility improvements to minimize costs.
- Identify local, state, and federal resources for fiber upgrades.
- Secure appropriate funding to make long-term improvements to the subterranean system upgrades affordable to households.
- Authorize the City Engineer to proceed with plans and specifications for implementation.
- Construction-related activities.

**Responsible Group/Agency**

City Administration, Department of Utilities, Businesses, City Engineer, Utility Providers

**Potential Resources**

General Funds, USDA - Rural Development, Utility Providers, Usage Fees



## Goal 4: Transportation

### Establish the area of 16th and Colfax through 'B' Street as a key civic node

*The intersection of 16th and Colfax Street represents the hub of the two major transportation corridors in Schuylers. The connectivity of this area to downtown Schuylers warrants a specific functionality for the area. The Steering Committee prioritized the use and design of the area to provide a link to downtown Schuylers and take advantage of the traffic from an economic development perspective.*

#### Policies

1. Development in this area should be built of high architectural and aesthetic quality

#### Objective:

**Design and implement an aesthetic corridors to draw traffic and business investment.**

#### ACTION STEPS

- Acquire rights to utilize property along arterial streets for signage and landscaping improvements (acquisition/permitting).
- Contract or utilize local talent for site design; incorporate any community branding efforts and logo into the design and site plan.
- Develop cost opinions for the signage sites.
- Secure necessary resources (funds, materials, in-kind, etc.) to implement designs.
- Install signs and landscaping improvements.
- Dedicate sufficient resources for ongoing operation and maintenance of grounds.
- Establish a Downtown Business Improvement District (BID) to finance improvements in the area.
- Utilizing BID proceeds, finance the improvement of sidewalks, lighting, and landscaping through the corridor to improve the appearance and functionality of these streets as extensions of downtown Schuylers.

#### Responsible Group/Agency

City Administration, City Council, Property Owners, Business Community

#### Potential Resources

General Funds, Private Fundraising, Business Improvement District, Sidewalk Improvement District, DED Downtown Revitalization Grant



## Goal 5: Transportation

### Explore the potential of 16th Street to sustain an east/west trail route

*16th Street bisects the community and provides a key transportation corridor throughout Schuyler. Community leadership should explore the potential within the State's Highway jurisdiction on the route to expand the right of way to include a trail along the corridor.*

#### Policies

1. Coordinate any comprehensive trail network plans to utilize 16th Street as the primary east/west route through the community

#### Objective:

**Review and design a trail route connecting major facilities along 16th Street the coincides with right of way.**

#### ACTION STEPS

- Hold a town hall meeting to discuss how residents plan (if available) to use the proposed trail route.
- Identify and prioritize area amenities and facilities that will encourage maximum usage for the trail.
- Develop a plan showing the layout of a future trail corridor and its relationship to area amenities and facilities.
- Prepare opinions of cost for planned trail and intersection improvements.
- Develop a phasing plan for implementation of proposed improvements.
- Identify the appropriate public agencies and/or community organizations that will be responsible for the implementation and ongoing oversight/maintenance of the trail and improvements.
- Consider the appropriate resources (human and financial) to undertake the projects.
- Conduct local fundraising activities.
- Pursue public/private monies to offset the construction cost of the projects.

#### Responsible Group/Agency

City Administration, City Council, Property Owners, Business Community, area residents, Natural Resource District, Nebraska Department of Transportation

#### Potential Resources

General Funds, Private Fundraising, Business Improvement District, Sidewalk Improvement District, private donations, volunteer efforts, Community Development Assistance Act, Nebraska Recreational Trails Program, Transportation Alternatives, Natural Resource District, Nebraska Game and Parks, and Land and Water Conservation Program



## Goal 6: Environmental Resources

**Pending the results of a potential re-mapping of the Platte River floodplain; Schuyler should invest in flood control infrastructure to alleviate remaining Platte River floodplain areas in the current corporate limits**

*The current 100-year Platte River floodplain extends well into the southern half of Schuyler's corporate limits. The presence of the floodplain severely limits development and redevelopment in the area and poses a great financial burden on property owners in the area. Schuyler leadership has learned of a potential re-mapping of the area that may alleviate the presence of the floodplain affecting southern Schuyler. The community should continually push for this map update so that appropriate policies to alleviate its effect can be adopted.*

### Policies

1. Floodplain areas should be utilized for rural or recreational land use patterns until such a time when they can be removed from the 100-year floodplain and develop at an urban scale

### Objective:

**Explore flood control measures coordinated with functional recreation improvements to the Platte River 100-year floodplain**

### ACTION STEPS

- Authorize the City Engineer to prepare alternatives and cost estimates for flood control infrastructure.
- Add the implementation of the most practical and cost-effective alternative to the Capital Improvements Plan for implementation as funds or grants are available.

