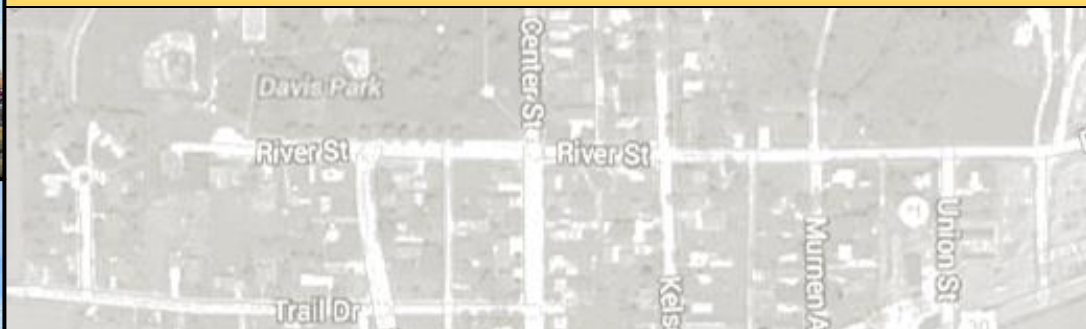
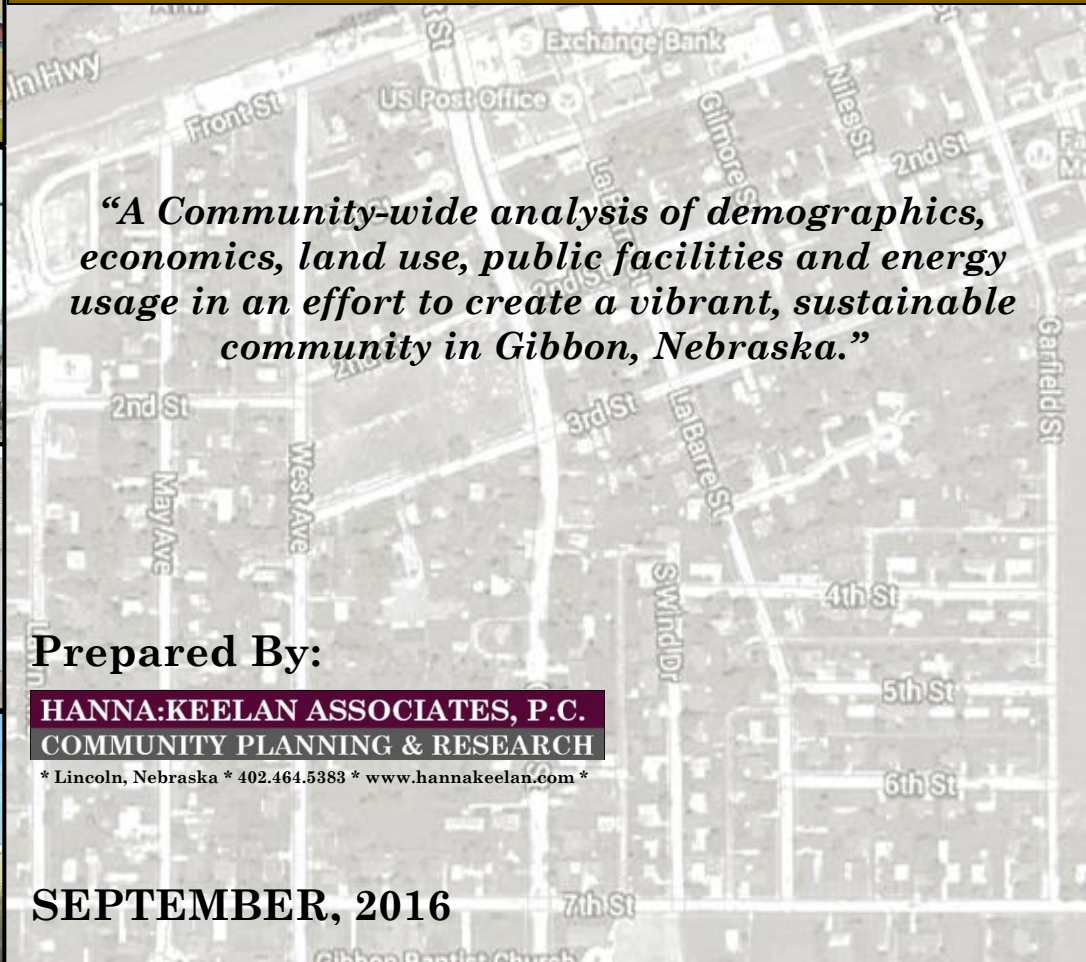


Gibbon, Nebraska



COMPREHENSIVE PLAN 2026.



“A Community-wide analysis of demographics, economics, land use, public facilities and energy usage in an effort to create a vibrant, sustainable community in Gibbon, Nebraska.”

Prepared By:

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SEPTEMBER, 2016

GIBBON, NEBRASKA COMPREHENSIVE PLAN – 2026.

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The **Comprehensive Plan** was funded by a **Community Development Block Grant**, with matching funds from the City. The **Comprehensive Plan** was completed with the guidance and direction of the **Gibbon Planning Commission**.

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TABLE OF CONTENTS

PARTICIPANTS..... i

TABLE OF CONTENTSii

LIST OF TABLES..... v

LIST OF ILLUSTRATIONS..... v

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 1	THE GIBBON PLANNING PROCESS	1.1
	- Introduction	1.1
	- Planning Period	1.1
	- Planning Jurisdiction	1.1
	- Authority to Plan	1.2
	- The Plan as a Community & Economic Development Tool.....	1.3
	- Organization of the Plan	1.3
	-Element 1	1.4
	-Element 2	1.4
	-Element 3	1.4
	- Gibbon Planning Commission	1.5
SECTION 2	GOALS, POLICIES & ACTION STRATEGIES.....	2.1
	- Introduction	2.1
	- Community Goals.....	2.2
	- Community Image.....	2.4
	- Land Use & Development	2.6
	- Housing	2.9
	- Public Facilities, Services and Transportation	2.12
	- Plan Maintenance & Implementation.....	2.15
SECTION 3	GIBBON COMMUNITY PROFILE	3.1
	- Introduction	3.1
	- Population Profile.....	3.1
	- Income Profile.....	3.3
	- Economic Profile.....	3.4
	- Housing Profile	3.5
	- Housing Demand Analysis.....	3.6
	- 10-Year Housing Action Plan.....	3.8

TABLE OF CONTENTS (CONTINUED)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 4	LAND USE, GROWTH & DEVELOPMENT	4.1
	- Introduction	4.1
	- Proper Land Use Practices.....	4.1
	- Location.....	4.1
	- History	4.2
	- The Natural Environment	4.2
	- Soil Associations	4.2
	- Watersheds.....	4.5
	- Groundwater	4.5
	- Wellhead Protection Program	4.6
	- Climate	4.6
	- The Built Environment	4.7
	- Land Use Analysis.....	4.8
	- Existing Land Use Profile	4.8
	- Vacant	4.11
	- Public/Quasi-Public	4.11
	- Parks/Recreation.....	4.11
	- Residential	4.12
	- Commercial	4.12
	- Industrial	4.13
	- Summary of Land Use.....	4.13
	- Future Land Use Profile	4.14
	- Residential	4.17
	- Parks And Recreation.....	4.18
	- Public/Quasi-Public	4.18
	- Commercial	4.19
	- Industrial	4.19
	- Nebraska Community Development Law.....	4.20
	- Environmental Assessment	4.20
	- Potential Adverse Impacts	4.21
	- Beneficial Impacts	4.22
	- Alternatives.....	4.23
	- Actions to Mitigate Adverse Environmental Effects..	4.23
	- Annual Review of the Comprehensive Plan and Plan Amendments.....	4.24
	- Annexation Policy.....	4.24

TABLE OF CONTENTS (CONTINUED)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 5	PUBLIC FACILITIES, UTILITIES & TRANSPORTATION	5.1
	- Introduction	5.1
	- Public Facilities	5.3
	- Schools/Education.....	5.3
	- Parks/Recreation.....	5.6
	- Health, Wellness & Elderly Services	5.9
	- Public Safety & Government.....	5.10
	- Public Utilities.....	5.12
	- Water System.....	5.12
	- Sanitary Sewer System	5.12
	- Solid Waste Disposal	5.13
	- Electrical	5.13
	- Natural Gas System	5.13
	- Transportation.....	5.14
	- Existing Transportation System.....	5.14
	- Traffic Volume	5.14
	- Road Classifications	5.16
	- Future Transportation System	5.17
SECTION 6	ENERGY ELEMENT	6.1
	- Introduction	6.1
	- Public Power Distribution.....	6.1
	- NPPD - Renewable Energy Strategic Plan.....	6.2
	- Generating Resources.....	6.2
	- Sources of NPPD Energy Production.....	6.3
	- “Net Metering”	6.4
	- Electrical Energy Consumption.....	6.5
	- State-Wide Trends in Energy Consumption.....	6.6
	- Nebraska Energy Consumption By Sector.....	6.7
	- Energy Conservation Policies	6.8
APPENDIX I	GIBBON CITIZEN SURVEY RESULTS.	
APPENDIX II	GIBBON TABLE PROFILE.	
APPENDIX III	GIBBON ONE- AND SIX-YEAR PLAN FOR STREET IMPROVEMENTS.	

LIST OF TABLES

<u>TABLE</u>	<u>TITLE</u>	<u>PAGE</u>
3.1	Estimated Housing Demand – Target Demand & Required Budget.....	3.7
4.1	Existing & Future Land Use Capacity Matrix	4.8
5.1	District Enrollment – Gibbon Public Schools	5.3
6.1	Electrical Consumption by Sector	6.5

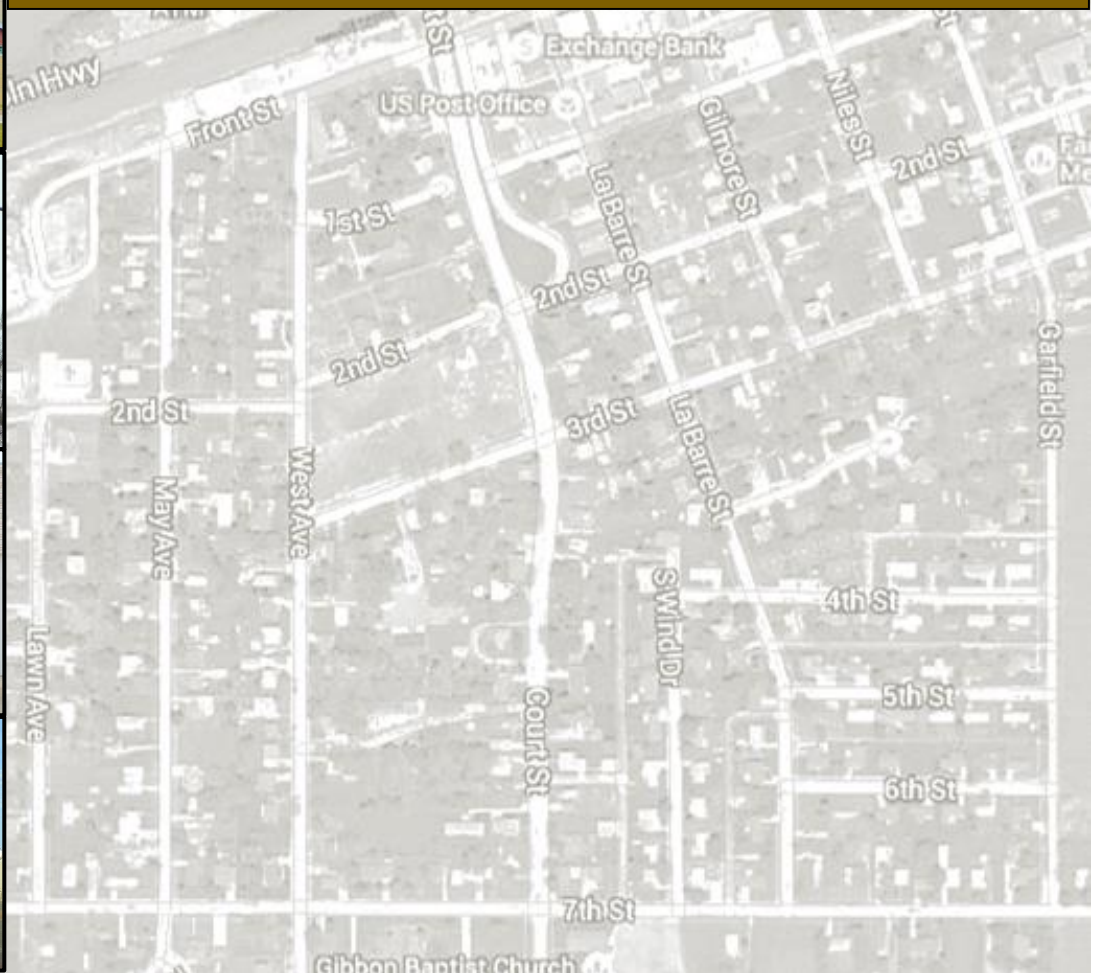
LIST OF ILLUSTRATIONS

<u>ILLUSTRATION</u>	<u>TITLE</u>	<u>PAGE</u>
4.1	Soils Associations Map	4.3
4.2	Hord-Hall-Cozad and Wood River Associations	4.4
4.3	Generalized Existing Land Use Map – Corporate Limits.....	4.9
4.4	Generalized Existing Land Use Map – One-Mile Planning Jurisdiction	4.10
4.5	Generalized Future Land Use Map Corporate Limits.....	4.15
4.6	Generalized Future Land Use Map One-Mile Planning Jurisdiction	4.16
5.1	Public Facilities Map	5.2
5.2	Average Annual 24-Hour Traffic.....	5.15

Section 1



THE GIBBON PLANNING PROCESS.



SECTION 1

THE GIBBON PLANNING PROCESS.

INTRODUCTION

This **Comprehensive Plan** was prepared as a guide to direct future growth and development opportunities in Gibbon, Nebraska during the 10-year planning period 2016-2026. This **Comprehensive Plan** replaces the previous Plan, completed in 1992.

The focus of this **Comprehensive Plan** concentrates on the potential for development and redevelopment within the Corporate Limits and One-Mile Planning Jurisdiction of the City of Gibbon. Key sections of this Comprehensive Plan include “**Goals, Policies & Action Strategies,**” “**Community Profile,**” “**Land Use Plan,**” “**Public Facilities, Utilities and Transportation,**” and “**Energy Element**”. The intent of this **Comprehensive Plan** is also to guide revisions to the Zoning and Subdivision Regulations, as needed, to achieve the specific goals, policies and action strategies identified in the **Plan**.

This **Comprehensive Plan** is intended to provide guidance to enable the residents and elected officials of the City to make decisions, via the consensus of the Planning Commission, and through future government actions and land development. Plan implementation methods should include incentives to stimulate private action consistent with the Plan and the use of Local, State and Federal programs for economic development and redevelopment efforts.

This **Comprehensive Plan** was prepared under the direction of the Gibbon Planning Commission by Planning Consultants, **Hanna:Keelan Associates, P.C.**, of Lincoln, Nebraska.

PLANNING PERIOD

The planning time period for achieving the goals, programs and economic development activities identified in this **Comprehensive Plan** for the City of Gibbon, Nebraska is 10 years (2016-2026).

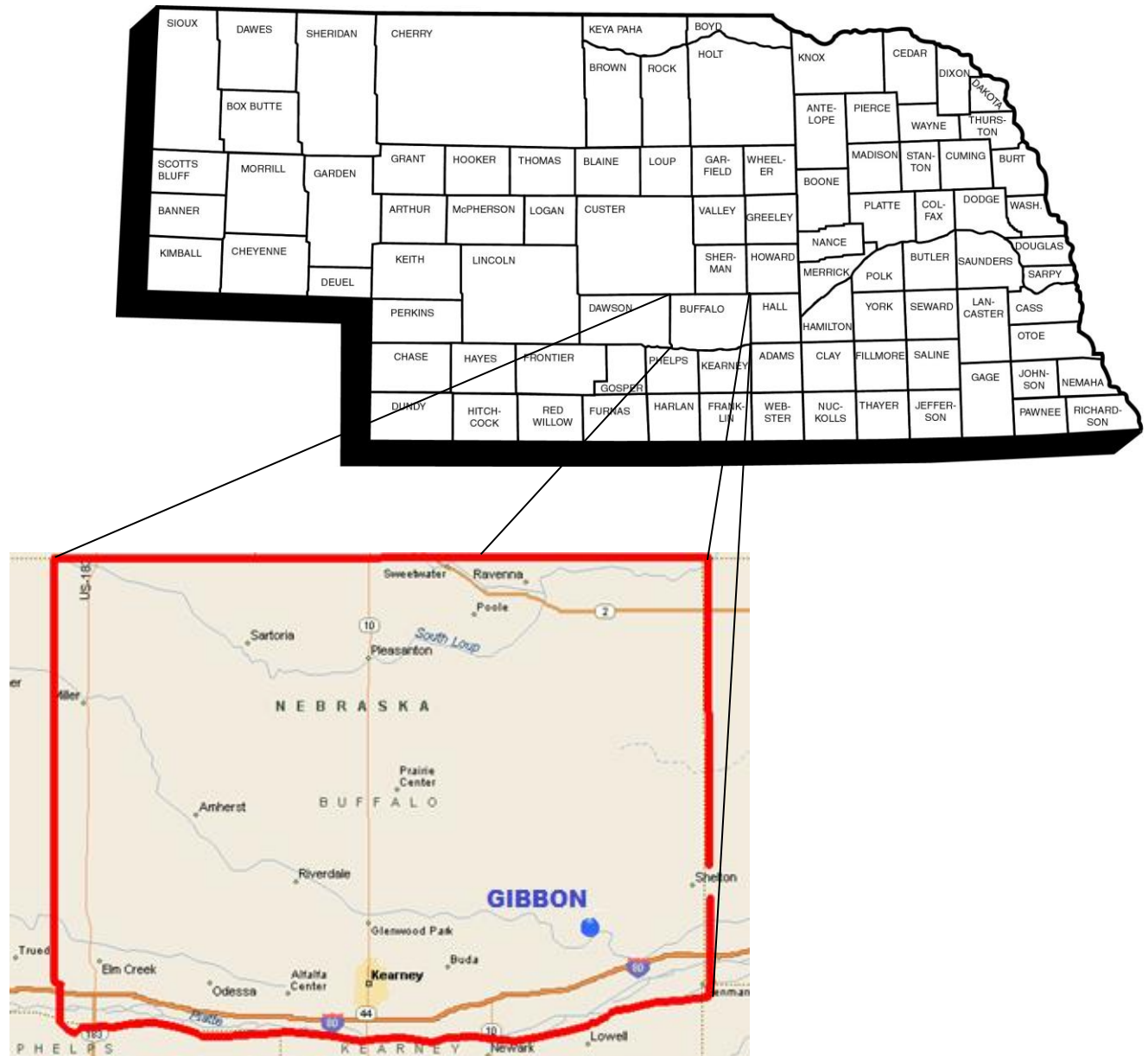
PLANNING JURISDICTION

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

AUTHORITY TO PLAN

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

**ILLUSTRATION 1.1
LOCATION MAP
GIBBON, NEBRASKA**



THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL

The **Gibbon, Nebraska Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, which will promote stability in the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access programs available to meet these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. Citizen input will be needed to assist and enhance this political decision making process.

The Gibbon Community Development Agency serves as the vehicle to plan and implement residential, commercial, and industrial development activities in the City. One designated “Redevelopment Area” exists in Gibbon where Tax Increment Financing can be utilized for financing public improvements.

The **Land Use Plan** for the City of Gibbon, identified in this document, encourages internal growth of the City during the 10-year planning period. The City must improve and enhance the older sections of the Community, including the Downtown, Highway 30 and Highway L10C Corridors, to establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources, coupled with local lender support, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan**.

Providing safe, modern and affordable housing in Gibbon, during the next 10 years, will ensure a population base capable of supporting various important businesses and services in the Community. Housing rehabilitation activities, coupled with new housing opportunities for both elderly and young families, should be considered. The City should support housing improvement and development efforts as a means of both expanding population and increasing the local tax base.