### Responsible Group/Agency

City Engineer, Public Works Department

### Potential Resources

General Funds, Capital Improvement Plan Budget, Municipal Bonds, FEMA grants





## Goal 7: Recreation

**Average a half-mile per year increase of pedestrian infrastructure (trails and sidewalks) over the next 20 years**

*Enhancing the walkability of Schuyler through trails and improved sidewalk conditions was established by the public as a priority for the community. Schuyler can effectively improve pedestrian connectivity and recreation by establishing sidewalk policies and recognizing trails as a functional amenity.*

### Policies

1. Create an inventory of the existing sidewalk conditions in the community
2. In accordance to land use policies, new developments should connect to existing or future sidewalk and trail systems through the dedication of right-of-way or easements
3. All new development should include sidewalks

### Objective:

**Determine the need for trail development that connects Schuyler to regional trails, parks, and other surrounding points of interest.**

#### ACTION STEPS

- Evaluate the existing regional trail system and demands for development.
- Review the city's Comprehensive Development Plan to identify future trail connections.
- Develop a sidewalk plan to determine which pedestrian ways should be widened to trail standards.

### Objective:

**Incorporate trails into future land development.**

#### ACTION STEPS

- Work with developers to assure trails are programmed into their development as indicated in the Comprehensive Plan and Subdivision Regulations.
- Require dedication of land for trails through the administration of the city's Subdivision Regulations and Subdivision Agreements.
- Dedicate necessary rights-of-way or easements for trails.

### Objective:

**Develop a long-range Trails Master Plan for the development/connectivity of regional trails and parks.**

#### ACTION STEPS

- Engage the services of the City Engineer to facilitate and design the future trails system in Schuyler.
- Hold an informational meeting on the future trail system of Schuyler and the surrounding area.
- Solicit political/public support for trail development.



- Develop a trails map to facilitate the interconnection of community and regional assets.
- Develop a trails map to facilitate the interconnection of regional and statewide trail networks.
- Prioritize the implementation of trail development.
- Prepare opinion of costs for the phased development of the future trails system.

**Objective:**

**Design of multi-use trails connecting Schuyler to regional trails, parks and surrounding points of interests.**

**ACTION STEPS**

- Develop preliminary design plans for new or expanded trails.
- Solicit political and public support for trail development.
- Hold an informational meeting on Trails Master Plan.
- Acquire necessary rights-of-way or easements for trails.
- Prepare plans and specifications for trail project.
- Finalize plans and specifications.
- Programming of public funds for the construction of the project.

**Objective:**

**Implement construction of multi-use trails.**

**ACTION STEPS**

- Continue ongoing political/public support for the trail development.
- Pursue available resources that are available for trails development.
- Conduct an environmental review process, as required by the project's funding agencies.
- Secure necessary permits/approvals.
- Bid phase to include advertising, letting and contract award to lowest responsible/responsive bidder.
- Undertake construction related activities.
- Complete construction.

**Responsible Group/Agency**

City Council, Planning Commission, Park and Recreation Board, Residents, Property-Owners, Civic Organizations, Hike/Bike Trail Users, Schuyler Community Schools, Local Businesses, and Natural Resources District

**Potential Resources**

Local monies, Local Option Sales Tax, Private Donations/Foundations, Special Assessments, Volunteer Efforts, Community Development Assistance Act (CDAA), Nebraska Recreational Trails Program, Transportation Alternatives, and Land and Water Conservation Program



## Goal 8: Housing

**Add an average of 20 new housing units per year for the next 20 years**

*To facilitate the growth demand based on population projections for Schuyler, the community should average an annual increase of 20 housing units per year through 2037.*

### **Objective:**

**Provide an environment that encourages and promotes residential development in Schuyler**

### **ACTION STEPS**

- Review the current Housing Study and review the recommendations and action plans as to whether they are still applicable to the current market.
- In conjunction with the school district, prepare marketing materials that highlight the strengths of the community and attractiveness to potential new residents.
- Hold a Housing Developers/Builders Summit to discuss housing demand opportunities and local policies.
- Actively solicit potential housing developers within the region.
- Review the Subdivision Regulations for applicability with desired development standards.
- Develop public/private partnerships, where necessary, to facilitate new housing development.
- Consider all public financing options that may be used to promote, incentivize, and stimulate housing development on infill properties and new developments including the use of TIF.
- Prepare an inventory of available infill properties and the desired housing types and sizes for each.