ORGANIZATION OF THE PLAN

The creation of the **City of Gibbon Comprehensive Plan** included the implementation of both a **qualitative and quantitative research activities**, in an effort to gather pertinent information. The **qualitative approach** included a comprehensive citizen participation process consisting of meetings with the Gibbon Planning Commission, a series of Community Planning “Open Houses” and a “Gibbon Citizen Survey” that was available via multiple media and distribution resources to Gibbon residents.

The **quantitative approach** included the analysis of the various components of the Comprehensive Plan utilizing numerous statistical data bases provided by the 2000 and 2010 Census, 2010-2014 American Community Survey estimates and other pertinent local, state and federal agencies.

This quantitative approach also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues. **Combining the results of these two important research approaches produced the Comprehensive Plan.**

This Comprehensive Plan includes the following five Sections:

- **Goals, Policies & Action Strategies.**
- **Gibbon Community Profile.**
- **Land Use Plan.**
- **Public Facilities, Utilities & Transportation.**
- **Energy Element.**

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

ELEMENT 1

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

ELEMENT 2

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

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** are the **Planning Components** which presents future plans and policies for land use, public utilities, transportation and energy consumption.

GIBBON PLANNING COMMISSION

The **Gibbon Planning Commission** sponsored the “**Gibbon Citizen Survey**” and **Community Planning “Open Houses”** to obtain the opinions of the residents of Gibbon regarding the needs and desires of the citizens for the future of the Community. A series of three Open Houses were conducted to gather opinions on what activities need to take place in the Community in order to create a sustainable quality of life for all residents. The following represents the issues that were identified via the **Gibbon Citizen Survey** and the **Community Planning Open Houses**:

Gibbon Citizen Survey Results:

Residents of the City of Gibbon were given the opportunity to participate in a “**Citizen Survey.**” A total of 78 Surveys were completed, providing valuable input regarding future needs of the Community. Complete results of the Survey are available in **Appendix I** of this **Comprehensive Plan**. The following summarizes the results of the Citizen Survey:

In General:

- A total of 70 percent, 52 respondents, indicated that there are sufficient and safe routes to Schools.
- Top responses for new businesses in Gibbon included: (#1) family style restaurants, (#2) pharmacy, and (#3) hardware store.
- The most important business/industry sectors to the City are: (#1) Farming and agriculture, (#2) Education and (#3) Law enforcement/fire protection.

Planning Issues:

- In order of importance, “**Street and pedestrian lighting;**” “**Restoration and/or preservation of historic buildings**” and “**Street trees, benches and landscaping**” were the highest ranked activities that Survey respondents felt would improve the appearance of the Community.
- “**Business retention, recruitment and expansion;**” “**Marketing of sales and festivals**” and “**Increased marketing of vacant buildings;**” were the top three activities that would improve the sustainability of Gibbon.

- Respondents to the Survey felt that the City should grow to the South and to the West and that the Downtown, as well as the Highway 30 and State Link L10C Corridors must continue to be the locations for new commercial and entertainment businesses.

Housing Needs:

- Most participants indicated that housing was greatly needed for Middle-Income Families. New housing development should focus on three bedroom units for both Single Family Housing & General Rental Housing.
- “Licensed Assisted Living with specialized services,” followed by “Retirement Housing for low-income elderly persons” and for “Middle-income elderly Persons,” in order of importance, are considered greatly needed for residents of Gibbon.

Support use of State and Federal Grants:

- 53 percent of the respondents supported “**owner housing rehabilitation**” and 48 percent supported using outside funding sources to support “**rental housing rehabilitation.**”
- 64 percent supported the development of a local program to purchase and demolish dilapidated housing and make the lot available for a family or individual to build a new house.
- 59 percent supported the use of grant funding to purchase, rehabilitate and resell vacant housing throughout the City of Gibbon.
- 51 percent supported using grant funding to provide down payment assistance to first-time homebuyers in Gibbon.

Community Planning “Open Houses” Results:

Housing Needs:

- Owner and renter housing targeted to the needs of the Gibbon workforce that currently commute to Gibbon were the focus of recruiting new residents to the City.
- The lack of affordable vacant lots adjacent required infrastructure was discussed as the issue resulting in a stabilizing population growth. Attendees stated that Gibbon needs new residential subdivisions to attract more families and retirees to the Community.

- Seek Local, State and Federal funding sources to support the development of affordable housing.
- Need to supplement the availability of housing types with duplexes and smaller scale multifamily apartments, such as tri-plexes and four-plexes, and apartment buildings up to 12 or 16 units.
- Most of the attendees felt that the City needs to identify and maintain an available housing and a vacant parcel list for properties within the Corporate Limits and throughout the Gibbon planning jurisdiction.
- Several attendees indicated that landlords need to be more responsive to the condition of their properties to insure that tenants are not living in substandard housing conditions.
- The majority of the attendees agree that the City must enforce existing Ordinances regarding parking, junk vehicles and property maintenance. Their comments also indicated that the City should require owner and rental properties to be rehabilitated to meet local housing code requirements.

Downtown Gibbon:

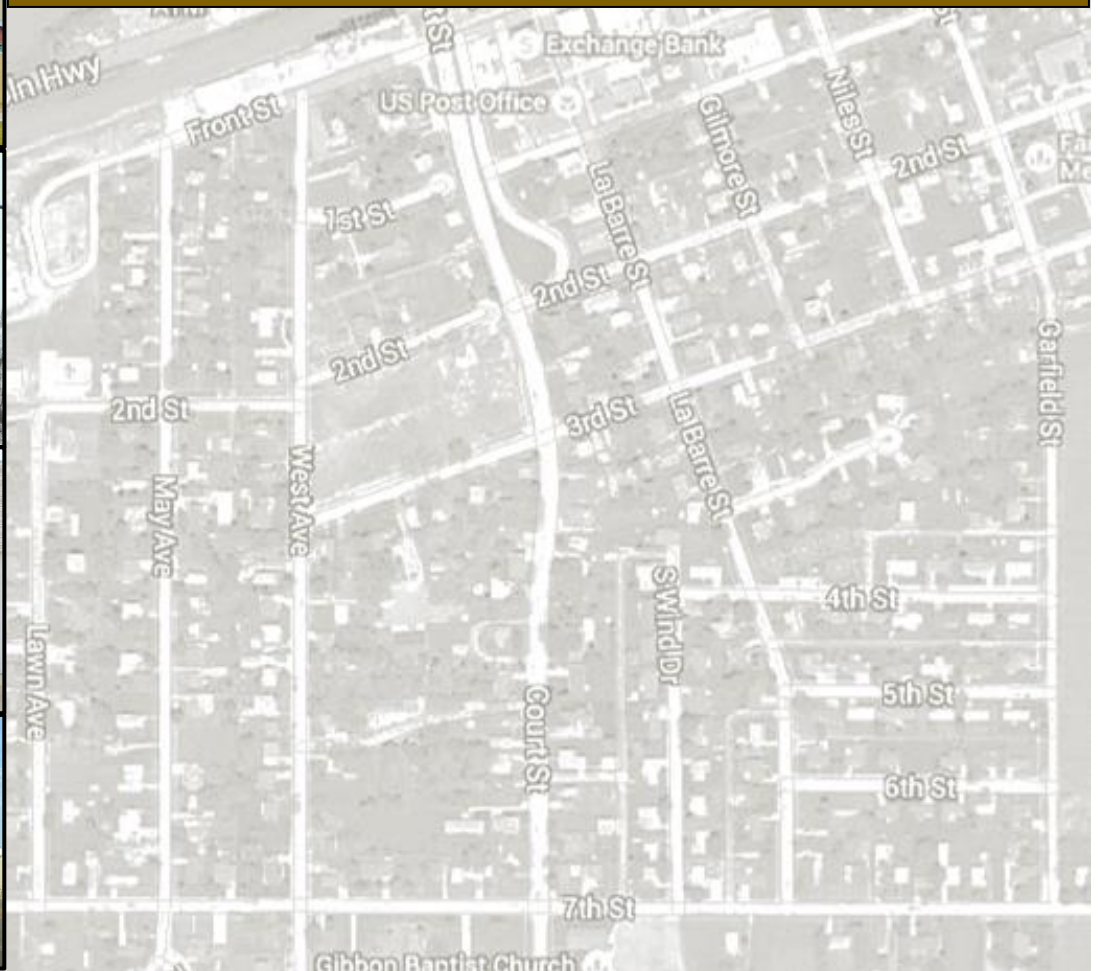
Conversation largely focused on the substandard conditions of commercial properties along the Highway 30 Corridor and within Downtown Gibbon.

- Citizens felt that older commercial buildings in the Downtown are in need of expensive rehabilitation. When discussion centered on the City providing assistance to renovate Downtown buildings, very few of the attendees knew of the Blight and Substandard Study that was recently approved by the City Council or that Tax Increment Financing was now available to Downtown and Highway 30 property owners.
- Attendees all voiced support of the City working in partnership with commercial and industrial property owners within the Downtown and Highway 30 Corridor to enhance the Community.
- All of the attendees believed that Gibbon needs to keep pedestrian oriented businesses in the Downtown, but also attract highway oriented commercial businesses to the Highway 30 and L10C Corridors, such as the new Casey's Convenience Store on Highway 30. Several indicated that additional properties along Highway 30 should be improved or replaced with new businesses.

Section 2



GOALS, POLICIES & ACTION STRATEGIES.



SECTION 2

GOALS, POLICIES & ACTION STRATEGIES.

INTRODUCTION

A **Comprehensive Plan** is an **essential tool** to properly guide the development of a modern community. An important aspect of this planning process is the development of appropriate and specific **planning goals, policies and action strategies** to provide local planners direction in the administration and overall implementation of the **Comprehensive Plan**. In essence, the goals and policies are the most fundamental elements of the Plan; the premises upon which all other elements of the **Plan** must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given period of time. Primary components include **Community Image; Land Use and Development; Housing; Public Facilities, Services and Transportation; Community and Economic Development; and Plan Maintenance and Implementation**. Goals are long-term in nature and, in the case of those identified for the **Gibbon Comprehensive Plan**, will be active throughout the **planning period 2016 to 2026**.

Policies help to further define the meaning of goals. In essence, Policies are a specific statement or achievement to be accomplished as a step toward fulfilling a goal. Policies, or often referred to as objectives, are sub-parts of a Goal and are accomplished in a much shorter time space.

Action Strategies represent very specific activities to accomplish a particular Goal. In many cases, specific time lines are attached to Action Strategies. Action Strategies are the most measurable component of the **Gibbon Comprehensive Plan**.

The specific **goals, policies and action strategies** of this **Comprehensive Plan** are included with the discussion of each respective Plan component. The goals, policies and action strategies identified in this **Plan** have been reviewed, discussed and modified on many occasions to result in a consensus of understanding and vision for the future of Gibbon by all groups and individuals involved in the planning process.



COMMUNITY GOALS

The first step in developing goals, policies and action strategies for this Plan is the identification of general **community goals**. The following community goals were developed via input from the Gibbon Planning Commission in an effort to "highlight" **six important elements** of the Gibbon Comprehensive Planning process. These six elements include **Community Image, Land Use Development, Housing, Public Facilities, Services and Transportation, Community and Economic Development and Plan Maintenance and Implementation**.

Community Goals for Gibbon:

1. *Strive to improve the quality of life and sense of community for all residents of Gibbon.*
2. *Foster the value of family in Gibbon. Encourage the development of local action to preserve and strengthen families.*
3. *Implement appropriate community and economic developments to support an increasing population base of the City of Gibbon. Through 2026, "Medium" population projections anticipate an increase of 60+ people. The potential of an "Economic Development Boost," or the potential increase of an additional 85 full-time employment positions would potentially have the added impact of a population increase of 150 residents by 2026.*
4. *Provide all residents with access to a variety of safe, decent, sanitary housing types, including options for workforce families, the elderly and persons with disabilities.*
5. *The City of Gibbon is an active center of goods and commerce in eastern Buffalo County. As such, efforts must be made to expand the availability of housing and employment opportunities.*
6. *Preserve and improve the physical appearance and character of Gibbon, with emphasis on the Downtown area. Utilize Tax Increment Financing to establish a Facade Improvement Program and enhance public spaces throughout Downtown Gibbon.*
7. *Maintain a modern utility system. Future public facilities, services and transportation systems will need to be both updated and expanded during the planning period.*

8. *Coordinate affordable access to alternative energy sources, including Wind, Solar, Geothermal, Hydropower, and Biomass to assist home and business owners to utilize Net Metering to generate their own electricity and potentially sell extra generated power back to the utility district.*
9. *Recruit additional businesses and industries that diversify the local economy. Major employers in Gibbon are primarily agricultural based. Gibbon Packing Inc., employs 500+ persons from around the Community and the region. To lessen the impacts of market fluctuations upon employment options, additional industries that are technology based, rather than value added agricultural industries, should be created.*
10. *Strengthen ties with the growing multicultural populations in Gibbon to diversify the annual celebrations and events, by combining cultural traditions.*
11. *Include community participation in the (ongoing) update of the Gibbon Comprehensive Plan.*



COMMUNITY IMAGE

Goal 1

Establish Community initiatives supportive of population growth and improved economic conditions in Gibbon.

- **Policy 1.1**

Prepare for a potential population increase in Gibbon, by 3.2 percent, or to 1,957 by 2026.

Action Strategy 1.1.1

Encourage continued citizen participation to build consensus for local action associated with improved economic and social conditions in Gibbon.

Action Strategy 1.1.2

Combine housing development opportunities with family and retirement oriented activities, in the Gibbon.

Action Strategy 1.1.3

Eliminate barriers to obtaining affordable housing to purchase and to rent for workforce persons and families that currently commute to Gibbon for employment. The 2013 Census Center for Economic Studies indicated that 417 employees commuted daily to work in the City, but live in other communities.

Action Strategy 1.1.4

Strive to attract seniors living in Buffalo County, western Hall and northeastern Kearney Counties to retire in Gibbon. The available supportive services located within the City of Gibbon include the Gibbon-Shelton Community Center, Gibbon Centennial Manor and Gibbon Housing Agency.

Action Strategy 1.1.5

Expand efforts to promote Gibbon as a great place to live, raise a family and retire.

- **Policy 1.2**

Improve and beautify the built environment in Gibbon.

Action Strategy 1.2.1

Expand recent efforts to repair or demolish dilapidated buildings. Combine locally available financial incentives, including Tax Increment Financing, City sales tax and LB840 funding to more effectively remove blighted dwellings and expand new housing types for current and future residents of Gibbon.

Action Strategy 1.2.2

Promote landscaping and the maintenance and preservation of trees. Emphasis should be placed along the Court Street (Highway Spur L10C) Corridor and connections to Downtown Gibbon via 2nd Street to LaBarre and Gilmore Avenues, then to their intersections with Front Street, as well as along 7th Street.

“Street Trees, Benches and Landscaping” was selected as one of the top three responses to the Community Survey question - “The appearance of the City of Gibbon can be improved with...”

Action Strategy 1.2.3

Improve streetscapes in Gibbon. Focus on the “gateway entrances” to the Community at the east and west Highway 30 entrances and the southern Highway Spur L10C entrance. Installing “Welcome to Gibbon” signage with landscaping, native plants and trees as backdrops to the entrance signs would greatly improve the appearance to highway travelers and visitors to Gibbon.

Action Strategy 1.2.4

*Expand efforts to revitalize the commercial areas of Gibbon, especially within the Downtown and along the Highway 30 Corridor. Utilize the recently completed **General Redevelopment Plan** to guide the use of Tax Increment Financing as a financial incentive to property owners to improve the appearance of private property along with efforts to complete public improvements throughout the northern Highway 30 Corridor.*

Goal 2**Secure resources for the future betterment of Gibbon.**

- **Policy 2.1**

Create and implement a program of securing both public and private funding to finance improved living conditions in Gibbon.

Action Strategy 2.1.1

Support and develop public/private partnerships for the development and redevelopment of residential, commercial and industrial areas in Gibbon.

Action Strategy 2.1.2

Maintain a program or process of actively pursuing federal, state and local funds, to preserve and improve the Community.

Action Strategy 2.2.3

Utilize Tax Increment Financing, in combination with CDBG programs and the local tax base to further enhance the Community and maintain existing and attract new businesses.

LAND USE & DEVELOPMENT

Goal 1

Adopt a land use plan capable of fulfilling the residential, recreational, social, shopping and employment needs of the Gibbon community citizenry through the year 2026.

- **Policy 1.1**

Maximize the existing land areas presently served by municipal infrastructure.

Action Strategy 1.1.1

Increase land use density in residential areas having redevelopment potential. Emphasis should be placed upon the areas adjacent the Downtown between First and Second Streets from Gilmore Avenue to Garfield Street and First to Third Streets from Garfield to Rice Street.

Action Strategy 1.1.2

Promote infill residential development, as well as utilization of the designated growth areas of the City planning jurisdiction, specifically to the southwest and east-southeast portions of the Community. Respondents to the Gibbon Community Survey indicated that 85 percent believed residential growth should occur in the “south” as the top response, followed by 58 percent that chose to the “west.”

Action Strategy 1.1.3

Future multifamily residential development should focus on medium-density residential dwellings in close proximity to the Downtown and areas adjacent the Corporate Limits within each of the residential growth areas. Triplexes and four-plexes would be appropriate size structures in the City of Gibbon. Architectural styles and roof lines should be similar to those of adjacent single family residential neighborhoods.

Policy 1.2

Designate future industrial land areas that are compatible with neighboring land uses, while optimizing the Community’s ability to expand existing and attract new industrial types.

Action Strategy 1.2.1

Future industrial areas should expand from the existing locations to adjacent vacant lands within the One-Mile Planning Jurisdiction, outside the corporate limits of Gibbon.

Action Strategy 1.2.2

Utilize vacant land adjacent the Union Pacific Railway Corridor in the northern portion of the City for future light industrial development areas.

Action Strategy 1.2.3

Industrial growth areas adjacent and south of the Union Pacific Railroad Corridor to the east and west of the current Corporate Limits of the City are planned for heavy industrial uses. These areas are generally located to the east of Pawnee Road and to the west of Gibbon Road, which both have intersections with Highway 30.

Action Strategy 1.2.4

Highway oriented commercial uses are encouraged to locate adjacent the north side of the Highway 30 Corridor, replacing outmoded and vacant commercial uses within the Corporate Limits. The expansion of new highway commercial uses is also planned beyond the corporate limits, both to the east and west of the City along the north side of Highway 30.

- **Policy 1.3**

Continue to enforce land use development ordinances and regulations in Gibbon that are in conformance with the Land Use Plan of the City.

Action Strategy 1.3.1

Maintain and strictly enforce zoning and subdivision regulations and the International Residential, Building, Plumbing and Electric Codes which comply to the future land use plan of the City and promote continued residential, commercial and industrial development.

Goal 2

Continue to update a land use plan supportive of redevelopment efforts in Gibbon. Utilize Tax Increment Financing as a financial tool to assist property owners in upgrading their buildings.

- **Policy 2.1**

Prioritize redevelopment efforts to address areas of greatest need for renovation and restoration.

Action Strategy 2.1.1

Commercial uses should be revitalized throughout the Downtown and along the Highway 30 Corridor. The rehabilitation of residential dwellings should target the area south of the Downtown between LaBarre Avenue and Rice Street, from First to Third Streets. A secondary residential area is targeted in north Gibbon, to the north of the Highway 30 Corridor.

- **Policy 2.2**

Create programs of redevelopment that combine selected residential uses with commercial land uses.

Action Strategy 2.2.1

Establish mixed land uses in Downtown Gibbon area which promote general commercial, service and public activities.

Action Strategy 2.2.2

Two-story commercial buildings in the Downtown should target the development potential of upper-level housing. Currently these second-stories of commercial buildings are utilized for storage or are mostly vacant.



Goal 3

Maintain a land use plan that encourages the preservation and protection of environmental resources.

- **Policy 3.1**

Future development should be encouraged to locate in areas that are free of environmental problems related to ground and surface water features, soil and topographic slope.

Action Strategy 3.1.1

All future development and redevelopment activities should strive to eliminate any existing occurrences of deteriorating or dilapidated buildings.

Action Strategy 3.1.2

Future development and redevelopment activities should be supported by a modern infrastructure system consisting of an appropriate water source and distribution, sanitary sewer collection, storm sewer collection, and electrical and natural gas system.

Action Strategy 3.1.3

All new development and redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution.

HOUSING

Goal 1

Provide all Gibbon residents with access to a variety of safe, affordable and sanitary housing types.

- **Policy 1.1**

Establish a Plan of Action for the development of residential options for residents of all ages and income levels.

Action Strategy 1.1.1

Develop up to 74 new housing units in Gibbon during the next 10 years. This includes the development of 44 owner and 30 rental housing units. An Economic Development Boost potential of an additional 85 full-time employees to the City would increase the Total Target Demand up to 94 housing units, including 56 owner and 38 rental housing units.

Action Strategy 1.1.2

Plan housing for a) new households, b) the replacement of up to 20 percent of substandard housing units and c) affordable units for local households with a housing cost burden status.

Action Strategy 1.1.3

Provide additional housing in Gibbon to eliminate the "pent-up" demand for housing for the current citizens of the Community, with emphasis on family households.



Action Strategy 1.1.4

Develop housing rehabilitation programs and projects to improve the overall condition of housing in the Community.

Action Strategy 1.1.5

Provide housing for special populations, including both owner and rental options for persons with a disability. Participate in a state-wide "home modification" program for persons with disabilities and the elderly.

Action Strategy 1.1.6

Actively pursue affordable housing programs available from local, state and federal agencies/departments.

Action Strategy 1.1.7

Maintain a minimum housing vacancy rate of 6 percent for modern, marketable housing stock.

Action Strategy 1.1.8

Encourage future residential development compatible with existing neighborhoods in Gibbon.

- **Policy 1.2**

Protect and preserve both existing and future residential areas through the implementation of programs and policies supporting best building practices.

Action Strategy 1.2.1

Establish a housing rehabilitation program to address both moderate and substantial rehabilitation of single family dwellings throughout the City of Gibbon.

Action Strategy 1.2.2

*Remove and replace substantially deteriorated dwellings, not cost effective to be rehabilitated, with a variety of new housing types. **Respondents to the Community Survey indicated that 64 percent would support a local program that would purchase dilapidated houses, demolish the house and make the lots available for individuals or families to build a new house.***

Action Strategy 1.2.3

All new residential development should be served by a modern municipal utility system.

Coordinate housing programs with economic development efforts and available public and private funding sources.

- **Policy 2.1**

Mobilize local public and private resources and organizations to assist in the promotion and development of housing opportunities.

Action Strategy 2.1.1

Continue to work with South Central Nebraska Economic Development District and Community Action Partnership of Mid-Nebraska to fund and implement both new housing and rehabilitation of existing housing programs in Gibbon.

Action Strategy 2.1.2

Secure grants/financial assistance to develop both owner and renter housing rehabilitation programs for low- and moderate income households to upgrade their homes to minimum housing quality standards.

Action Strategy 2.1.3

Support and utilize the State of Nebraska Consolidated Housing Plan to create affordable housing opportunities in Gibbon.

Action Strategy 2.1.4

Focus on the development of single family and duplex housing types and medium density multifamily structures, of 12 to 16 unit buildings, for both owner and renter occupancy. Secure builders and contractors to serve the housing needs of Gibbon.

Action Strategy 2.1.5

Residential growth areas are identified in the Land Use Plan to the east, southeast, and southwest of the current Corporate Limits. Local, State and Federal incentives and funding sources should be used in combination to entice new residents to Gibbon. Community Development Block Grants, First-Time Home Buyer Programs, Credit- or Lease-To-Own Housing Programs, HOME funds and Tax Increment Financing must be used in creative combinations to attract new housing and residents to the Community.

- **Policy 2.1**

Promote the development of private and public partnerships for persons who travel daily to Gibbon for employment.

Action Strategy 2.1.1

Establish programs of housing development through low-interest loans, down payment assistance and others to attract daily commuters to the City as future residents.

PUBLIC FACILITIES, SERVICES AND TRANSPORTATION

Goal 1

Maintain and improve the existing public facilities and services in Gibbon, and develop, as needed, new facilities and services to reflect the Community's needs and demands.

- **Policy 1.1**

Provide public services in an efficient and economic manner in Gibbon to protect and enhance the safety and welfare of all residents. Address needed health, educational and supportive services.

Action Strategy 1.1.1

Ensure public services are maintained and improved to keep pace with population growth.

Action Strategy 1.1.2

Provide adequate law enforcement and fire protection services, with increased emphasis on community relations as well as adequate civil defense and emergency service. Ensure facilities necessary to support such services are available throughout the Community.

Action Strategy 1.1.3

*Complete a Community Facilities Grant to perform a feasibility study for the potential development of a combined community fitness/wellness center and attached City Hall. **Top responses to “What new public recreational opportunities should be considered for Gibbon?” and “What three services would you like to see offered in the City of Gibbon that are currently not available?” included a Recreation/Wellness Fitness Center and Community/Fitness Center respectively.***



Action Strategy 1.1.4

Seek ways to assist the Gibbon Community Center to expand supportive services to low-income persons and families in Gibbon.

- **Policy 1.2**

Preserve and expand existing parks and open spaces throughout the Community to enhance recreational opportunities in Gibbon.

Action Strategy 1.2.1

Provide and improve recreation programs for youth, elderly, persons with disabilities and families. Continue efforts to enhance the City Parks in Gibbon by replacing or adding additional playground equipment, recreational courts and a trails system. Respondents to the Community Survey question “What new public recreational opportunities should be considered for Gibbon?” included more activities for area youth, outdoor basketball courts and walking/biking trails.

Action Strategy 1.2.2

Evaluate potential sources of local, State and Federal funding sources to develop a Community trails system that links existing Community parks and schools to a future recreational trail around the perimeter of the City of Gibbon.

Action Strategy 1.2.3

Ensure accessibility to Community parks by adhering to the standards of the Americans with Disabilities Act (ADA) for all new park improvements.

Action Strategy 1.2.4

Continue and improve maintenance efforts to reinforce a positive community image.

- **Policy 1.3**

Maintain the provision of facilities and services necessary to prevent pollution of the environment. Provide sewage treatment, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.

Action Strategy 1.3.1

Provide adequate, efficient and appropriate utilities and services throughout the Community of Gibbon to existing and future residential, recreational, commercial and industrial areas.

Action Strategy 1.3.2

Maintain an adequate supply of potable water and expanded distribution system suitable for present and future consumption, as well as for fire protection within Gibbon.

Action Strategy 1.3.3

Coordinate future growth areas with the future land use plan to target the portions of the Community ideally suited for development where all appropriate infrastructure can be extended in a cost effective manner.

- **Policy 1.4**

Analyze the energy uses of the City of Gibbon by sector of residential, commercial, industrial, and public/quasi-public uses to determine the feasibility of utilizing alternative energy sources.

Action Strategy 1.4.1

Promote the use of existing low interest loans available through the Nebraska Energy Office and Nebraska Public Power District (NPPD) to finance affordable alternative energy programs including Wind, Solar, Geothermal, Biomass, Hydropower and/or Methane systems to reduce or eliminate residents and businesses electrical utility costs.

Action Strategy 1.4.2

Encourage the development of alternative energy sources on rooftops (utilizing wind and solar collection systems) of commercial and industrial businesses, or residential commons areas (such as geothermal exchange systems). Combined ownerships of alternative energy systems could make these new technologies more affordable.

Action Strategy 1.4.3

Examine the potential of combining private and public sources of funding, such as Tax Increment Financing with State and Federal incentive programs to reduce the cost of energy to all persons and businesses of the City.

Goal 2

Provide a transportation system throughout Gibbon for the safe and efficient movement of people, goods and services.

- **Policy 2.1**

Maintain and adopt a coordinated plan for maintenance, improvement and future location of all streets, roads, and highways in the Community, including paving, curbs, gutters, street lighting, curb cuts, replacements, etc.

Action Strategy 2.1.1

Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the roadway and street system in Gibbon.

Action Strategy 2.1.2

Continue efforts to implement and maintain the replacement of asphalt surfaced streets with new concrete paving. A combination of Community Development Block Grants, Tax Increment Financing and various other sources of public and private monies should be combined to increase the development potential of existing neighborhoods.

Action Strategy 2.1.3

Prioritize street resurfacing for street improvement projects to maintain current standard of street conditions, coordinated through the One and Six-Year Roads Plan of Gibbon.

Action Strategy 2.1.4

New residential developments in Gibbon should have appropriate and adequate streets, curbs, gutters and sidewalks.

Action Strategy 2.1.5

Maintain and improve the City storm drainage system.

PLAN MAINTENANCE & IMPLEMENTATION

Goal 1

Maintain a current and modern comprehensive plan and regulatory ordinances.

- **Policy 1.1**

Update the Gibbon Comprehensive Plan annually.

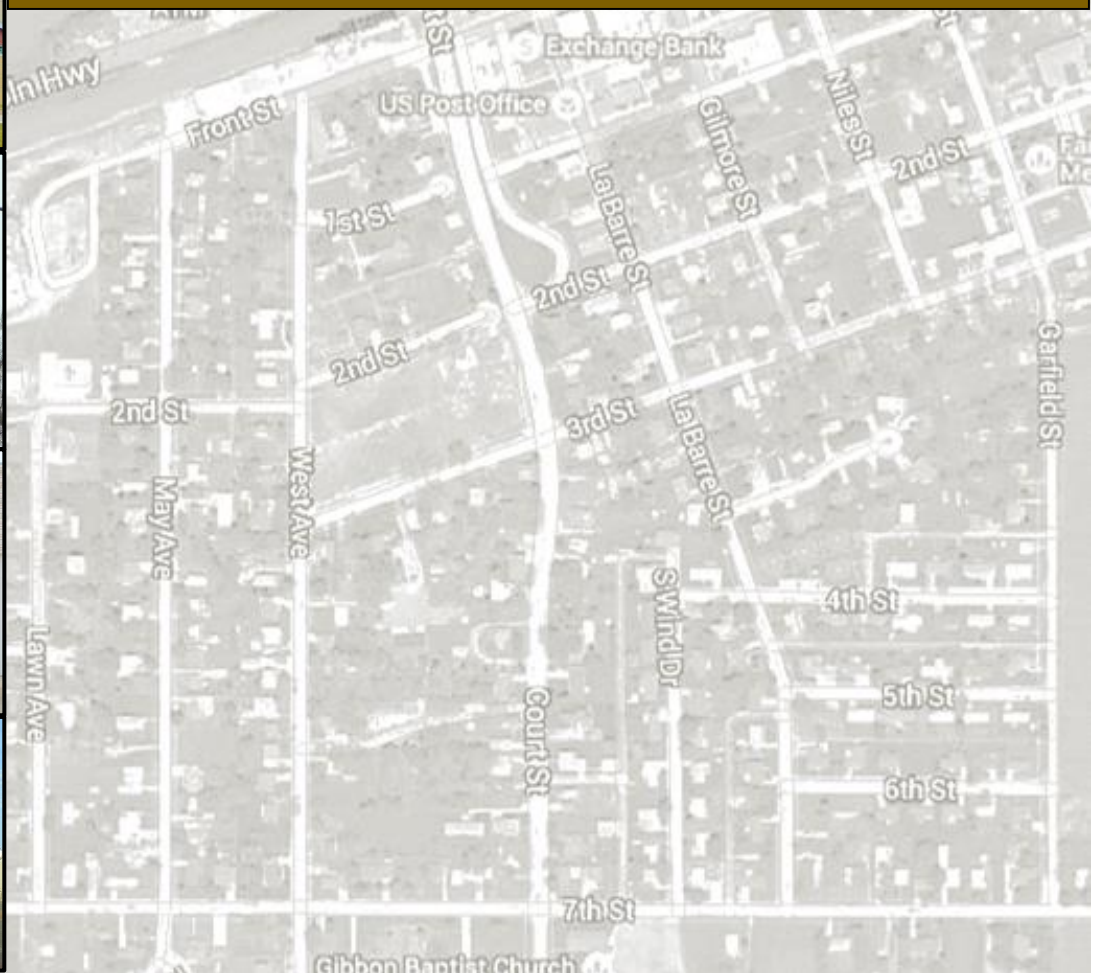
Action Strategy 1.1.1

Establish an annual review process of the Comprehensive Plan and associated zoning and subdivision regulations. Elected officials and local governmental volunteers and community and economic development groups should be involved in this review.

Section 3



GIBBON COMMUNITY PROFILE.



SECTION 3 GIBBON COMMUNITY PROFILE.

INTRODUCTION

This **Section** of the **Gibbon, Nebraska Comprehensive Plan** provides a population, income, economic and housing profile of the Community. Presented are both trend and projection analyses. Emphasis is placed on a 10-year projection of change.

Population, income, economic and housing projections are critical in community assessment. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing the Community with a future capable of meeting the needs of its citizens.

The analysis and projection of demographic variables are at the base of all major planning decisions. The careful study of these variables assists in understanding changes which have and are occurring in a particular planning area. The projection of pertinent demographic variables in Gibbon included a 10-year period, **September, 2016 to September, 2026**. This planning period provides a reasonable time frame for development and allows the Consultant to propose demographic projections with a high level of confidence.

The following narrative provides population, income, economic and housing trends and projections for the Community of Gibbon. All statistical **Tables** are included in **Appendix II** of this **Comprehensive Plan**.

POPULATION PROFILE

POPULATION TRENDS AND PROJECTIONS

The population of the previous two Decennial Censuses (2000 and 2010) recorded an increase in population for Gibbon. The Community's population increased from 1,759, in 2000, to 1,833, in 2010, an increase of 74 persons, or 4.2 percent.

Currently (2016), the population for the Community is an estimated 1,896, an increase of 63, or 3.4 percent.

The estimated “medium” population projection for 2026 identifies a population of 1,957, an increase of 61 persons during the next 10 years. The Community has the potential to increase in population by 2026, to an estimated 2,046, subject to an **Economic Development “ED Boost”** involving the creation of 85 additional full-time employment positions. An increasing population base contributes to the need for new and improved housing types for various sectors of the Community.

AGE

The “19 and under” and “55-64” age groups experienced the largest increases in population from 2000 to 2010. This is likely attributed to the large Hispanic workforce population/families of Gibbon. The “55-64” age group is projected to experience the largest increase in population by 2026, by 32 persons.

The 85+ years of age population has decreased between the 2000 and 2010 Censuses, but is projected to increase in population, through 2026. This includes elderly and frail elderly populations. This is due to an aging-in-place population.

The current median age in Gibbon is an estimated 34.2 years. By 2026, the median age is projected to increase to 34.5 years.



PERSONS PER HOUSEHOLD

Persons per household have increased in Gibbon from 2000 to 2010. Currently, the number of persons per household is an estimated 2.81. By 2026, persons per household in Gibbon is projected at an estimated 2.84. An “**ED Boost**” scenario would further increase the persons per household to 2.89 by 2026.

PERSONS OF HISPANIC ORIGIN

Persons of Hispanic origin have increased in the Community since 2000. In 2000, 21 percent of the total Gibbon population, or 369 persons were of Hispanic origin. As per the 2010 Census, persons of Hispanic origin accounted for 32.4 percent, or 593 persons within the total population of 1,833.

INCOME PROFILE

Information presented in the **Income Profile** of this **Comprehensive Plan** assists in determining the number of households within Gibbon having sound financial capacity. In addition, the analysis of incomes assists in determining future community and economic development activities.

PER CAPITA INCOME

Per capita income is equal to the gross income of an area (State, County, City, Village) divided equally by the number of residents residing in the subject area. Per capita income is presented for Buffalo County, Nebraska, which is reflective of the per capita income situation in Gibbon. In 2016, per capita income in Buffalo County is an estimated \$44,845, an increase of 702 percent since 2002. **By 2026, per capita income in Buffalo County is projected to increase an estimated 25.1 percent to \$56,118.**

The **median income** for all households in Gibbon for 2016 is estimated to be \$42,979. The median income is projected to increase to \$54,364, or 26.4 percent by 2026. If the “ED Boost” is achieved, the median income could potentially increase to \$57,771, an increase of 34.4 percent.

For households with persons 65+ years of age, the median income in 2016 is estimated to be \$20,206. By 2026, this median income is expected to increase to \$24,668, or 22.1 percent.



ECONOMIC PROFILE

The following discussion provides a general **Economic Profile** of Buffalo County, which is reflective of the economic trends in Gibbon. Included is a review of relevant labor force data, annual employment trends and the identification of major employers.

EMPLOYMENT TRENDS

Between 2002 and 2015, the unemployment rate in Buffalo County experienced a high of 3.6 percent to a low of 1.8 percent. During this same time period, the total number of employed persons decreased by 881. The number of employed persons, currently an estimated at 26,526, is projected to increase by 2,412 persons, to a total County-wide employment of 28,938 by 2026.



EMPLOYMENT BY TYPE

Overall, non-farm employment (wage and salary) in Buffalo County decreased by 3.8 percent, between 2013 and 2015. The largest percent increases occurred in the Information, Manufacturing and State Government Sectors.

Gibbon is a farming community with a steady base of agriculturally-related employment opportunities. The largest employer is Gibbon Pack, a meat processing plant located in the northern part of Gibbon, along Highway 30. Employment of a specialized nature is available in the nearby Cities of Kearney and Grand Island.

Locally-owned and operated commercial businesses exist in Downtown Gibbon, with in-home businesses scattered throughout the Community. It will be important for the City of Gibbon to retain and, potentially, expand these businesses for enhanced economic development opportunity, as well as to stabilize the local economy. This can be done through the use of local, State and Federal grant opportunities and the development of additional commercial buildings in Downtown Gibbon.

HOUSING PROFILE

HOUSEHOLDS

Currently, an estimated 674 total households exist in Gibbon, consisting of 450 owner and 224 renter households. By 2026, renter households will account for an estimated 33.6 percent of the households in the Community. Gibbon is projected to experience an increase in owner households and a slight increase in renter households, by 2026. It is important the Community recognize the need for new housing units and to renovate existing housing units, both owner and rental, to support community growth and provide options to potential new residents.

A number of households throughout Gibbon are considered to be “**Cost Burdened**”. A cost burdened household is one paying 30 percent or more of their income on housing costs, which may include mortgage, rent, utilities and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

As per the 2008-2012 American Community Survey, via HUD User, an estimated 122 owner households and 73 renter households have been identified as cost burdened and/or experiencing housing problems. This equals a total of 195 households, or 28.9 percent of the 674 total households in Gibbon.

HOUSING VALUES

The cost of housing in any community is influenced by many factors, primarily the cost of construction, availability of land and infrastructure and, lastly, the organizational capacity of the Community to combine these issues into an applicable format and secure the appropriate housing resources, including land and money. The City of Gibbon is challenged to organize necessary resources to meet the needs of their residents, including both financial and organizational resources.

Currently, the Gibbon median owner housing value is an estimated \$109,300. By 2026, the estimated median housing value is projected to increase an estimated 24 percent to \$135,600. The current estimated median gross rent for Gibbon is \$730. The median gross rent is projected to increase an estimated 25 percent to \$919 by 2026.

HOUSING DEMAND ANALYSIS

To effectively determine housing demand potential, three separate components were reviewed. These included **(1) housing demand based upon new households, the replacement of substandard housing units and the need for affordable housing units for persons/families cost burdened, (2) vacancy deficiency (demand), and (3) local “pent-up” housing demand.** The following describes each of these components.

(1) HOUSING DEMAND-NEW HOUSEHOLDS, REPLACEMENT & AFFORDABLE DEMAND.

New households, the replacement of substandard housing and the assistance that can be provided to maintain affordable housing, for both its present and future households, are important considerations in the determination of a housing demand potential for any particular neighborhood or community.

(2) HOUSING VACANCY DEFICIENCY (DEMAND).

Housing vacancy deficiency is defined as the number of vacant units lacking in a community, whereby the total percentage of vacant, available, code acceptable housing units is less than 6 to 7 percent. A vacancy rate of 6 percent is the minimum rate recommended for Gibbon, to have sufficient housing available for both new and existing residents.

An **adjusted housing vacancy rate** considers only available, year-round, vacant housing units meeting the standards of local codes and containing modern amenities.

(3) “PENT-UP” HOUSING DEMAND.