### **Responsible Groups/Agencies**

Planning Commission, Community Development Committee, Habitat for Humanity, Mayor, City Council

### **Potential Resources**

Nebraska Department of Economic Development, USDA - Rural Development, Nebraska Investment Finance Authority, Tax Increment Financing



## Goal 9: Housing

**Affordable housing should be well-connected with key employment and civic areas throughout Schuyler**

*The equitable distribution of affordable housing throughout the community will ensure opportunities for workforce participation and access to civic amenities for low-income or special-needs residents who may lack access to a car.*

### Policies

1. Whenever possible, multi-family zoning districts should be located along arterial street corridors and adjacent to mixed-use, commercial, and employment centers
2. Encourage the establishment and/or maintenance of rehabilitation programs to maintain and improve the existing housing stock

### Objectives:

**Promote development of moderately priced housing**

#### ACTION STEPS

- Review existing zoning and building codes to ensure flexibility to develop diverse housing options, including; townhouses, accessory-use dwellings, condominiums, ADA accessible housing, corporate housing, etc.
- Market opportunities in Schuyler to developers specializing in special-needs or affordable housing.
- Review and package financial incentives for housing rehabilitation, i.e. owner-occupied rehabilitation, rental rehabilitation; prioritize older and blighted housing stock for implementation.
- Utilize tax increment financing (TIF) to incentivize and stimulate housing development, prioritizing affordability and special needs housing.

#### Responsible Groups/Agencies

Planning Commission, Community Development Committee, Habitat for Humanity, City Council, Schuyler Community Development

#### Potential Resources

Nebraska Department of Economic Development, USDA - Rural Development, Nebraska Investment Finance Authority, Tax Increment Financing



## Goal 11: Economic Development

Establish a community marketing effort to assist in promoting Schuyler and Schuyler businesses locally and externally

### Objective:

Improve the appearance and viability of the historic downtown business district

#### ACTION STEPS

- Inspect the physical condition and capacity of the downtown area including, but not limited to, streets, sidewalks, lighting, landscaping, grade changes, parking, surface drainage, and underground utilities.
- Inspect the existing building facades and provide recommendations of improvements.
- Meet with business-owners to evaluate the future needs and deficiencies of the downtown area.
- Provide opinion of costs to correct physical deficiencies and facades.
- Prepare the Downtown Schuyler Downtown Infrastructure Assessment.
- Develop a Business District Master Plan to incorporate elements of the Downtown Schuyler Downtown Infrastructure Assessment and vision process to encourage a unified downtown revitalization strategy.
- Hold a meeting with downtown stakeholders to unveil the Business District Master Plan.
- Revise the plan as necessary to ensure that it reflects the needs, thoughts, and desires of residents and downtown business-owners.
- Present the Business District Master Plan to the Planning Commission and City Council for their review, approval, and implementation.
- Consider downtown stakeholders' willingness and financial capacity to support implementation of the Business District Master Plan.
- Meet with the city's fiscal agent to determine the bonding capacity of Schuyler.
- Identify local, regional, state and federal resources for downtown improvements.
- Prepare plans and specifications for downtown revitalization activities.
- Hold a town hall meeting to solicit public input on the plans and specifications.
- Make necessary revisions and submit the plans and specifications to the City Council for final approval.
- Bid improvements and award contract to the lowest, responsible/responsive bidder.
- Implement the proposed improvements.
- Foster cooperation and communication among downtown business-owners through the establishment of a business association as a sub-committee to the city Economic Development Committee.
- Hold a working conference with downtown stakeholders to create a vision for the redevelopment of the downtown area.
- Identify the strengths, weaknesses, opportunities, and threats of the downtown.
- Survey local residents about spending habits to identify economic leakages within the downtown business district.
- Identify other potential niches that will make the Schuyler's downtown a visitor's



destination that will lead to lasting economic activity.

- Identify potential programs/measures to incentivize new businesses, including startups and small businesses, to locate in the downtown district.
- Recruit businesses that are consistent with the Business District Master Plan and the city's Economic Development Plan.
- Identify potential programs/measures to incentivize downtown property-owners to renovate their building facades.
- Evaluate the need/desire/potential for urban landscaping with the downtown area.
- Consider Wayfinding signs along Highway 30 to educate visitors/travelers about the various goods and services found in Schuyler.
- Contract the Nebraska Department of Transportation and Colfax County Highway Superintendent to obtain necessary permits to install Wayfinding signage along these routes.
- Invest in aesthetic improvements along Highway 30 and Colfax Street.
- Sponsor civic events/programs within the downtown area.
- Consider applying for the Nebraska Department of Economic Development (NEDED)'s Downtown Revitalization Program.

### Responsible Groups/Agencies

City Council, Planning Commission, downtown business owners, residents, Schuyler Community Development,

### Potential Resources

G.O. bonds, Special Assessment Districts, local option sales tax, NEDED CDBG Downtown Revitalization Program, property owner equity, Business Improvement District, donations and fundraising, Nebraska Energy Office, Community Development Assistance Act, USDA - Rural Development

## Goal 12: Economic Development

**Implement aesthetic improvements along the 16th Street corridor to encourage investment and viability**

*The implementation of the Highway 30 Expressway north of city limits alleviates significant traffic flow along Old Highway 30 (16th Street). Though the State has maintained jurisdiction, the lower traffic counts and speeds allow for a more pedestrian-friendly form of development along the corridor. The community has prioritized this as an opportunity to redevelop the area with neighborhood-oriented mixed use development.*

### Policies

1. Development in this area should be built of high architectural and aesthetic quality



**Objective:**

**Develop and implement a vision for a design corridor connecting downtown with 16th Street.**

**ACTION STEPS**

- Procure a landscape architect to design corridor and identify features to be implemented along the route with public and stakeholder input. Incorporate community branding efforts into the design and site plans.
- Acquire rights to utilize property along 16th Street for signage and landscape features.
- Develop cost opinions for signage, landscaping, and any street/sidewalk improvements required along route.
- Secure necessary resources (funds, materials, in-kind labor, etc.) to implement designs.
- Dedicate sufficient resources for ongoing operation and maintenance of grounds.
- Extend design standard overlay zone to maintain aesthetic control of development and improvements along the route.

**Responsible Groups/Agencies**

City Council, Planning Commission, downtown business owners, residents, Schuyler Community Development, Property Owners, Downtown Revitalization Committee

**Potential Resources**

G.O. bonds, Special Assessment Districts, local option sales tax, NDOT Transportation Enhancement Program, property owner equity, Business Improvement District, donations and fundraising, Nebraska Energy Office, Community Development Assistance Act, USDA - Rural Development

**Goal 13: Economic Development**

**Local business development and recruitment efforts should focus on economic diversification, specifically in the skilled labor and trades vocations**

*The lack of high-wage jobs locally in Schuyler were identified as a primary economic development weakness facing the community. The steering committee identified skilled manufacturing and construction-service trades positions as primary needs to benefit the local economy.*

**Policies**

1. Minimize land use conflicts that would impede commercial and industrial growth in areas planned for these uses
2. Encourage and promote the development of technology and home-based businesses with investment in communication infrastructure

**Objective:**

**Coordinate with Schuyler Community Schools and Central Community College to provide a vocational job training curriculum to Schuyler high school students**

**ACTION STEPS**

- Create a working committee of local employers to identify needed academic and technical skills
- Discuss findings with Central Community College (CCC) to identify potential curriculum and faculty offerings that can be integrated into a vocational job training programming
- Conduct meetings and work sessions with employers, CCC, and Ord Public Schools to discuss potential expenses, and current curriculum requirements for the program
- Conduct a public meeting with students and parents to discuss findings and potential curriculum for the program
- Identify and package funding resources for needed investments and operating budget of the program. Seek business sponsorships and scholarships
- Encourage enrollment by promoting advantages and opportunities of vocational training and technical careers to students and parents

**Responsible Group/Agencies**

Schuyler Community Development, Chamber of Commerce; Schuyler Community Schools; Schuyler businesses; Central Community College

**Potential Resources**

Nebraska Department of Economic Development; Central Community College; Business Sponsorships; Private fundraising

**Goal 14: Land Use and Growth Management**

**Grow to 8,000 in population by the year 2035**

*The equitable distribution of affordable housing throughout the community will ensure opportunities for workforce participation and access to civic amenities for low-income or special-needs residents who may lack access to a car.*

**Policies**

1. The city should utilize the Comprehensive Plan to identify areas for implementation of appropriate zoning and subdivision regulations to facilitate responsible growth and development.
2. Future land use designations and corresponding zoning classifications should be amended only when it can be demonstrated that such modifications are in the best long-term interest of the city. Such amendments should not have an adverse effect on land use compatibility nor be inconsistent with the goals and policies of the Schuyler Comprehensive Plan.



[section 10.2]

## IMPLEMENTATION TOOLS

A single tool or category of tools is not sufficient to achieve the goals in a comprehensive plan. The steps toward each goal require the use of several tools and mechanisms in order to be obtained, realized, and sustained. The City of Schuyler will need to continually develop its own set of implementation tools and strategies, recognizing that each has unique strengths and weaknesses. Implementation strategies can be separated into several distinct tool categories and programs, each with its distinct characteristics that make it suitable for specific goals and circumstances.

### Public Education

In addition to the identified programs, broad public support and involvement is crucial to the successful development and implementation of any broad-based policy or program. If adequate public support is to be developed, a program including and educating Schuyler residents and stakeholders is paramount. Political leadership of Schuyler should strive to implement an active public participation process by creating an educational process on land use and development issues. The city should continue to use its website and make the comprehensive plan and development regulations available online. Ongoing education and promotion will be an important factor in sustaining interest and motivation from community members.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of public private partnerships can be leveraged. Frequently, constraints prevent organizations from collaborating effectively (i.e. financial resources, legal authority, excess regulation, etc.). Efforts should be made to identify and bridge these gaps with open communication, cooperation, and realization that issues at hand could benefit the health, safety, and general welfare of the residents and business community of Schuyler.