The **“Pent-Up” housing demand** is defined as those current residents of Gibbon needing and/or wanting to secure a different and/or affordable housing type during the next 10 years. This would include persons from all household types and income sectors of the Community, including elderly, families, special populations, etc., very-low to upper-income. This includes persons and families needing a different type of housing due to either a decrease or increase in family size, as well as households having the income capacity to build new and better housing. Most often, pent-up housing demand is created by renter households wanting to become a homeowner, or vice-a-versa.



Table 3.1 identifies the **estimated housing target demand** for **Gibbon** and the **ED Boost**, by **2026**. Community leadership and local housing stakeholders and providers need to be focused on this housing target demand and achieving reasonable goals that will effectively increase the quantity and quality of housing in Gibbon.

The total estimated **housing target demand** for Gibbon, by **2026**, is **74 housing units, including 44 owner and 30 rental units**, at an estimated development cost of **\$14.9 Million**. The Gibbon “**ED Boost**” will need to consider the development of **94 housing units, including 56 owner and 38 rental housing units**, at an estimated cost of **\$16.3 Million**.

**TABLE 3.1
ESTIMATED HOUSING DEMAND -
TARGET DEMAND & REQUIRED BUDGET
GIBBON, NEBRASKA
2026**

	Target Demand*		Total	Est. Required
	<u>Owner</u>	<u>Rental</u>	<u>Demand</u>	<u>Budget</u>
	44	30	74	\$14.9
ED Boost:	56	38	94	\$18.8

*Based upon new households, providing affordable housing for 40% of cost burdened households, replacement of 20% of housing stock experiencing plumbing, overcrowded conditions, absorb housing vacancy deficiency by creating 7-8% vacancy rate consisting of structurally sound housing units and build for 2.5% “pent-up” demand, based upon local capacity and availability of land and financial resources.

*Includes new construction and purchase-rehab-resale or re-rent

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

10-YEAR HOUSING ACTION PLAN.

The following housing issues are associated with the needed housing to support the projected population increases throughout the 10-year planning period. Specific housing needs are addressed for both owner and renter housing units for all family types and income ranges. Additional housing demand information is presented in **Appendix II** of this **Comprehensive Plan**.

- ❖ The **Total Target Demand** of **44 new owner housing units** are needed in income categories between “31 to 60 percent” and “126 percent and above” Area Median Income (AMI). *An economic development “ED boost” during the 10-year period has the potential to raise the demand from 44 to 56 owner housing units.*
- ❖ New rental housing units have a **Total Target Demand** of **30 units** and are projected to be concentrated evenly between the “31 to 60 percent”, “61 to 80 percent” and “81 to 125 percent” AMI. *An economic development “boost” during the 10-year period has the potential to raise the demand from 30 to 38 rental housing units.*
- ❖ New **owner** and **rental housing** for families ranging between 18 to 54 years of age should be targeted for:
 - 24 owner and six rental units of **“single family units,”**
 - Six owner occupied **town home units**, (eight units with ED Boost) and
 - Eight units of rental occupied **duplex/triplex units**.

The estimated land required to sustain these units is 18 acres, but would increase to 24.5 acres with an “ED Boost” (including 10 owner and eight rental additional units).

- ❖ New **owner** and **rental housing** for 55+ years should be targeted for:
 - Six owner units of **“single family units,”**
 - Eight owner occupied **town home units**, and
 - 16 units of rental occupied **duplex/triplex units**.

The estimated land required to sustain these units is 9.5 acres, but has the potential to increase by the ED Boost to 10.5 acres (with an additional 11 owner and 8 rental units).

- ❖ Housing Demand for specific population groups through 2026 allocates the **44 units of owner housing** to:
 - **14 units** of Elderly 55+ housing concentrated between 81 percent and 126 percent AMI and above. Two units should be for the workforce sector.
 - **27 units** of Family housing between 31 percent and 126 percent AMI and above. A total of 24 units should be developed for the workforce sector.
 - **Three units** of Special Populations housing concentrated between 31 percent and 80 percent of Area Median Income.

- ❖ Housing Demand for specific population groups through 2026 allocates the **30 units of rental housing** to:
 - **16 units** of Elderly 55+ housing concentrated between 31 percent and 125 percent of Area Median Income. 2 units should be for the Workforce Sector.
 - **12 units** of Family housing between 31 percent and 125 percent of Area Median Income. All 12 units should be for the Workforce Sector.
 - **Two units** of Special Populations housing concentrated between 31 percent and 80 percent of Area Median Income.

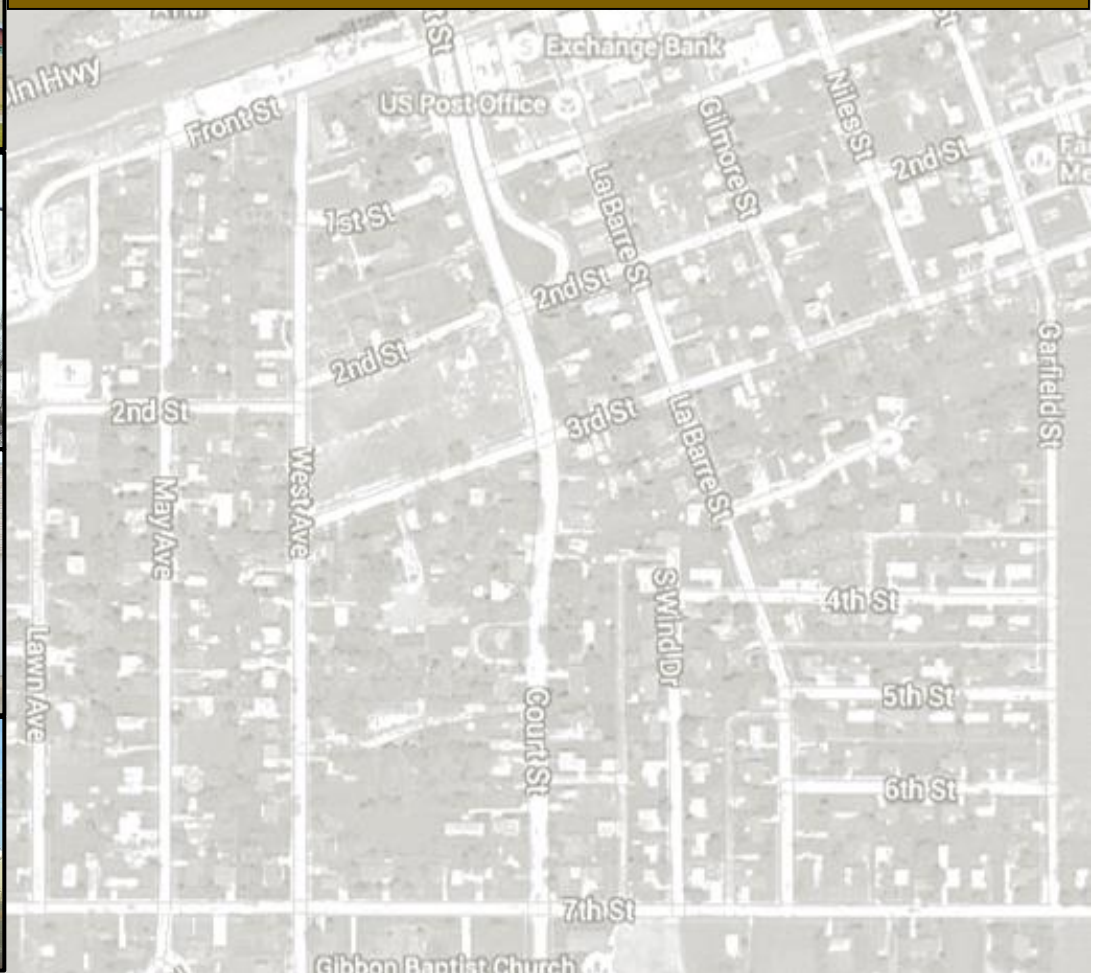
- ❖ Target Price Products for the 44 owner housing units in Gibbon by 2026 should be concentrated on **14 units** of two bedroom homes and **30 units** of three bedroom homes or larger.
 - Low to Moderate Income families between 31 and 80 percent AMI should have an Average Affordable Purchase Prices between \$115,000 to \$134,500.
 - Moderate Income families between 81 and 125 percent AMI should have an Average Affordable Purchase Price of \$180,300.
 - Upper Income families of 126 and above AMI should have an Average Affordable Purchase Price of \$219,900.

- ❖ Target Price Products for the 30 rental housing units in Gibbon, by 2026, should be concentrated on **15 units** of two bedroom homes and **15 units** of three bedroom homes or larger.
 - Low Income families between 31 and 60 percent AMI should have an average affordable monthly rent of \$545.
 - Moderate Income families between 61 and 125 percent AMI should have an average affordable monthly rent of between \$605 and \$795.
 - Upper Income families of 126 percent AMI and above should have an average affordable monthly rent of \$895.

Section 4



LAND USE PLAN.



SECTION 4 LAND USE PLAN.

INTRODUCTION

This Section of the **Comprehensive Plan** identifies land use development patterns that have occurred in Gibbon. The land use component examines **development opportunities, requirements and future utilization of land in and around the Community**. A discussion of the **environmental and physical characteristics** of the Community of Gibbon precedes a description and analyses of **existing and future land use** conditions in the City.

PROPER LAND USE PRACTICES

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices. In Gibbon, the major development constraints and opportunities are associated with existing soils conditions, the Highway 30 and Union Pacific Railroad Corridor, as well as Wood River and its associated floodplains.

Future land use concentrates on the use of land in Gibbon and its respective One-Mile Planning Jurisdiction during the **2016-2026 planning period**. Special attention is given to the identification of future residential, public, parks and recreational, commercial and industrial land uses.

LOCATION

The City of Gibbon is located in central Nebraska, along Highway 30, approximately two and one-half miles north of the Interstate 80 Corridor. Gibbon is geographically located in the southeastern corner of Buffalo County and is approximately 12 miles east of the City of Kearney and six miles west of the Village of Shelton.



HISTORY

The City of Gibbon was named for General John Gibbon, a Brigadier General of the Union Army, during the Civil War. Col. John Thorp was a land agent that established the Community by advertising free land in east coast newspapers.

Approximately 139 families arrived in the fledgling town on Good Friday April 7, 1871. After the open air Good Friday church service, the families agreed to establish a school by taxing themselves the cost of construction, books and furniture. Six months later an election confirmed that Gibbon was to be the County Seat of Buffalo County and 190 days later the first County Courthouse was completed. Gibbon remained the County Seat for less than two years, when a second election moved the County Seat to Kearney, Nebraska.



Gibbon first appeared in the U.S. Censuses in 1880 with 154 people. Ten years later, the 1890 Census revealed that the population had grown dramatically to 646 people. Gibbon grew by just 14 people as of 1900 and stabilized growth continued through 1920 when the population of Gibbon reached 883 people. The population declined during the Great Depression era of the 1930s to a total population of 836, in 1940. The 1950 Census showed that a growth spurt occurred during the 1940's, as Gibbon grew by an additional 227 persons to a total of 1,063. Moderate growth returned through subsequent decades only declining between 1980 and 1990 to 1,525 people before reaching its historic peak population in 2010 of 1,833.

THE NATURAL ENVIRONMENT

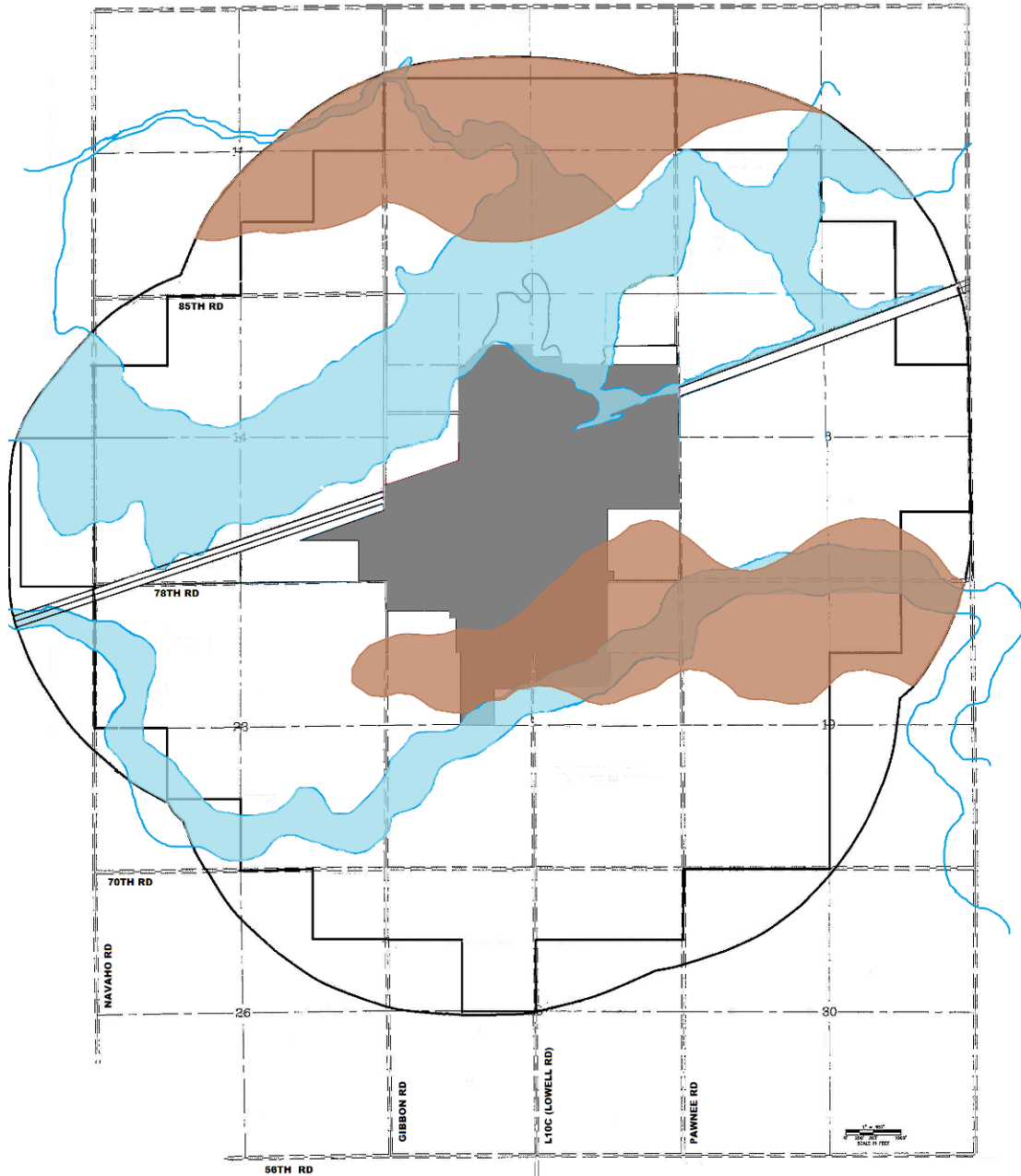
SOIL ASSOCIATIONS

Two general soil associations, the **Wood River Association** and the **Hord-Hall-Cozad** Associations, are found in the Gibbon One-Mile Planning Jurisdiction. The soil in and around Gibbon has a broad range of characteristics. **Illustration 4.1** displays these soil types in and around Gibbon. The Department of Agriculture, Natural Resources Conservation Service conducted the field soils survey and developed the boundaries of the soil type found on **Illustration 4.1**.¹







SOIL ASSOCIATIONS MAP

GIBBON, NEBRASKA



LEGEND

-  HORD-HALL-COZAD SOILS ASSOCIATIONS
-  WOOD RIVER SOILS ASSOCIATIONS
-  CORPORATE LIMITS
-  100-YEAR FLOODPLAIN

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COMMUNITY PLANNING & RESEARCH

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ILLUSTRATION 4.1

HORD-HALL-COZAD ASSOCIATION

The **Hord-Hall-Cozad Association** is located throughout the One-Mile Planning Jurisdiction, highlighted in **Illustration 4.2**. The area is primarily level and utilized for agricultural lands. The Association is described as ***“Deep, nearly level, well-drained, silty soils on stream terraces.”*** The majority of the land within this Association is cultivated and irrigated, as the soils are among the most productive and most intensively farmed in the County.

These generalized soil regions are not suited for septic tank fields due to slow permeability and have moderate to severe limitations for sewage lagoons and septic tank absorption fields because of seepage and areas slopes in excess of 10 percent. Dwellings and other buildings have good bearing capacity in Cozad and Hord soils, while Hall Soils have fair to poor bearing capacity. Slight to moderate limitations exist in Cozad and Hord soils due to permeability and Hall Soils having severe limitations by permeability for septic tanks and absorption fields.²

Hord-Hall-Cozad and Wood River Associations (within the yellow highlighted area.)

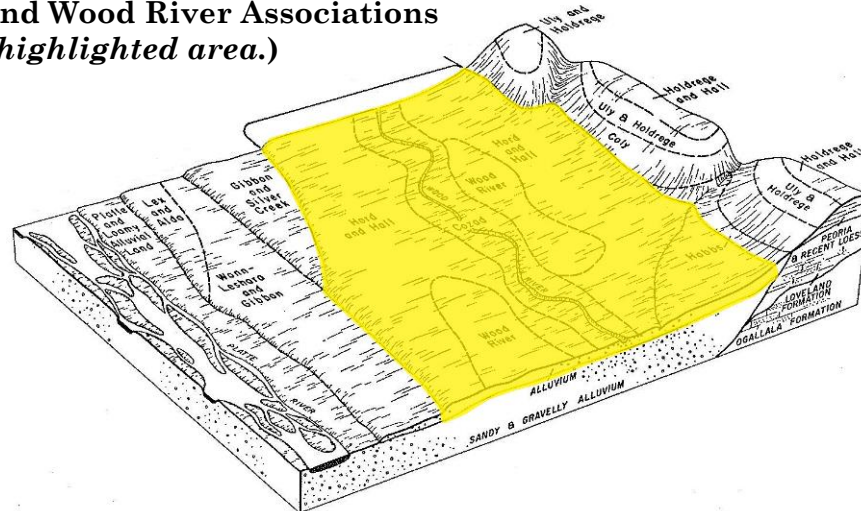


ILLUSTRATION 4.2

WOOD RIVER ASSOCIATION

This Association encompasses the extreme northern portion of the One-Mile Planning Jurisdiction of the City of Gibbon, as well as a thin band in the central and eastern portion. The Wood River Association is generally described as being located along low stream terraces of the Wood River. Specifically, the region is characterized as, ***“Deep, nearly level, moderately well drained and somewhat poorly drained, mainly saline and alkali soils on low stream terraces.”*** Soils in this association are less productive than comparable soils due to the salinity or alkalinity that reduce crop yields. Almost all of the Association is irrigated. Refer to **Illustration 4.2**.

Moderate to severe limitations exist for each of the individual soils types in terms of septic tank absorption fields and sewage lagoons. Conditions identified primarily relate to slow permeability in subsoil and moderate permeability in underlying material. Limitations for buildings with basements exists because of the fair bearing capacity and high shrink-swell potential of the soils.³

WATERSHEDS

The topography and terrain of Gibbon and its immediate vicinity are nearly level to gently sloping towards the east. The natural landscape has been formed by wind and water erosion and deposits creating areas of gently sloping uplands and sloped drainage ways. However, the majority of the One-Mile Planning Jurisdiction is nearly level to gently sloping lands associated with the Wood River. The natural surface water flow of the Wood River has sculpted the terrain, creating tributaries and drainage basins generally on an east-west axis. Surface drainage tends to flow to the Wood River from south to north with in Gibbon and its planning jurisdiction. Surface drainage does not pose a major threat to the built areas within Gibbon.⁴

GROUNDWATER

Surface drainage and streams account for a small percentage of the water resources in the Gibbon planning jurisdiction. The City of Gibbon relies upon the Wood River to recharge the underground water resources, which supplies water to six municipal wells located throughout the City. A description of the municipal water system is provided in the utilities portion of **Section 5**.

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

The underground water supply for the City is part of the Ogallala aquifer which flows across the majority of the state. Since World War II, a large increase in irrigation practices throughout much of Nebraska has drastically lowered the water table, however the depth to the water table in Buffalo County and the City of Gibbon has not significantly changed. Today, the average depth of municipal wells is 250'. The surface water in drainage ways and depression seeps into the aquifer to recharge it. Thus, the surface and ground water are part of one interactive system which cannot be separated.