### Special Studies and Plans

Additional studies and plans can be helpful to further explore and define a vision of a certain area, corridor, or development site. Conducting studies and corresponding decisions as opportunities and challenges arise can ensure that investments are made in accordance with the comprehensive plan. Some examples of additional planning efforts that can further develop ideas expressed in the plan include:

- Housing Master Plan
- Facilities Management Plan
- Site Development Plans
- Blight and Substandard Determination Studies
- Etc.



## Support Programs

Aside from regular budgeting a municipality has a number of resources and options to help finance and implement projects and initiatives identified in a planning process. This section describes local, state, and federal resources available to communities to implement community betterment goals.

### Business Improvement District

Over the past 15 to 20 years communities across the country have turned increasingly to Business Improvement Districts (BIDs) as a source of funding for augmenting existing city services and enhancing infrastructure. BIDs provide additional funding where local government taxes are insufficient.

A BID is a geographically defined district in which commercial property owners choose to tax themselves to achieve a specific purpose or purposes. BID funds can be spent on a variety of projects. Nebraska Revised Statutes (Section 19-4015 through 19-4038) allows for these projects to include street and road construction and maintenance, sidewalks and streetlights, parking facilities, water and sewage systems, maintenance and landscaping, park facilities and recreational areas.

Businesses find BIDs an attractive funding mechanism because commercial property owners vote on the self-imposed tax and the cost is proportionately distributed across the district.

For more information, go to: <http://law.justia.com/codes/nebraska/2016/chapter-19/>

### Capital Improvements Planning

One of the most vital functions of a local government is to construct and maintain the public works infrastructure. Without a network of roadways, sanitary sewer, water mains and other essential public facilities, a wide range of negative impacts are likely to be felt by residents and commercial enterprises which rely on local governments for their physical well-being and economic prosperity.

The 1990s saw the advent of two important and parallel trends. The first involved an increasing awareness on the part of local officials of the continuing deterioration of our nation's network of public facilities. The second involved a perhaps belated understanding on the part of these same public officials that an expanding economy requires an adequate infrastructure to sustain growth, especially within the fringe of expanding metropolitan areas.

Unfortunately, many local governments have failed to evaluate their capital facility repair and expansion needs, or to allocate sufficient resources to correct deficiencies. Recent experience has clearly demonstrated that this casual, short-sighted approach to capital project decision-making is likely to result in a funding crisis and an accelerated rate of deterioration of capital assets.



Those local governments which have sought to address these problems have often turned to Capital Improvements Programming. The plan is a tool used to allocate scarce resources in an efficient manner. Rather than allow capital improvement decisions to be made on an ill-defined, haphazard basis, the Capital Improvements Program and annual capital budget identifies the needs, the prioritization of the various project, and provides for the funding and an implementation strategy on an annual basis.

Nebraska State Statutes recognize the intrinsic relationship between the comprehensive development plan and the capital improvement plan. The authorizing statutes (Section 19-929) read, the planning commission shall (a) make and adopt plans for the physical development of the municipality; including any areas outside its boundaries which the commission's judgment bear a relation to the planning of such municipality and including comprehensive development plan as defined in 19-903, (b) prepare and adopt such implemental means as a capital improvements program, subdivision regulations, building codes and zoning ordinances in cooperation with other interested municipal departments, and (c) consult with and advise public officials and agencies, public utilities, civic organizations, educational institutions, and citizens with relation to promulgation and implementation of the comprehensive development plans and its implemental programs.

A Capital Improvements Program can assist the community in achieving sound financial management practices by planning for the financing of construction, major rehabilitation and other capital projects which are consistent with the goals and objectives of the Comprehensive Development Plan. By applying a planned schedule of expenditures for capital improvements, the community can assure taxpayers that long-term expenditures can be averaged out so that major debt is not incurred all at once, and that maintenance, renewal and replacement requirements of public infrastructure are adequately addressed to protect the community's investment and maximize the useful life of facilities

For more information, go to:

<http://law.justia.com/codes/nebraska/2016/chapter-19/statute-19-929/>

### **Civic and Community Center Financing Fund**

The Civic and Community Center Financing Fund helps finance the construction of new civic centers and recreation centers or renovate or expand existing civic centers or recreation centers, to assist in the conservation, rehabilitation or reuse of historic buildings, to upgrade community centers, and for assistance for engineering and technical studies directly related to the above projects.

The fund may be used for site and infrastructure improvements directly related to the construction, renovation, or expansion of a center. It also may be used for the purchase and installation of fixed seating, lighting, carpeting, and other fixtures at a center, but not for temporary and/or portable furniture or equipment.