WELLHEAD PROTECTION PROGRAM

Securing the quality of drinking water from private wells in the rural areas within the Gibbon One-Mile Planning Jurisdiction is very important. Gibbon Zoning Regulations within the Agricultural District have a minimum lot size of three (3) acres to limit the potential of rural dwellings from locating too close to one another. Rural dwellings typically have septic tanks and, or leech fields. If located too close to each other, contamination might occur. Rural residential lot sizes of at least three acres are also advocated by the Nebraska Department of Environmental Quality (NDEQ) to protect the health, safety and welfare of residents.

The NDEQ also regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary “program intends to prevent the contamination of ground water used by public water supply wells.”⁵

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

The intent of **Nebraska’s Wellhead Protection Program** is to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

The **Wellhead Protection Area (WHPA)** is a region with restrictive regulations on land use to prevent potential contaminants from discharging in the sensitive area. The boundaries are delineated by a time-of-travel cylindrical displacement calculation. The boundary is then mapped by NDEQ, so communities can apply zoning regulations to the overlay district. **The Wellhead Protection Area for Gibbon has expired and a new Wellhead Protection Area boundary needs to be completed to include the latest of the Community’s six wells.**⁷

CLIMATE

The climate of Gibbon is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from a minimum daily average of 11 degrees Fahrenheit in January and a maximum daily average of 89 degrees Fahrenheit in July. On average, there will be 41 days of the year with one inch or more of snow cover. The average annual total of precipitation in Buffalo County is 23.8 inches.⁸



THE BUILT ENVIRONMENT

The built environment of Gibbon is characterized by its districts, paths, edges, nodes and landmarks. The combination of these items create a sense of place and image for the citizens and patrons of Gibbon. The natural terrain enhances the built environment by providing a varying and aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district with the paths, thus, giving the neighborhoods distinct boundaries.

Designating the proper land use adjacent the Highway 30 and L10C State Link (Court Street) Corridors are essential. The general trend is to guide commercial development to Downtown Gibbon and, when appropriate, at areas adjacent the Highway Corridors for automotive oriented commercial uses. The Community should take advantage of the development opportunities associated with each of these commercial land use types, to achieve the land use goals and policies in this **Plan**. Transportation systems in each neighborhood should meet the daily needs of residents. Some neighborhoods lack needed amenities, have conflicting land uses and need to be redeveloped to improve the quality of life for the residents.



LAND USE ANALYSIS

EXISTING LAND USE PROFILE

Existing Land Use in and around Gibbon is identified in Table 4.1 and Illustrations 4.3 and 4.4.

Table 4.1 identifies the existing land use in Gibbon, per land use type and acres per 100 persons. As a reference, the planning standard for acres per 100 persons per land use category is also shown. The total area within the City of Gibbon is an estimated 549 acres.

**TABLE 4.1
EXISTING & FUTURE LAND USE CAPACITY MATRIX
GIBBON, NEBRASKA**

2016 ESTIMATED POPULATION - 1,896
2026 PROJECTED (MEDIUM) POPULATION - 1,957
2026 PROJECTED (ED BOOST) POPULATION - 2,046

	2016		GIBBON PLANNING STANDARD	NATIONAL PLANNING STANDARD	TOTAL ACRES NEEDED (Gibbon/ National)		
	ACRES	PERCENT			2016	2026**	2026***
Parks & Rec./Open Space	47.8	8.7 %	2.5	2.0	47.8 / 37.9	49.3 / 39.1	51.6 / 40.9
Public/Quasi-Public	40.5	7.4 %	2.1	2.8	40.5 / 53.1	41.8 / 54.8	43.7 / 57.3
Residential	218.5	39.8 %	11.5	10.0	218.1 / 189.6	225.5 / 195.7	235.8 / 204.6
<i>Single & Two-Family</i>	198.6	36.2 %	10.5	7.5	198.6 / 142.2	205.0 / 146.8	214.3 / 153.5
<i>Multifamily</i>	7.4	1.3 %	0.4	2.0	7.4 / 37.9	7.6 / 39.1	8.0 / 40.9
<i>Mobile Home</i>	12.5	2.3 %	0.7	0.5	12.5 / 9.5	12.9 / 9.8	13.5 / 10.2
Commercial	17.1	3.1 %	0.9	2.4	17.1 / 45.5	17.7 / 47.0	18.5 / 49.1
Industrial	75.1	13.7 %	4.0	2.3	75.1 / 43.7	77.5 / 45.0	81.0 / 47.1
Streets/Alleys/RR Corridor	87.9	16.0 %	4.6	9.0	87.9 / 170.6	90.6 / 176.2	94.9 / 184.1
Total Developed	486.9	88.8 %	25.7	28.5	486.9 / 540.4	502.5 / 557.8	525.4 / 583.1
Total Vacant	61.6	11.2 %	3.2	6.5*	61.6 / 123.2	63.6 / 127.2	66.5 / 133.0
<i>Developable</i>	48.6	78.9 %	2.6	6.5	48.6 / 123.2	50.2 / 127.2	52.4 / 133.0
<i>Not Developable</i>	13.0	21.1 %	0.7	NA	13.0 / NA	13.4 / NA	14.0 / NA
Total Acreage	548.5 ^	100.0 %	28.9	35.0	548.5 / 663.6	566.1 / 685.0	591.9 / 716.1

^Based on Net Area Acreage.

Note: Gibbon and National Planning Standards identify number of acres per 100 persons.

*Vacant Land Capable of Development.

**Based on Medium Population Projection.

***Based on Economic Development Boost Projection.

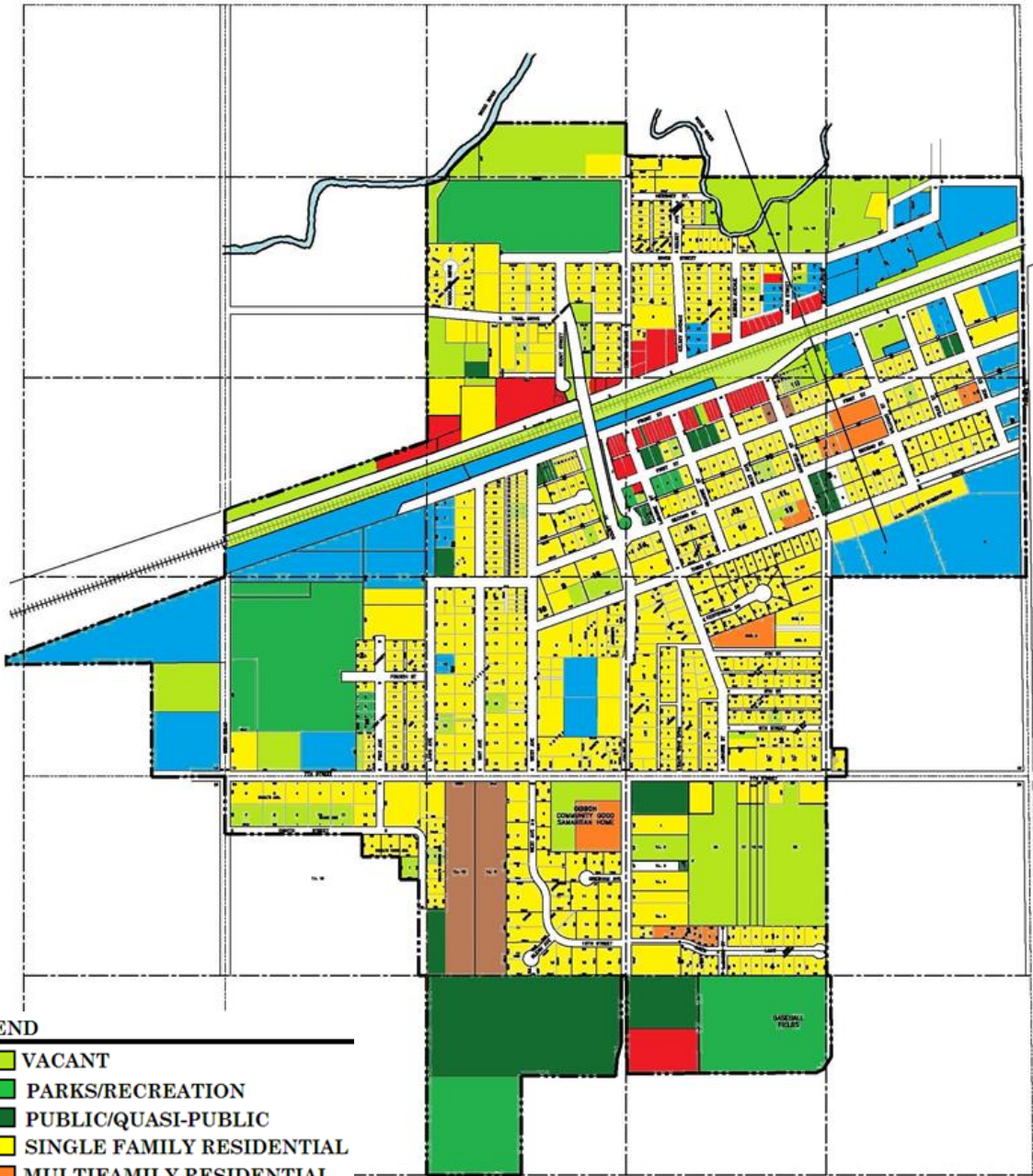
Source: Hanna:Keelan Associates, P.C., 2016.



GENERALIZED EXISTING LAND USE MAP

CORPORATE LIMITS

GIBBON, NEBRASKA



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CORPORATE LIMITS

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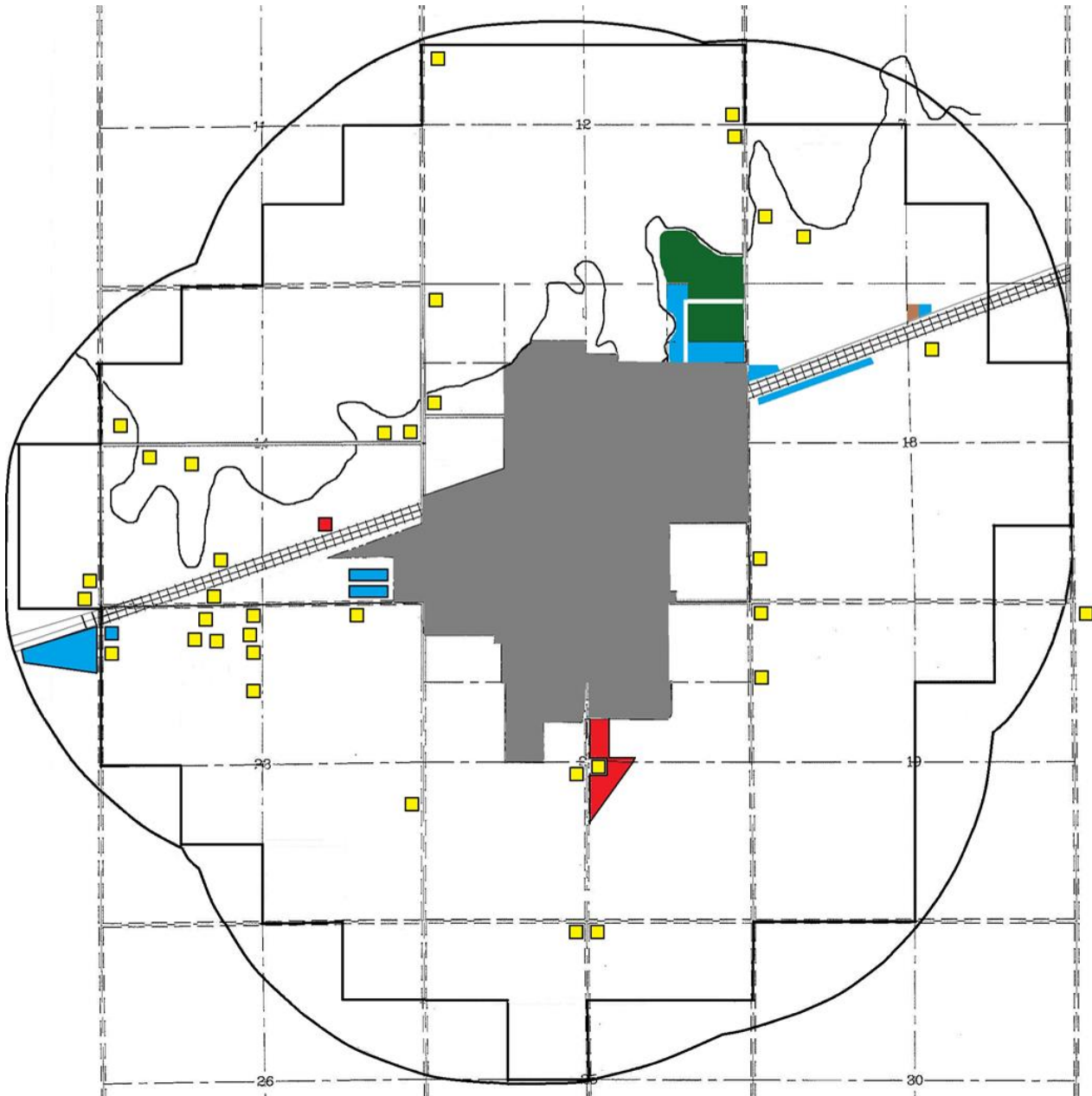
ILLUSTRATION 4.3



GENERALIZED EXISTING LAND USE MAP

ONE-MILE PLANNING JURISDICTION

GIBBON, NEBRASKA



LEGEND

VACANT/AGRICULTURE	COMMERCIAL
PUBLIC/QUASI-PUBLIC	INDUSTRIAL
SINGLE FAMILY RESIDENTIAL	RAILROAD CORRIDOR
MOBILE HOME RESIDENTIAL	CORPORATE LIMITS

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ILLUSTRATION 4.4

The following provides a profile of existing land uses in Gibbon:

VACANT

Vacant land in Gibbon equals an estimated 62 acres, or approximately 11 percent of the total land included within the Corporate Limits. An estimated 49 acres are considered “developable”. A comparison of Gibbon and National Planning Standard recommendations indicates that vacant land in the City is currently at a ratio of 2.6 acres per 100 persons. This local ratio is 50 percent less than the recommendation for vacant developable land by the National Planning Standard, currently at 6.5 acres per 100 persons. ***Participants of the Citizen Survey and Planning Open Houses, as well as the Gibbon Planning Commission, all stated that the lack of vacant land available for purchase was a barrier to building residential, commercial and industrial properties within the Corporate Limits.***

PUBLIC/QUASI-PUBLIC

Public/Quasi-Public land acreage in Gibbon totals an estimated 41 acres, or 7.4 percent of the total platted Community area. This land classification typically includes churches, schools and various community buildings. This land use classification equals an estimated 2.1 acres per 100 people, about 25 percent less than the recommended national planning standard. ***National Planning Standard of a ratio of 2.8 acres per 100 persons indicates that Gibbon needs an additional 12.6 acres of public/quasi-public occupied lands.***



PARKS/RECREATION

Parks/Recreation land comprises approximately 48 acres of developed land in the City of Gibbon. Land attributed to parks and recreational use accounts for 8.7 percent of the total developed land in Gibbon. A comparison of the Gibbon and National Planning Standards indicate that the City has 25 percent more parks/recreation land than the National Planning Standards recommend. This total does not include the Valley View Municipal Golf Course, located four miles north of the City. ***The City should also consider expanding hiking/biking trails from City Parks to public facilities throughout the City to expand recreational opportunities and further improve safe routes to the Gibbon Public Schools.***

RESIDENTIAL

Residential land usage consists of an estimated 219 total acres or 40 percent of the total platted area of Gibbon. The 11.5 acres of residential land per 100 persons in the City is 15 percent more than the National Planning Standard recommendation.

- **Single Family** land usage calculates to an estimated 36 percent of the total City land area, or 199 acres. This is approximately 40 percent more than the planning standard of 7.5 acres per 100 persons. ***Gibbon serves as a “bedroom” community to the Cities of Kearney and Grand Island and has a high percentage of workforce employees that commutes to these cities.***
- **Multifamily** land use in Gibbon equals an estimated seven acres, or 1.3 percent of the Community's total land area. This total is 80 percent less than the acres needed per 100 people, based on current National Planning Standards. ***To have sufficient amounts of multifamily acreage, Gibbon would need an additional 31 acres of multifamily land uses, based upon the National Planning Standard.***
- **Mobile Homes** comprise 12.5 acres, or 2.3 percent of the City. This represents 0.7 acres per 100 people and exceeds the National Planning Standard ratio for mobile homes of 0.5 acres per 100 people, by 40 percent. ***The Gibbon Zoning Regulations requires individual mobile homes to be located within designated mobile home parks.***



COMMERCIAL

Commercial land use in Gibbon total an estimated 17 acres, or 0.9 acres per 100 persons. This amount is 63 percent less than the 2.4 acres per 100 persons identified by the National Planning Standard for commercial land area. ***Gibbon would need an additional 28 acres of developed commercial area to meet the National Planning Standard.*** The proximity of Gibbon to the larger Communities of Kearney and Grand Island limits the ability of the City of Gibbon to attract and maintain

typical levels of commercial development.

INDUSTRIAL

The total acreage of industrial land is an estimated 75 acres or approximately 14 percent of the area within the Corporate Limits. A total of four industrial acres per 100 persons exists in Gibbon, which is 74 percent more than the National Planning Standard requirement of 2.3 acres per 100 persons. **In contrast to limited commercial development opportunities, the proximity of Gibbon to Interstate 80 is ideally suited to support agricultural-based industrial businesses.**



SUMMARY OF LAND USE

The City of Gibbon has developed in a manner acceptable to the majority of local residents. Primary new developments in the last 10 years have included residential, commercial and public/quasi-public uses. Planning and land use development in Gibbon is somewhat of a difficult task, due to several factors. These factors include the physical man-made barriers, such as the Highway 30 and Union Pacific Corridor, and natural hazards of Wood River and associated floodplains.

These impediments to land use development can only be addressed by a commitment of the Community to (1) reinvest in existing land uses and prepare redevelopment plans to produce more efficient land uses and (2) expand efforts to mitigate natural hazards by providing growth in non-sensitive areas.

The analysis of the existing land use in Gibbon revealed a deficiency of multifamily residential, commercial and public/quasi-public land use types. These deficiencies should be addressed in the development of a new and balanced future land use plan for the City and its respective One-Mile Planning Jurisdiction.

FUTURE LAND USE PROFILE

The City of Gibbon has experienced a gradual population increase between 2000 and 2010 when the City grew by 74 persons, or 4.2 percent. Growth continued since 2010 at an estimated annual increase of 0.5 percent, or by 10.5 people per year, reaching a 2016 population of 1,896 persons.

The population is anticipated to increase through 2026, reaching a total population of 1,957. The City of Gibbon has the potential to achieve a 10-year “ED Boost” population of 2,046 or an annual increase of 15 persons. If met, this growth will require the creation of 85 additional full-time positions, increasing the Target Housing Demand from 74 to 94 housing units and the annexation of new vacant lands from the identified residential growth areas. ***This growth will require that special consideration be given for potential residential, commercial, planned open space and industrial land use acres.***

Illustration 4.5 identifies the proposed **Generalized Future Land Map** within the City's existing Corporate Limits. **Illustration 4.6** highlights future land use in the Gibbon One-Mile Planning Jurisdiction. The following describes the future land use needs of these areas.

Future annexation should occur in the residential growth areas beyond the Corporate Limits of Gibbon, identified in **Illustration 4.6, Generalized Future Land Use Map**. Rural land proposed for residential development should be annexed when the property is platted and subdivided for development. These tracts could be annexed at a point-in-time when in conformance with and meeting the criteria of Nebraska's State Statutes that address annexation.