Evaluations of grant applications are based on a project's potential for long-term positive impacts on the local and regional economies, attraction impact, readiness, and financial support. The municipality must own and operate the center for which grant assistance is sought.

All municipalities in the state of Nebraska are eligible to apply for assistance, except Omaha. Any municipality receiving a grant will not be awarded more than one grant in any five-year period.

Application due date: Preapplications due in January. Application in March.

**Table10: CCCFF Funding Table**

Grant Maximum Schedule A <i>Until the balance of the Fund reaches \$2,500,000</i>		Grant Maximum Schedule B <i>After the balance of the Fund reaches \$2,500,000 and until it falls below \$1,000,000</i>	
Population of Municipality	Maximum Grant Amount	Population of Municipality	Maximum Grant Amount
100,000 to 299,999 persons	\$1,500,000	100,000 to 299,999 persons	\$2,500,000
40,000 to 99,999	\$750,000	40,000 to 99,999	\$1,125,000
20,000 to 39,999	\$500,000	20,000 to 39,999	\$750,000
10,000 to 19,999	\$400,000	10,000 to 19,999	\$600,000
less than 10,000	\$250,000	less than 10,000	\$375,000

Minimum grant amount: \$2,000 - \$10,000 for studies  
Local match required: 50%, 50% of which must be cash match.

For more information, go to:

<http://www.neded.org/community/grants/applications/cccff?highlight=WYjjaXZpYyIsImNvbnZlbnRpb24iXQ=>

### Community Development Block Grant Program

The Small Cities Community Development Block Grant (CDBG) Program, administered through the Nebraska Department of Economic Development, helps smaller local governments fund community projects that might not otherwise be financially feasible. Through funding from the United States Department of Housing and Urban Development, the program allows each community to determine which projects are most needed, with a focus on Housing, Neighborhood Revitalization, Commercial Revitalization and Economic Development

The national objectives of this category is benefit to low- and moderate-income persons and eliminate slum or blight.





- *Community Development Block Grant – Downtown Revitalization Program*  
Community Development Block Grant (CDBG) Downtown Revitalization (DTR) Program projects are available to communities that have achieved the Economic Development Certified or Leadership Community designation by the Nebraska Department of Economic Development.

The objective of the CDBG DTR Category is to provide for investments in Nebraska communities that will contribute to the revitalization or redevelopment of downtown infrastructure, address health and safety concerns, and develop a capacity for greater growth. Activities will assist communities in carrying out a comprehensive downtown revitalization plan to stabilize and enhance clearly defined downtown areas that will provide a benefit to low/moderate income residents of the community, or aid in the elimination of substandard or blighted structures or areas in the downtown.

Each CDBG DTR project will be completed first through a pre-development planning process for which CDBG Planning Category resources may be used. Project implementation follows. Applicants interested in applying for the pre-development phase would do so by applying within the CDBG Planning cycles.

DTR resources are for implementation of the project; such funds become available to the applicant upon successful completion of the requirements of a downtown revitalization pre-development study. The study must be made available to the DED prior to, or along with the application for DTR resources.

The following activities are eligible so long as they relate and directly contribute to the revitalization and development of the established downtown district.

- Pre-development studies (must apply within the CDBG Planning Category).
- All public facility and infrastructure activities that are also eligible under the Public Works Program Category of the Nebraska CDBG Program that are located in the downtown business district or downtown redevelopment district. Activities may include, but are not limited to, the following:
  - Street improvements including curb, gutter, and sidewalk, which may include energy efficiency improvements for lighting, storm sewer improvements; flood control drainage improvements.
  - Removal of architectural barriers; and single or multi-use facility improvements that are designed to provide public recreational and social activities.
  - Removal of architectural barriers that restrict accessibility for elderly and handicapped person in support of public facilities/infrastructure, which includes building, used predominantly for the general conduct of government.
  - Loans to businesses located in the designated downtown business district for façade improvements, which may include energy efficiency improvements.



- Loans to businesses located in the designated downtown business district to improve deficiencies in meeting community codes, which may include energy efficiency improvements.
- Acquisition, clearance, and code enforcement activities which support other revitalization activities.
- Historic restoration, rehabilitation, and preservation for physical structures and infrastructure in a defined downtown business district.

#### Pre-Development Study Applications

Application due date: August 30\*  
 Maximum grant award: \$40,000  
 Matching requirement: 25%

#### Implementation Applications

Application due date: Sept 30th  
 Maximum grant award: \$350,000  
 Matching requirement: 25%

- \* After the CDBG Planning Grants are awarded from this cycle, DED will then have an open cycle until all CDBG Planning funds are obligated.