A certain amount of **vacant land** will also be needed to provide an overall functional community land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed on the development of suitable (developable) vacant land within the Corporate Limits of Gibbon. *An estimated 48 acres of vacant land within the Corporate Limits considered “developable” or not limited by natural or man-made barriers.* **The majority of vacant land is located within areas planned and zoned for industrial development.**

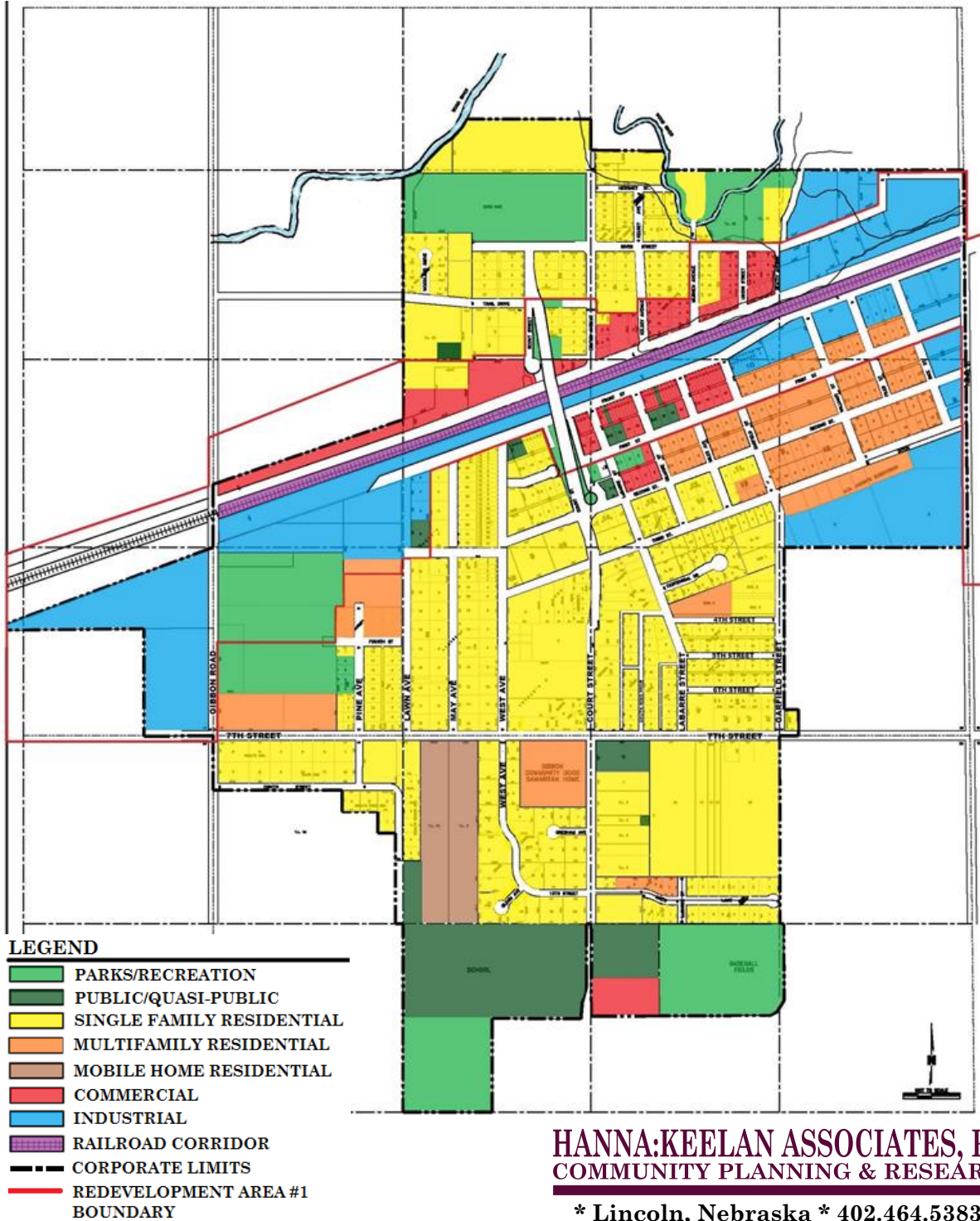
The strategic development of infill lots and other vacant land areas within the Corporate Limits is not sufficient to provide vacant land in support of projected development needs for residential and commercial properties. Identified growth areas beyond the Community must be planned to support new growth opportunities. This would allow for managed growth and the proper extension of existing infrastructure, including streets, electrical, gas, water and sewer systems into the identified growth areas.



GENERALIZED FUTURE LAND USE MAP

CORPORATE LIMITS

GIBBON, NEBRASKA



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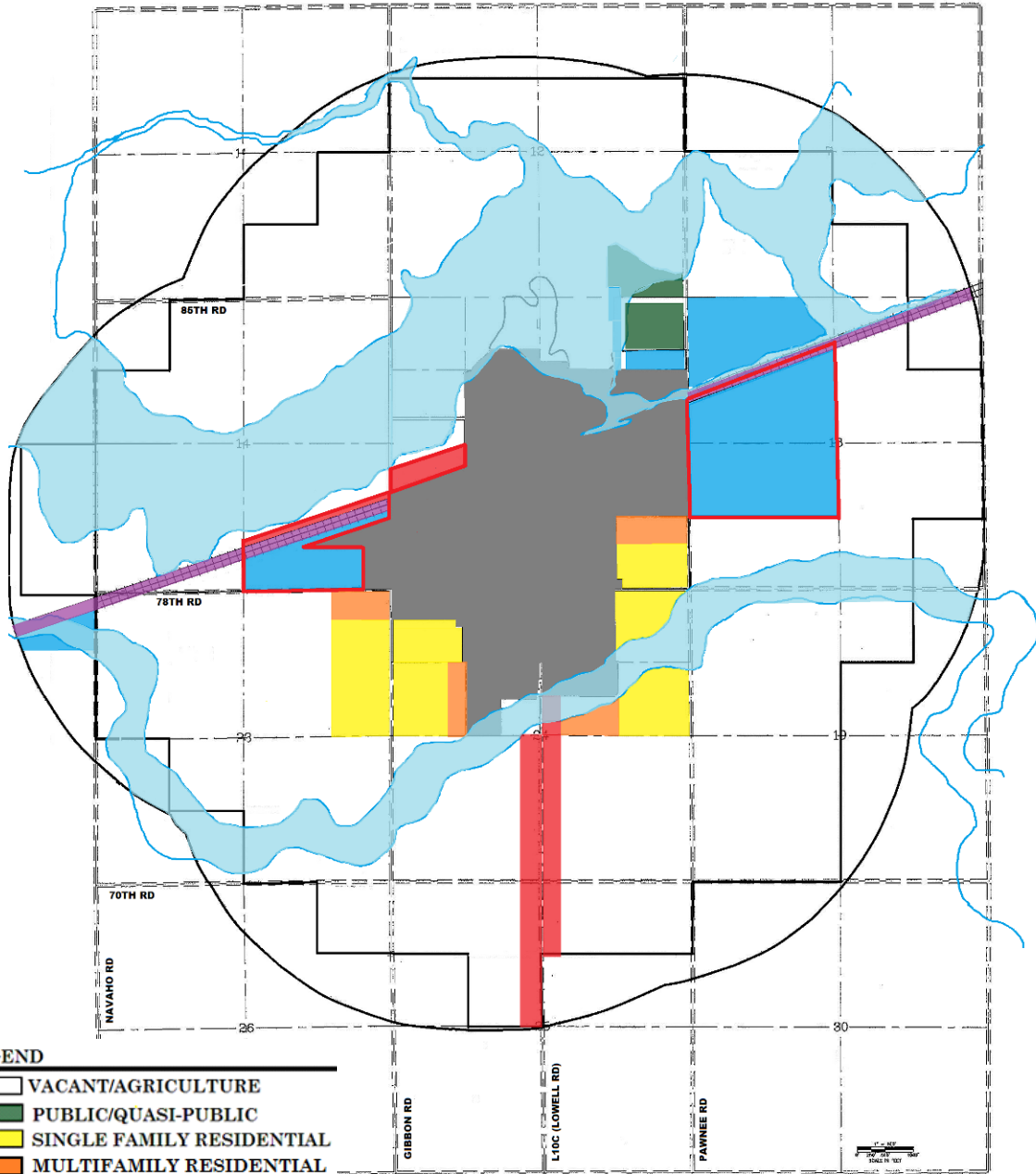
ILLUSTRATION 4.5



GENERALIZED FUTURE LAND USE MAP

ONE-MILE PLANNING JURISDICTION

GIBBON, NEBRASKA



LEGEND

- VACANT/AGRICULTURE
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CORPORATE LIMITS
- 100-YEAR FLOODPLAIN
- REDEVELOPMENT AREA #1 BOUNDARY

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ILLUSTRATION 4.6

RESIDENTIAL

Future residential development in and around the City of Gibbon should be of a high priority to the Community during the planning period. **An estimated 28 to 35 acres will be needed for housing development**, if the City makes a conscious effort to provide additional housing options to all income sectors. The Community should target 44 owner and 30 rental units, totaling 74 additional housing units through 2026.

The **Generalized Future Land Use Maps** identify the newly designated residential areas in and around Gibbon with varying densities. These designations will allow developers the option of providing a variety of housing for families, singles, workforce, elderly and special populations. The following narrative provides a description of the future residential land use compositions for the Community.

- **Single family** development should occur in established neighborhoods and new subdivision areas, both within and in close proximity to the City. Single family residential growth areas are planned for the southwest, southeast and east-central areas adjacent and beyond the current Corporate Limits.
- **Multifamily** development should be pursued during the planning period. The development of additional units in higher densities allow for more affordable housing and greater efficiency of resources. **Illustrations 4.5 and 4.6** identify areas for development or redevelopment of multifamily housing. **Multifamily residential areas** units are planned to buffer lower density single family residential areas from more intensive uses within Downtown Gibbon and the industrial areas along the Union Pacific Railroad and the eastern Corporate Limits. High density multifamily residential growth areas are recommended adjacent and south of the Legion Fields, west of the City near the Gibbon Public Schools and southwest of the intersection of 5th Street and Gibbon Road.



PARKS AND RECREATION

An estimated 48 acres of land within the City of Gibbon is currently used for parks and recreation. This acreage represents a ratio 2.5 acres of park land per 100 people in the Community, and is 25 percent more than the recommended National Planning Standard. The City maintains a variety of amenities within its four City Parks and the Valley View Municipal Golf Course, four miles north of Town. During the 10-year planning period, the City of Gibbon should focus efforts upon expanding hiker/biker trails and maintaining and enhancing the existing park facilities.

Results from the Citizen Survey indicated that a trail system in Gibbon is desired by residents as a recreational opportunity and for providing safe routes to school. As the Community grows, a trail system is recommended to connect existing and future residential areas to the existing parks and public facilities. A trails system could potentially provide connections to the **Windmill State Recreation Area**, two miles south of town at the Gibbon Interstate 80 interchange, and to the **Valley View Municipal Golf Course**, four miles north of the City.



PUBLIC/QUASI-PUBLIC

Future public/quasi-public will be primarily comprised of additional acreage to accommodate existing public/quasi-public uses. **Respondents to the Citizen Survey identified a combined Community Center / Fitness Center, as well as a new City Hall with meeting rooms for large and small functions as needed public facilities.** Existing public facilities will occupy their present land area with potential expansion to meet the service requirements of the City of Gibbon.

COMMERCIAL

Future commercial land use areas are anticipated to include the existing facilities in the Downtown and along the Highway 30 and L10C Corridors. The expansion of commercial areas are provided for in the **Future Land Use Maps, Illustrations 4.5 and 4.6**. These highway commercial uses also buffer industrial development areas from view along the Highway Corridor. New highway commercial uses are encouraged to be automotive oriented in support of travelers and tourists along the Highway 30 and L10C State Link (Court Street) Corridors, as well as retail outlets that are not appropriately sized to be located in Downtown Gibbon. These commercial uses are not intended to compete with the Downtown, but rather entice highway travelers to stop in Gibbon and seek out expanded shopping and services in the Downtown.



INDUSTRIAL

The City has an estimated 75 acres of developed industrial land within the current Corporate Limits, which exceeds National Planning Standards by 74 percent. The Community serves these industries with City utilities, infrastructure and municipal services that, at the same time, expands property tax base.

Industrial development is planned within the City, along the Union Pacific Railroad Corridor and expanded areas in the northeast and west-central portions of the City. Growth areas for larger industrial facilities are also planned to the east/northeast and west of Gibbon to sustain industrial growth opportunities throughout the 10-year planning period. The **Future Land Use Maps, Illustrations 4.5 and 4.6**, identify the proposed future industrial land areas.

Desirable transportation corridors are adjacent present and future industrial districts. Land outside the Corporate Limits would require an extension of appropriate infrastructure to facilitate future developments. The current industrial tracts within the Corporate Limits that are in a state of transition or possessing vacant parcels in close proximity to residential development, are encouraged to develop as "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

NEBRASKA COMMUNITY DEVELOPMENT LAW

The analysis of individual properties conducted with this comprehensive planning process revealed a need to perform a **Blight and Substandard Determination Study and General Redevelopment Plan**. The **Study Area** includes Downtown Gibbon, the Highway 30 and Union Pacific Railroad Corridor and existing and future industrial areas. This **Redevelopment Area** is the first to be designated in Gibbon. The **Redevelopment Area** is identified in **Illustrations 4.5 and 4.6**. The evaluation of individual properties utilized the structural analysis rating system established by the **Nebraska Community Development Law**. This process ultimately allows Gibbon to utilize **Tax Increment Financing** to encourage redevelopment and development efforts. All properties located within the **Redevelopment Area** were rated according to these standards. Detailed information regarding this **Redevelopment Area** are contained in the **Blight/Substandard Determination Study and General Redevelopment Plan**.

The **Redevelopment Area** in the City of Gibbon will utilize the future property tax from within the designated area to assist in the financing of public improvements such as streets, sidewalks, water and sanitary sewer utility systems. The incentive of **Tax Increment Financing** should be used to encourage existing businesses to expand and remain in Gibbon, as well as an incentive to attract additional businesses and industries to the Community. The **Redevelopment Area** will expand opportunities to rehabilitate or expand existing structures and attract new commercial and industrial uses to the City of Gibbon.

ENVIRONMENTAL ASSESSMENT

This **Land Use Plan** should serve as a guide to the development of the City and its surrounding area. The **Plan** is not intended to dictate changes to the Community, but rather evaluate existing conditions and recognize ongoing changes. In addition, the Plan is designed to allow change to occur in an orderly manner which will ensure the best interests of Gibbon will be achieved.

Before the implementation of this land use plan, two steps should be undertaken. **First**, the possible effects of the **Plan** should be explored. Identification of the possible results of any action, program or policy and the determination of the intensity of the results will be the most significant factors ensuring successful **Plan** implementation, with a minimum of negative effects. **Second**, the positive impacts of a **Plan** must be weighed against the negative impacts resulting from implementation activities. Alternative strategies should be considered to select the implementation activities that achieve the most benefits with the least problems.

The following **environmental assessment** will review the basic scope of the land use plan and then identify any significant environmental impacts, both social and physical, of the **Plan's** proposed development and redevelopment actions.

Precautionary measures will be noted, as well as unavoidable adverse effects. Actions which will lead to irreversible commitments of resources will be recognized as well as other long-term effects from immediate programs.

POTENTIAL ADVERSE IMPACTS

The Gibbon Land Use Plan combines the anticipation a continued population growth with the need for developable vacant land in the identified future growth areas of the City. If the Community continues to grow as projected, nearly all of the land use activities envisioned will have the potential for some type of adverse impact to the natural environment. The potential also exists for an “**Economic Development Boost**” to occur in Gibbon by 2026, involving the creation of 85 additional full-time employees. **This “Boost” in employment would also result in a total population of 2,026, or an increase of 150 people between 2016 and 2026.**

Continued growth will require the additional commitment of construction materials, financial resources, fossil fuels and land resources which represent deductions from the total reservoir of resources. Additionally, continued economic and physical growth will mean the increased depletion of groundwater resources. Aside from the impacts possible from commitment of resources toward the realization of community growth, there will also be a continuing requirement for resources necessary for operation and maintenance of existing homes, industries, businesses and utility systems.

Commitment of land resources, in many cases, will mean the conversion of agricultural land from the production of food and fiber to developed uses which also represent an adverse impact, but one which is basically unavoidable if the Community continues to prosper and grow. Among the by-products of continued community growth are increased storm water runoff, additional amounts of air, water and noise pollution and increased vehicular traffic on area streets.

No potential adverse effects to the natural environment are expected during the planning period. None are expected to become especially significant, due to the implementation of the Land Use Plan.

BENEFICIAL IMPACTS

The **implementation** of the **Gibbon Land Use Plan** includes a potential for diverse and far reaching beneficial impacts to both the man-made and natural environments during the planning period. One of the primary functions of the Plan will be to minimize negative impacts.

The overall effect of **Plan** implementation will be to either benefit the environment or lower the incidence and severity of adverse effects. Sound local **development standards** and **zoning regulations** will provide a significant beneficial influence towards partial mitigation of the potential for environmental damages due to continued land use development.

The most significant positive or beneficial environmental effects should be as follows:

- **Recognition of local environmental characteristics;**
- The encouragement of growth in areas contiguous to existing development and the **maximum use of existing utilities and streets;**
- The implementation of a coordinated and **comprehensive housing initiative and development program** will ensure the preservation of existing housing resources, combined with the provision of new housing units;
- The **appropriate locating and provision of housing, commercial, educational, recreational and employment opportunities** will act to positively reinforce the social structure of existing and future populations of the City;
- The **provision of sufficient and efficient utility services** will minimize the possible pollution associated with growth; and
- The **proper mixing and separation of land uses** and appropriate classification of the street system will minimize adverse effects of noise, odor, and air pollution.

The presence of updated land use and zoning regulations should ensure an efficient and appropriate development pattern through; density control to prevent overcrowding, prevention of mixing of incompatible land uses and prevention of further improper development in sensitive or hazardous natural areas, such as floodplain areas and lakes, rivers or streams.

ALTERNATIVES

Within the full scope of possible community actions, there are basically **three alternatives**. The **first** is to continue a planned approach to future expansion of the Community. A **second** alternative would be a more rigidly controlled and intensely monitored regulation which would essentially restrict a high percentage of anticipated future growth. The **third** possible choice is a less intense regulation, which in terms of municipal planning, represents the "do nothing" alternative.

The last alternative has most often been typical of many communities, large and small, and has often resulted in the maximum adverse impact to both the man-made and natural environments. The alternative of a more rigid control would avoid many of these potentially adverse impacts, but would be so restrictive as to hamper economic expansion, and thus, the ultimate growth and development of the entire Community.

The **most beneficial alternative** is to guide future growth and expansion of the Community through a land use plan, in combination with realistic land use control regulations. The land use plan prepared for Gibbon, coupled with the updating of a zoning ordinance and subdivision regulations, will provide a means by which the Community may achieve proper development practices.

ACTIONS TO MITIGATE ADVERSE ENVIRONMENTAL EFFECTS

Adverse impacts resulting from continued growth and expansion of Gibbon can be substantially mitigated through adoption and application of the land use regulations and design standards. These measures will provide a positive influence for conservation and proper use of land, materials and energy. As such, these measures will help to mitigate the adverse impacts of development upon the allocation of resources.

The land use plan recognizes the character of the natural environment and charts a course for future growth, which will allow maximum efficient use of available resources without serious permanent alteration or depletion.

The future development of the City of Gibbon, as outlined in this land use plan, is expected to provide a beneficial impact on the man-made environment with few, if any, adverse impacts upon man-made and natural environments.

The City will need to produce incentives comprised of programs of "**public intervention**" to attract the private sector to invest in Gibbon. Programs of public intervention might include joint public/private investment, the use of State and Federal (Grant) funds, Tax Increment Financing and leveraged private dollars.

ANNUAL REVIEW OF THE COMPREHENSIVE PLAN AND PLAN AMENDMENTS

This **Comprehensive Plan** should be in a constant process of review by all parties involved. This review, if properly conducted, will produce changes to the **Plan**. Changes will be made to the **Plan** utilizing a proper framework for amendments.

The Plan review process should be initiated by the Planning Commission. The process should be scheduled. Professional planners can assist with this review process with the assistance of all pertinent City staff. Public involvement will be a prerequisite for the effective review of the **Comprehensive Plan**. Scheduled public meetings should also be conducted to ensure input from specific neighborhood areas and special interest groups.

The starting point, or foundation, for all review processes should be the **evaluation of the Land Use Plan**. The review and possible change to the land use plan should be focused on proposed developments in the City. These changes will, in turn, require modifying the other components of the **Comprehensive Plan**, such as housing, infrastructure and facilities and the environmental assessment.