For more information, go to:

<https://opportunity.nebraska.gov/wp-content/uploads/2017/06/Chapter3-DowntownRevitalization.pdf>

### General Obligation Bonds

General Obligation (GO) bonds are backed by property taxes, and are issued by the city for a wide array of community betterment projects.

First Class Cities: See Section 16-6, 108 of the Nebraska Revised Statutes.

For more information, go to:

<http://law.justia.com/codes/nebraska/2016/chapter-16/statute-16-6-108/>

### Local Option Sales Tax

Any Nebraska county or incorporated municipality may impose a local sales and use tax upon approval by a majority of their voters in a regular election. The local tax applies to the identical transactions subject to the state sales and use tax, with the exception of direct-to-home satellite programming. Local option taxes of 0.5¢, 1¢, and 1.5¢ may be approved by city or county voters. The tax is collected and remitted to the state and is then allocated back to the municipalities after deducting the amount of refunds made and a three percent administrative fee.

Effective July 19, 2012 and pursuant to LB357, municipalities may, with voter approval enact a sales and use tax equal to 1.75¢ to 2.0¢. The proceeds from the rate in excess of 1.5¢ shall be used for public infrastructure projects or voter-approved infrastructure related to an economic development program as defined in section 18-2705. Public infrastructure project means and includes, but is not limited to, any of the following projects, or any combination thereof: Public highways and bridges and municipal roads, streets, bridges, and sidewalks; solid waste management facilities; wastewater, storm water, and water treatment works and systems, water distribution facilities, and



water resources projects, including, but not limited to, pumping stations, transmission lines, and mains and their appurtenances; hazardous waste disposal systems; resource recovery systems; airports; port facilities; buildings and capital equipment used in the operation of municipal government; convention and tourism facilities; redevelopment projects as defined in section 18-2103; mass transit and other transportation systems, including parking facilities; and equipment necessary for the provision of municipal services.

No municipal sales and use tax shall be imposed at a rate greater than one and one-half percent or increased to a rate greater than one and one-half percent unless the municipality is a party to an interlocal agreement pursuant to the Interlocal Cooperation Act or a joint public agency agreement pursuant to the Joint Public Agency Act with a political subdivision within the municipality or the county in which the municipality is located creating a separate legal or administrative entity relating to a public infrastructure project.

For more information, go to: <http://law.justia.com/codes/nebraska/2016/chapter-77/statute-77-27-142/>

### **Nebraska Department of Environmental Quality – State Revolving Fund**

With the passage of the Amendments to the Clean Water Act (CWA) in 1987, Congress provided for the replacement of the federal Construction Grants program with the Clean Water State Revolving Fund (CWSRF) program and the Drinking Water State Revolving Fund (DWSRF) program. The program provides capitalization grants to the states to be used as the basis (along with a required twenty percent state match), to create revolving loan funds which provide low-interest loans to publicly owned water and wastewater systems to finance infrastructure projects, and to fund water quality projects such as nonpoint source and estuary management.

The states set the loan terms, which may be interest-free to market rates, with repayment periods up to twenty years. Terms may be customized to meet the needs of small and disadvantaged communities. Loan repayments are recycled to perpetuate the funding of additional water protection projects.

Public involvement is an important element of the SRF Programs. Before applying for a capitalization grant, a state is required to provide information about the respective programs and the projects to be funded in an Intended Use Plan which is available for public review and comment. The Intended Use Plan is a requirement in both the Clean Water and Drinking Water State Revolving Fund programs.

For more information, go to:

DWSRF Program: <http://www.deq.state.ne.us/Wastewat.nsf/pages/DWSRLF>

CWSRF Program: <http://www.deq.state.ne.us/Wastewat.nsf/pages/CWSRLF>



## Nebraska Historic Tax Credit Program

The Nebraska Job Creation and Mainstreet Revitalization Act (Act) (Laws 2014, LB191 and Neb. Rev. Stat. §77 2901 to 77 2912) is jointly administered by the Nebraska State Historical Society (NSHS) and the Nebraska Department of Revenue (Department). The Act provides \$15 million in Nebraska Historic Tax Credits (NHTCs) to be allocated annually, beginning January 1, 2015 and ending December 31, 2022. This credit is equal to 20% of eligible expenditures incurred for improvements to qualifying historically significant real property and is limited to a \$1 million tax credit per project. The NHTC may be used against income tax, the premium tax imposed on insurance companies, or the franchise tax imposed on financial institutions. This credit is transferrable and subject to certain limitations.

The applicant must apply with the NSHS for certification of the historical status of the property, approval of the proposed improvements, and allocation of the NHTC. After completing the improvements and placing the property in service, the applicant must then apply with the NSHS for completed rehabilitation certification.

After the NSHS has certified the completed rehabilitation project, the applicant must submit information on the eligible expenditures to the Department for review and approval. The Department will notify the applicant of the approved eligible expenditures, the certified credit amount, and the amount of the required fee to be paid to the Department before any tax credit certificates are issued.

For more information, go to: <http://law.justia.com/codes/nebraska/2016/chapter-77/statute-77-2901/>

## Revenue Bonds

All municipal bonds fall into one of two categories—general obligation or revenue bonds—based on how the interest and principal repayment will be funded. Within each category, municipal bonds can be structured several different ways, each with different benefits and tax treatment.

Principal and interest payments for revenue bonds are secured by revenues generated by the project being financed. In some cases revenue bonds can be backed by sales taxes, fuel taxes, or hotel occupancy taxes. Some financiers refer to revenue bonds as “self-liquidated debt”. Revenue bonds do not count against the general obligation of the community.

For more information, go to:  
<http://law.justia.com/codes/nebraska/2016/chapter-19/statute-19-1305/>



### Special Assessment Districts

Certain improvements, such as parking lots and sidewalk improvements can be financed by special assessments. This method of financing is a tax upon a property owner for a portion of the costs incurred by the city for a particular improvement.

For more information, go to:

<http://law.justia.com/codes/nebraska/2016/chapter-16/statute-16-708.01/>

### Tax Increment Financing

Tax Increment Financing (TIF) is a tool that encourages private development in areas experiencing blight and disinvestments, typically areas in or near downtown. A TIF program provides a method for financing public costs associated with a private development project by using the projected increase in property tax revenue resulting from the private development. TIF bonds allow the developer to retire the “public costs” over a period of 15 years. During the time the bonds are outstanding, each taxing jurisdiction receives its original share of tax revenue or “pre-TIF project tax revenues.” The advantage of TIF is that it enables a local government to borrow against future tax revenues generated by a redevelopment project. See Section 18-2101 through 18-2154 of the Nebraska Revised Statutes.

For more information, go to:

<http://law.justia.com/codes/nebraska/2016/chapter-18/statute-18-2101/>



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# Index

## INDEX

### Numerical

**16th Street** 26, 31, 52, 56, 58, 111, 114, 127, 140, 154, 161162

### D

**Diversity** 32-33, 73, 90, 103, 107

**Downtown** 32, 34, 54, 56-57, 66, 92-93, 106, 108-114, 138-140, 142, 153, 160-162, 168-169, 172

### F

**Floodplain** 7, 32, 34, 42, 45, 70-71, 75-77, 90, 107, 138, 140, 151, 155

### G

**Growth** 5-6, 11-18, 20-21, 31, 35-36, 40, 42, 44-45, 50, 55-57, 77, 82-83, 89, 93, 94-96, 102, 105, 108-112, 119-120, 133-134, 136, 138, 140-141, 146, 151, 158, 162-163, 165, 168

### H

**Housing** 5-7, 10, 13-14, 21, 31-32, 34, 40, 44, 82-85, 88-91, 93-98, 107-108, 111, 138, 141-142, 144, 146, 151, 158-159, 163-164, 167

### L

**Levee** 42, 74, 92, 108

### P

**Park, Parks** 7, 25, 29, 31, 33, 42, 55, 58, 62-64, 66-67, 72-75, 78-79, 107, 110, 134, 140-142, 154, 156-157, 165



## S

**School, Schools** 17, 27-29, 31, 32, 33, 35-36, 62-64, 66, 72-74, 75, 79, 90, 97, 107, 108, 109, 115, 130, 138, 150, 151, 157, 158, 163

## T

**Trail, Trails** 11, 33-34, 55-56, 58, 62-64, 67, 73-76, 78-79, 91-92, 126, 154, 156-157

## U

**Utility, Utilities** 4, 7, 13, 24, 26, 39, 40-42, 44-46, 55, 68, 77, 88, 109, 112, 120, 122-124, 127-128, 131, 151-152, 160, 166

## W

**Workforce** 35, 82, 95, 102-103, 109-110, 150, 159, 163



# Appendix A: Reference Documents SCHUYLER

## DOCUMENTS FOR REFERENCE IN IMPLEMENTATION OF THE COMPREHENSIVE PLAN

The following documents are potential references for a user of the Comprehensive Plan. They represent a non-exhaustive set of tools for the ultimate implementation of the recommendations of this Comprehensive Plan. For current copies of each of the following documents, please contact the City of Schuyler Administrative Offices.

City of Schuyler, Nebraska  
1103 'B' Street  
402-352-3101

**Blight and Substandard Study**  
**General Redevelopment Plan**  
**Downtown Schuyler Revitalization Plan**  
**Downtown Schuyler Historic District Nomination (NRHP)**  
**Schuyler Downtown Vision Implementation Strategy**  
**Housing Assessment and Strategy Plan**  
**Visual Community Assessment**  
**Schuyler Economic Development Plan (LB840)**  
**Schuyler Labor Study**