The Comprehensive Plan should be reviewed, at a minimum, once a year.

The process to officially **amend** the **Gibbon Comprehensive Plan** should go beyond required Planning Commission and City Council public hearings by involving the various business and social organizations in the Community. A **Comprehensive Plan** must be amended in accordance with Nebraska Revised Statute Section 19-924-929.

ANNEXATION POLICY

The Policy of the City of Gibbon, Nebraska, for both voluntary and involuntary annexation shall be: non-agricultural land areas identified within the planning jurisdiction shall be annexed at a point-in-time when those areas are in conformance with and meet the criteria of Nebraska's State Statute regarding the practice and requirement of annexation.

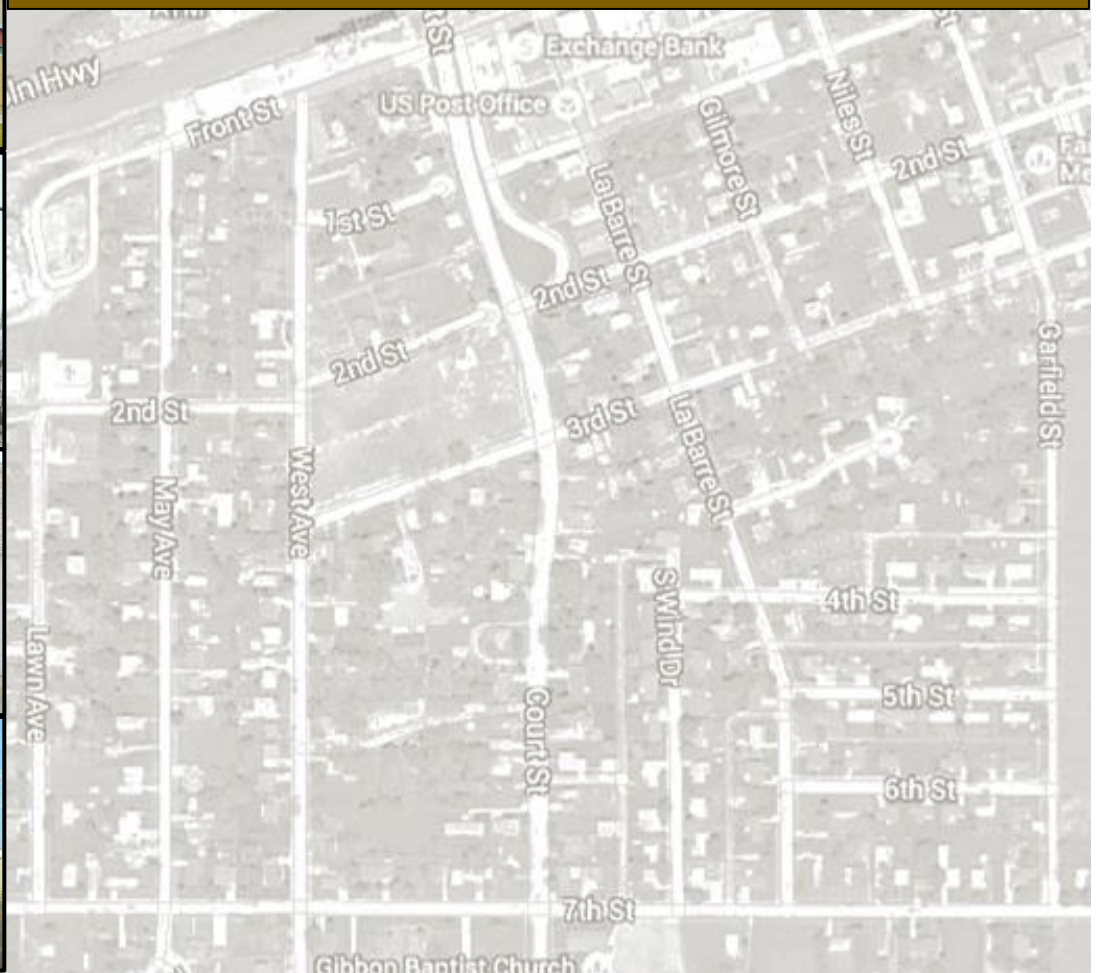
Areas beyond the Corporate Limits, identified in the **Future Land Use Map, Illustration 4.7**, as residential, commercial, or industrial uses, should be considered for annexation when development is proposed. Areas that are subdivided and platted in conformance with the **Subdivision Regulations** of the City of Gibbon should be annexed at the same time that a change in zone is approved, for example, from agricultural to single family residential.

-
1. United States Department of Agriculture, Soil conservation Service, in cooperation with the University of Nebraska Conservation Survey Division, p.2.
 2. Ibid. pages 3 and 69.
 3. Ibid, pages 4 and 76.
 4. Ibid, 84.
 5. Nebraska Wellhead Protection Program: Submittal to EPA Ground Water Section, Water Quality Division, Department of Environmental Control, State of Nebraska.
 6. Ibid., pp 1-4.
 7. Ibid., p.4.
 8. Soils, p. 82.

Section 5



**PUBLIC FACILITIES,
UTILITIES &
TRANSPORTATION.**



SECTION 5 PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

INTRODUCTION

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

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

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

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

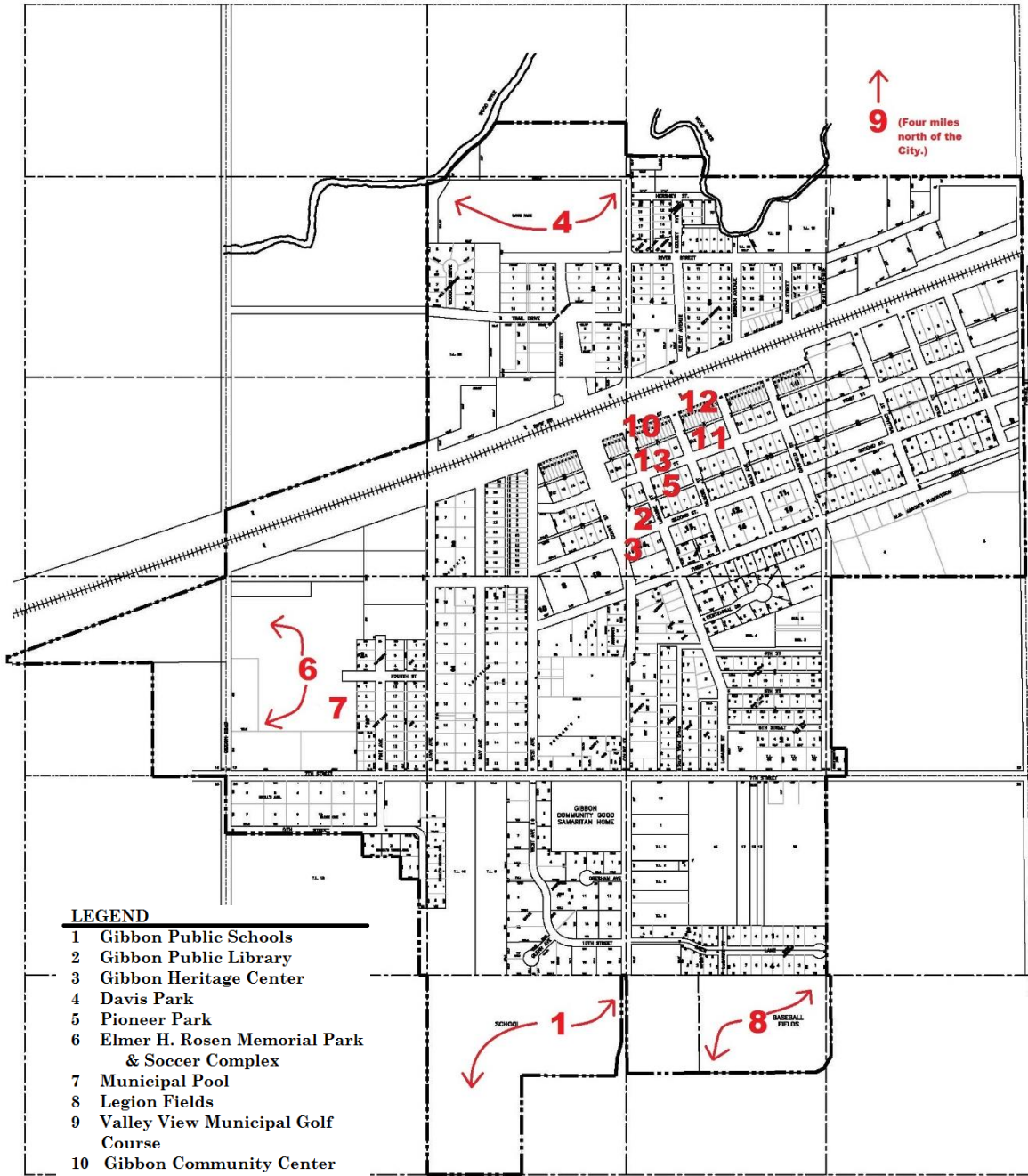


PUBLIC FACILITIES MAP

CORPORATE LIMITS

GIBBON, NEBRASKA

2016



LEGEND

- 1 Gibbon Public Schools
- 2 Gibbon Public Library
- 3 Gibbon Heritage Center
- 4 Davis Park
- 5 Pioneer Park
- 6 Elmer H. Rosen Memorial Park & Soccer Complex
- 7 Municipal Pool
- 8 Legion Fields
- 9 Valley View Municipal Golf Course
- 10 Gibbon Community Center
- 11 Gibbon Volunteer Fire Department & Rescue Squad
- 12 Gibbon City Hall
- 13 U.S. Post Office

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ILLUSTRATION 5.1

SCHOOLS/EDUCATION.

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

SCHOOL DISTRICT FACILITIES

Gibbon Public Schools maintains a combined **Elementary and Junior/Senior High School** facility that was constructed in 2009, with a maximum capacity of 700 students. The School complex is located on the southern edge of the City at 1030 Court Street, along with athletic fields and maintenance buildings. All facilities are ADA compliant. **Table 5.1** highlights a five-year history of enrollment within Gibbon Public Schools.

**TABLE 5.1
DISTRICT ENROLLMENT
GIBBON PUBLIC SCHOOLS
2011-2016**

	<u>Pre-K</u>	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>TOTAL</u>
2011-12	43	48	59	51	55	41	43	56	34	51	36	48	46	38	649
2012-13	39	48	43	50	49	54	38	43	51	36	46	36	48	48	629
2013-14	41	36	47	42	47	45	50	32	42	51	32	49	35	40	589
2014-15	34	47	37	51	45	53	48	51	35	40	49	33	46	30	599
2015-16	39	36	47	38	50	45	47	46	45	39	39	48	34	49	602

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

Gibbon Public Schools serves the City of Gibbon and a rural jurisdiction of approximately 30 square miles. This Class 3 School District is accredited by the State of Nebraska and the North Central Association. Students attend grades “Pre-K through 6” at Gibbon Elementary School, then attend grades “7 through 12” at Gibbon Junior/Senior High School. Combined, the Schools have a total staff of 99 employees, including 27 certified staff at the Elementary School and 25 certified staff at the Junior/Senior High School. School data from 2015 indicated that 46.6 percent of the elementary students and 43.7 percent of the junior/senior students are of Hispanic or Latino ethnicity.

Gibbon Public Schools share access to a state of the art lighting and sound system in the Auditorium, a “PowerSchool” management system, a video production studio and all classrooms have video projectors and interactive whiteboards/smartboards.

Access to the internet and computers is extensive, as all teachers have iPads, while there are two iPod labs and two computer labs, and there are also four mobile computer labs and the entire school building has wireless internet access.

Gibbon Elementary School

The 2016 Student-Teacher Ratio in the Elementary School is 13.7:1. All students in third grade have MacBooks, while grades fourth through six grade students have iPads.



Gibbon Junior/Senior High School

The 2016 Student-Teacher Ratio in the Junior/Senior High School is 10.1:1. All 7th through 12th grade students are issued iPads. The Junior/Senior High School offers vocational courses in welding, woodworking, CAD design, general shop, carpentry, small engines, keyboarding, advanced composite application web design, and business courses. Junior/Senior High School athletics focused on football, volleyball, track/cross country, basketball, wrestling and golf. Other school activities also include Student Council, National Honor Society, FBLA, FCCLA, Speech, Theater/Musical, Band and Marching Band, Jazz Band and Show Choir, Quiz Bowl, Yearbook and art shows.

Adult education programs are available in conjunction with Central Community College outreach programs from its campuses in Grand Island and Hastings, Nebraska.

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

EDUCATIONAL SERVICE UNIT #10

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

Educational Service Unit #10 is headquartered in the nearby City of Kearney and serves an area of central Nebraska, including Gibbon Public Schools, which is located in the extreme southern portion of the Service Unit boundary. Through its Kearney headquarters, more than 90 public and private school districts receive services in **Network Information Systems**, **Special Services** (for students with physical or cognitive disabilities), **Professional Development** (student academic competitions, leadership development and ESL courses) and **Cooperative Purchasing Programs**.

PROGRAM RECOMMENDATIONS

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

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

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

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

University of Nebraska-Kearney – Kearney, NE
Central Community College – Grand Island and Hastings, NE
Mid-Plains Community College – North Platte, NE
York Junior College – York, NE
University of Nebraska-Lincoln – Lincoln, NE
University of Nebraska-Omaha – Omaha, NE
Creighton University – Omaha, NE

Gibbon Public Library

The **Gibbon Public Library** is located at 116 LaBarre Street. The building was constructed in 1999 and consists of approximately 5,000 square feet and is maintained by three employees. Hours of operation are Monday-Friday, 11:00am-6:00pm and Saturdays, 11:00am-2:00pm and closed on Sundays. Available resources include numerous books, videos, audio cassettes, CDs, eight computers with internet/wi-fi access of which one is ADA complaint, CDs, DVDs and magazines. An estimated 15,000 resources are available at the Library, with an average annual circulation of 10,000. The Library meets most ADA compliance requirements and plans to evolve and expand based upon the Community's needs.



Gibbon Heritage Center

The Gibbon Heritage Center is located at the intersection of 2nd and Court Streets. The facility contains historical artifacts relating to the history of the Community and is open from 2:00pm to 4:00pm on the first Sundays of March through October.

PARKS/RECREATION

The City of Gibbon Parks and Recreation Department maintains an estimated 48 acres of designated park and recreation sites, including open space, and amenities for residents and visitors. Gibbon also provides a variety of pocket parks, community gardens, hiker/biker trails and playground sites in non-designated park areas, including schools.

CITY PARKS

Gibbon has five City parks encompassing approximately 48 acres. The City has one full-time and three seasonal park employees

Davis Park

Davis Park is the largest park in Gibbon and is located in the extreme northwest corner of the Community, generally north of River Street. This Park is notable for its extensive trees covered picnic areas, landscaping, paved paths and water fountain pool. However, a variety of outdoor athletic facilities are also housed here including a lighted baseball field, Frisbee golf course, tennis/basketball court, volleyball court and horseshoe pits. Separate playground facilities are available for younger children's and a larger playground and climbing facility for older children are well maintained. Ample picnic tables, barbecue grills and restroom facilities that are ADA compliant support a variety of recreational opportunities.



Pioneer Park

Pioneer Park is located on the south side of Downtown between LaBarre and Gilmore Streets, along the south side of First Street. The Park has a gazebo in the center, with diagonal walking paths and a smaller scale playground facility with a “frog themed” platform connected to two slides. The focus of this Park is primarily on landscaped open space areas with benches and flower gardens providing a place Downtown to relax and socialize.



Elmer H. Rosen Memorial Park & Soccer Complex



The **Elmer H. Rosen Memorial Park & Soccer Complex** is located on the south side of Gibbon, west of the intersection of Fourth Street and Park Avenue. This facility contains the original High School track (now used as a walking track) and football field as well as large grass covered open areas and the Gibbon Municipal Swimming Pool. Seasonally, soccer fields occupy

the open space areas and former football field. The swimming pool or aquatic center has a large waterpark slide, swimming and diving areas, and a zero entry wading and swimming area for younger children. A roofed pavilion provides outdoor seating and resting areas, while an adjacent bathhouse provides separate men's and women's changing and shower rooms. A small playground structure is located in front of the bathhouse.

Legion Fields

The Legion Fields were established in 2000 and are focused on the four baseball fields that back up to a centralized building containing the announcer's booth, concession stand and restroom building. The facility is located in the southeast corner of the City, behind the Legion Club, which fronts on the east side of Court Street (State Highway L10C). Several



regional tournaments are held throughout the spring and summer months. A small playground is also located south of the parking lot at the entrance of the ball park. One of the baseball fields can also be combined with an adjacent grass covered area to accommodate soccer games.

Valley View Municipal Golf Course

The City of Gibbon purchased a rural nine-hole golf course located four miles north of the Community at 14155 Pawnee Road. Putting and chipping greens, pro shop and rental carts, along with a club house with a deck over-looking the course attract many local golfers as well as several tournaments that are held each year. Seasonal hours are 8:00 a.m. to 11:00 p.m.

HEALTH, WELLNESS & ELDERLY SERVICES

Modern health services, including full service hospitals, medical clinics, long-term care nursing and private medical offices are available to residents of Gibbon in the nearby Cities of Kearney, Hastings and Grand Island. Hospitals include Catholic Health Initiative (CHI)-Good Samaritan Hospital (Kearney) Mary Lanning Healthcare (Hastings) and CHI-Saint Francis Medical Center in Grand Island. Wellness facilities, such as fitness centers, are also available in these Cities.

Gibbon Community Center

The **Gibbon Community Center** is located in Downtown Gibbon at 817 Front Street. The City of Gibbon provides the majority of the funding for the Center, in addition to the variety of fund raising programs, including rentals of the Center for both private and public occasions and goodwill donations during meals and programs conducted at the Center. The South Central Nebraska Area Agency on Aging, located in Kearney, conducts programs for retirees and the elderly at least twice per year at the Center. The facility is staffed by one paid part-time director and many volunteers. Coffee and donuts are available during morning hours and a weekly pot-luck luncheon is held every Monday. Meetings by the Craft Club, Pioneer's Club and Hobby Adventures Club are provided at least once a month at the Center. Annual events sponsored by the Community Center include a Chili Contest in association with the Gibbon Public Schools and, during the 4th of July Celebrations, a "Cute Baby" contest and an ice cream social are conducted on behalf of the Community Center.

R.I.D.E. Transit

The Community Action Partnership of Mid-Nebraska office in Kearney provides access to public transportation to Gibbon residents each Monday, Wednesday and Friday, between the hours of 6:00 a.m. and 6:00 p.m. Reservations are scheduled 24 hours in advance and travel assistance is offered for trips within Gibbon at a cost of \$2.00 per boarding the mini-bus; trips between Gibbon and any other Buffalo County destination at \$5.00 per boarding and out of Buffalo County at \$8.00 per boarding.

PUBLIC SAFETY & GOVERNMENT

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

PUBLIC SAFETY

Buffalo County Sheriff/Gibbon Police Office

The City of Gibbon contracts with the Buffalo County Sheriff's Office to provide police protection to the Community. A small satellite office is provided to the Sheriff's office within the City Fire Hall at 17 Gilmore Street. The Buffalo County Sheriff's Office is co-located with the City of Kearney Police Department at 2025 Avenue A in Kearney, Nebraska. The facility was developed in a remodeled building in Downtown Kearney in 1993. The County Sheriff's office oversees dispatch and 911 emergency calls for both agencies, while the Kearney Police Office provides records and data processing for the two agencies. The Buffalo County Jail is located at 1512 Center Avenue, in Kearney, and houses incarcerated individuals from the County, including the City of Gibbon. The Jail is used by the jurisdictions of the County to confine inmates for short durations while awaiting trial or processing.

The Buffalo County Sheriff's satellite deputy "office" within the Gibbon Fire Hall is staffed by two County deputy officers that alternate shifts to ensure one officer is on duty at all times. By the provisions of the contract between the Sheriff's Office and the City, two County Deputies also live in Gibbon. Two patrol cars are stationed at the Gibbon Office.

Gibbon Volunteer Fire Department & Rescue Squad

The **Gibbon Volunteer Fire Department & Rescue Squad** is located at northeast corner of the intersection of 1st and Gilmore Streets. The Fire Department has a total of 34 volunteers of which 16 are currently EMT certified. Staff includes a fire chief, officers and various volunteers.

The Department receives 220 to 250 calls annually, approximately 25 percent are call responding to fires of structures or property. The average response time for the Fire Department and Rescue Squad is less than five minutes within the City, and up to 12 minutes throughout the entire 144 square mile service area.



The Fire Department and Rescue Squad have various types of equipment available, including two ambulances and one rescue vehicle/pumper truck, and five fire fighting vehicles ranging from pumper trucks to grass rigs. Replacing aging, outdated equipment with new, modern equipment will help the Department keep up with current needs. Additionally, the Fire Hall only has capacity for five vehicles, resulting in two vehicles being housed in another building. **Future plans for the fire and rescue facility during the 10-year planning period, if funding would become available, would be for the construction of a new Fire Hall.**

CIVIL DEFENSE / EMERGENCY MANAGEMENT

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

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

GOVERNMENT

CITY HALL/OFFICES

The **City Offices** are located at the Gibbon City Hall, 715 Front Street. The facility houses the City Administrator, Clerk/Treasurer and other administrative offices and the City Council Chambers. The building is utilized for pertinent government committee meetings and public use. The building is ADA compliant, as such, public meetings for the Planning Commission and City Council are held in the Office's Council Chambers, as well as any "public meeting."

U.S. POST OFFICE

The **U.S. Post Office** of Gibbon is located at 29 LaBarre Street. The Post Office is open weekdays from 9:00 a.m. - 4:00 p.m. and on Saturday mornings from 10:00 a.m. till 11:30 a.m. the Post Office employs two full-time personnel, and is in compliance with all ADA standards. The Gibbon Post office has 792 postal boxes, of which 495 boxes are rented. The Post Office is fully compliant with ADA accessible parking and access within the building.



PUBLIC UTILITIES

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

WATER SYSTEM

The City of Gibbon municipal water system is currently supplied by six groundwater wells which are at an average depth of 250 feet. The quality of the water available from these wells has historically been such that a water treatment plant has not been necessary. The water well system has a combined “Firm Pumping Capacity” of 2,500 gallons per minute and a Peak Pumping Season rate of 1,250 gallons per minute. The Average Daily Demand is 625,000 gallons per day, while the Historic Peak Demand for water in Gibbon reached 1,290,000 gallons per day.

The water system has a water storage capacity of 1,100,000 gallons, including both the water tower and ground storage facilities. The water mains have an ISO Class of C900 and range between 3” to 12” in diameter, providing normal operating pressures from 40 to 52 psi.

Future municipal water needs could potentially involve the need for a water treatment process to remove iron and manganese if State and Federal requirements are expanded.

SANITARY SEWER SYSTEM

The existing waste water treatment plant was constructed in 2000 and has a Maximum Daily Load of 2.13 million gallons per day. The plant has a current Average Daily Load of 1.72 million gallons per day and currently operates at 14,311 pounds per day of Biochemical Oxygen Demand and suspended solids at 10,295 pounds per day. The treatment facility is comprised of two anaerobic lagoons for pre-treatment and a three-basin sequencing batch reactor system. The anaerobic lagoons are covered to contain odors associated with hydrogen sulfide and methane gas. The methane gas is flared or burnt off on a daily basis. Organic capacity of the Treatment Plant is currently at an estimated 90 percent of the designed capacity.

The waste water collection system consists of 6” to 14” diameter Vitrified Clay Pipe, Ductile Iron Pipe and plastic waste water mains. Two lift stations are required to provide waste water collection services to all portions of the City and are located at the northeast corner of the intersection of 7th and Court Streets and generally at the intersection of Front and Garfield Streets.

No improvements are planned during the 10-year planning period for the Waste Water Treatment Plant. General up-keep and maintenance of the existing waste water collection mains and potentially the extension of new mains to support future growth of the City are also anticipated.

SOLID WASTE DISPOSAL

The City of Gibbon contracts with privately owned waste removal companies to collect waste and garbage and transport it to the waste disposal facility near Grand Island, Nebraska. Additionally, a recycling trailer is provided to the City of Gibbon by Mid-Nebraska Disposal.

ELECTRICAL

The electric system is owned by Gibbon and leased to Nebraska Public Power District (NPPD). Service is supplied by a 69 kV sub-transmission line from the Lowell 115kV substation to the south, and the Ravenna, Nebraska area to the north.

NATURAL GAS SYSTEM

SourceGas is the provider of Natural Gas to the Community via a three-inch diameter transmission pipeline with an operating pressure of approximately 500 pounds per square inch. SourceGas also distributes natural gas within the City to approximately 560 residential and commercial customers.

TRANSPORTATION

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

EXISTING TRANSPORTATION SYSTEM

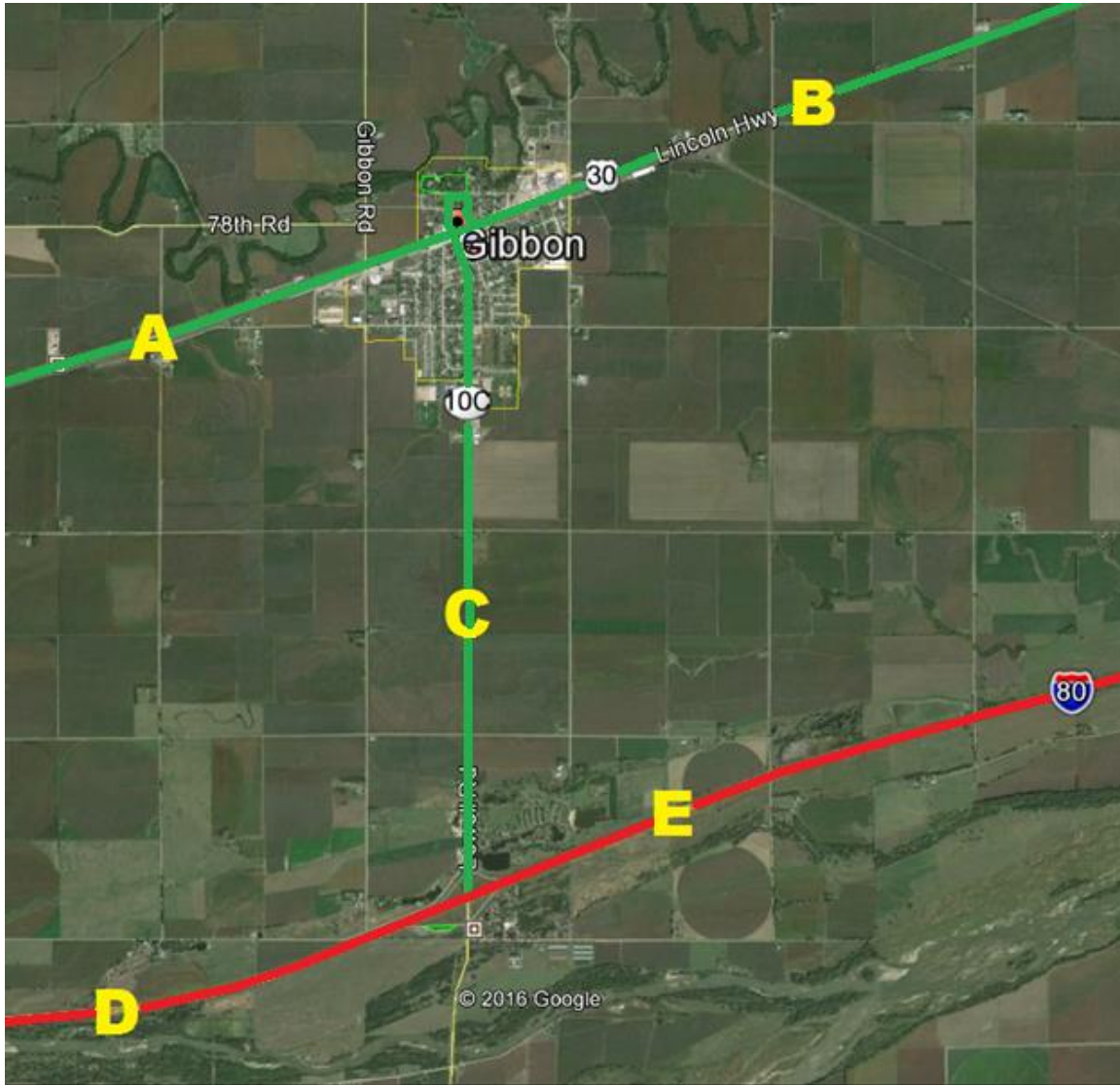
Illustration 5.2, Annual Average 24-Hour Traffic Count, depicts the transportation system in the City of Gibbon. The transportation system is comprised of Highways 30 and State Link L10C (Court Street), which also connects to the Gibbon Interstate 80 interchange two miles south of the City, are both classified as *“Major Arterial-Continuous (Intermediate)”* in which these roads connect with surrounding Communities.

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

TRAFFIC VOLUME

The Nebraska Department of Roads monitors traffic volume in the Gibbon area, for County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Illustration 5.2** also identifies the average daily traffic counts for State and Federal transportation routes around Gibbon. **These counts indicate that in 2014, an average of approximately 18,650 total vehicles pass through the Gibbon Interstate 80 interchange in a 24-hour period. Counts of the Highway 30 Corridor indicate that nearly 1,000 more vehicles travel west of Gibbon (6,000 total) than east (4,995 total).**

AVERAGE ANNUAL 24-HOUR TRAFFIC GIBBON, NEBRASKA



AVERAGE ANNUAL 24-HOUR TRAFFIC COUNT			
	2010	2012	2014
A	7,130/490	7,300/500	6,000/410
B	5,690/420	5,730/420	4,995/365
C	1,565/155	1,580/155	1,445/140
D	18,855/7,320	17,790/7,145	18,700/7,145
E	18,645/7,405	17,865/7,215	18,595/7,455

Source: NDOR Annual Average 24 Hour Traffic Count Maps.
Legend = Commercial Vehicles / Heavy Trucks

—	Interstate
—	Major Arterial – Continuous (Intermediate)

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ILLUSTRATION 5.2

ROAD CLASSIFICATIONS

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

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

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

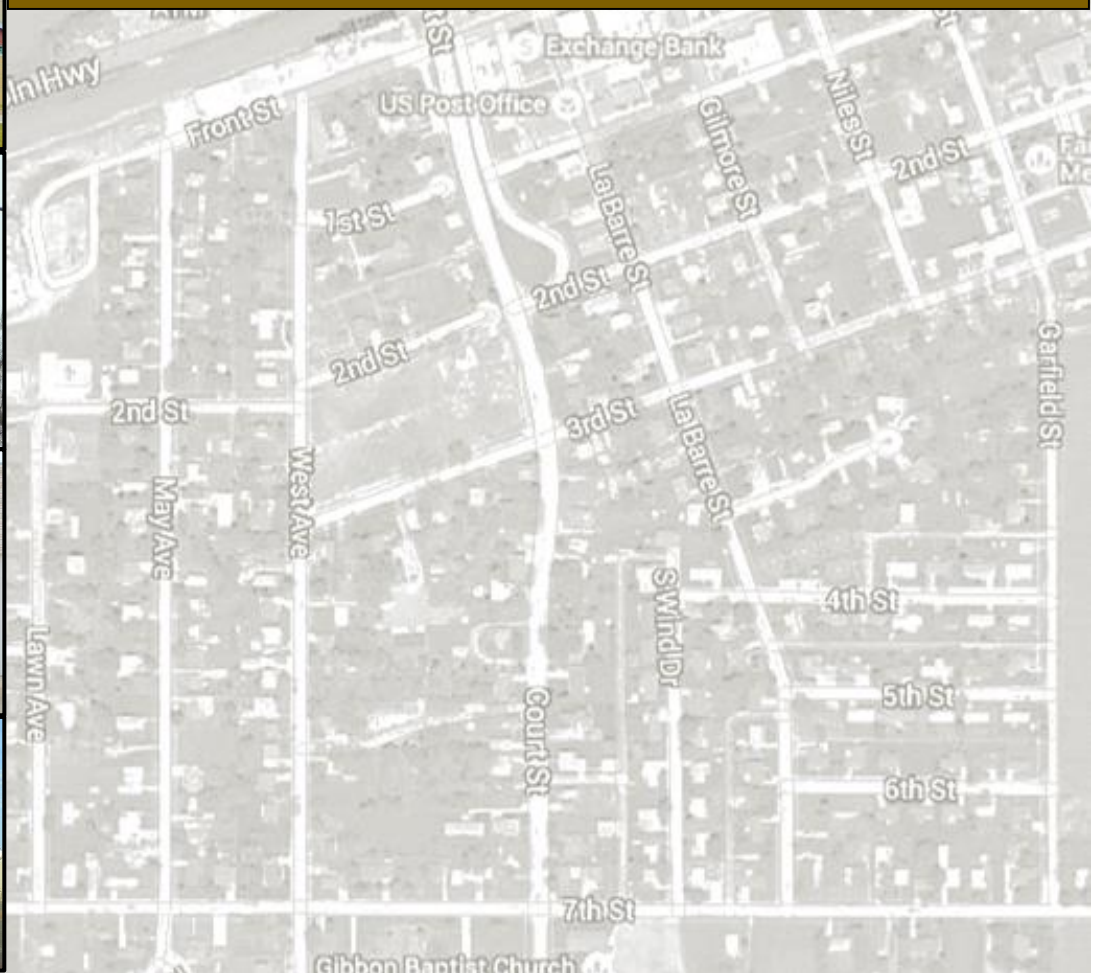
GIBBON ONE- AND SIX-YEAR PLAN FOR STREET IMPROVEMENTS.

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

Section 6



ENERGY ELEMENT.



SECTION 6 ENERGY ELEMENT.

INTRODUCTION

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

PUBLIC POWER DISTRIBUTION.

Electrical power is currently distributed to the City of Gibbon by the Nebraska Public Power District (NPPD). Gibbon owns and leases their electrical distribution system to NPPD, who also provides 100 percent of the electricity consumed by residents of the Community. Dawson Public Power District (DPPD) serves the rural area beyond the City of Gibbon and throughout rural Buffalo County.

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



NPPD - RENEWABLE ENERGY STRATEGIC PLAN

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

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

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

GENERATING RESOURCES

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

In 2015, approximately:

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

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

SOURCES OF NPPD ENERGY PRODUCTION

NPPD renewable energy capabilities:

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

2.) **Hydroelectric Generators** –

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

3.) **Wind Turbine Generators** –

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

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

4.) **Solar Energy** –

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

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

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

NPPD Traditional Production Facilities:

Coal-Fired Generators -

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

Natural Gas & Oil-Fired Generators -

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

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

NPPD Emission Free Electricity

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

Hydropower Facilities –

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

“NET METERING”

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

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

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

ELECTRICAL ENERGY CONSUMPTION.

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

NPPD provided the electric consumption data for each of the land use sectors within the City of Gibbon, within **Table 6.1**. Industrial facilities within the Community consume the largest amount of electrical energy of 15,716,610 KWH, or 53 percent of the total 29,620,678 KWHs consumed in 2015 by the City of Gibbon. Residential consumption comprised 22 percent of the Total Consumption at an average annual cost of \$0.13 per KWH, while commercial properties accounted for 10.1 percent of the Total.

TABLE 6.1
ENERGY CONSUMPTION BY SECTOR
2015

<u>SECTOR TYPE</u>	<u>COST/SECTOR</u>	<u>KILOW WATT HR</u>	<u>COST/KWH</u>
Residential	\$821,470	6,511,296	\$0.13
Commercial	\$340,814	3,003,238	\$0.11
Industrial	\$1,236,897	15,716,610	\$0.08
Street Lights	\$27,025	160,907	\$0.17
Municipal	\$383,507	4,159,773	\$0.09
Irrigation	\$19,597	68,854	\$0.29
<u>Area Light Rental</u>	<u>\$4,532</u>	<u>N/A</u>	<u>N/A</u>
2015 TOTAL	\$2,833,842	29,620,678	\$0.10

Source: Nebraska Public Power District (NPPD).
Hanna:Keelan Associates, P.C. 2016.

STATE-WIDE TRENDS IN ENERGY CONSUMPTION

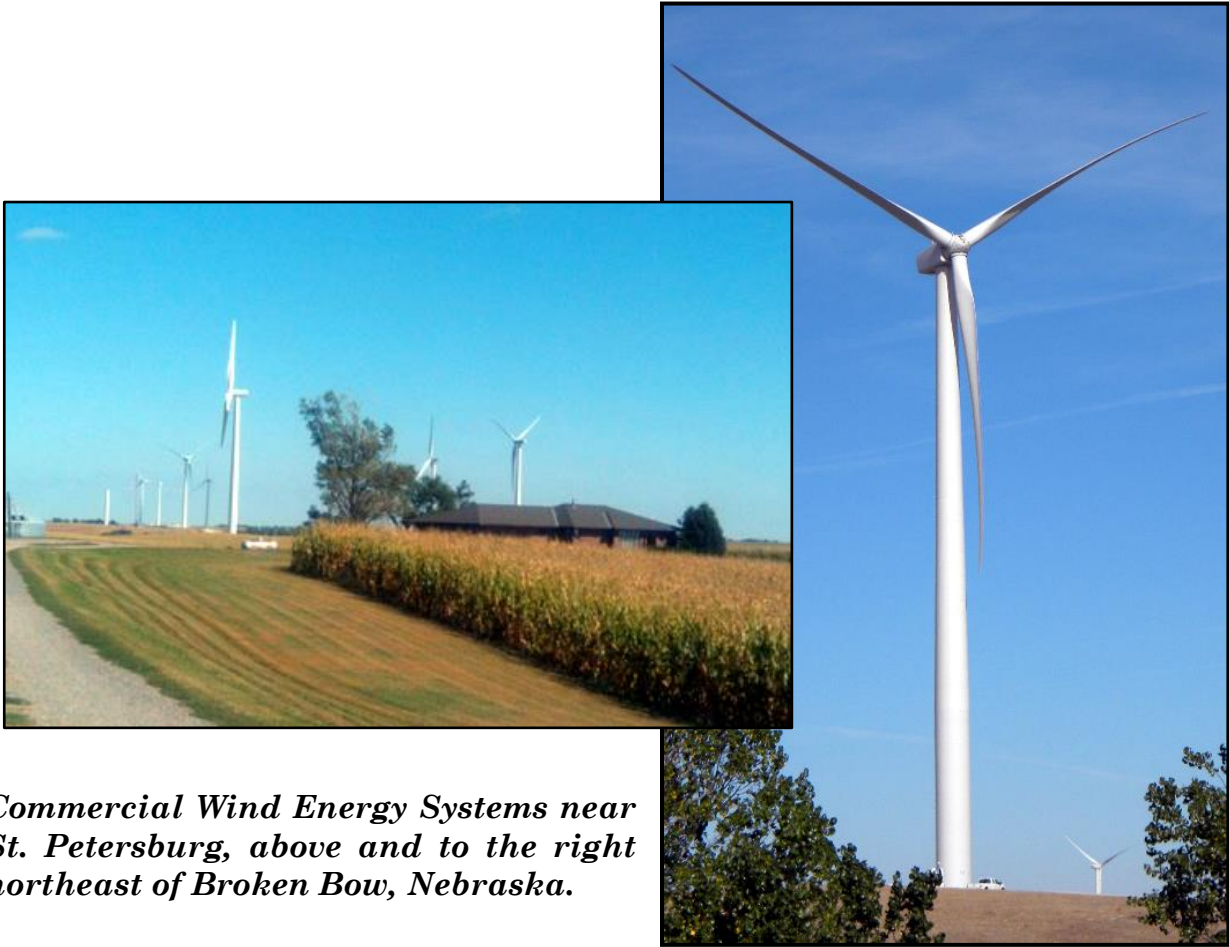
During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personal income has remained constant. In 1970, 11.8 percent of the percentage share of personal income was spent on energy. As of 2012, 12 percent was spent on energy usage.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

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

- ◆ **Coal** consumption increased from 20 trillion British Thermal Units (BTU) in 1960 to 292.96 trillion BTU, as of 2013. Peak use of coal was also established in 2013, surpassing the previous high set in 2011. The increase through 2013 was attributable to coal energy used to generate electricity
- ◆ **Natural Gas** consumption rose and fell during the 52-year period between 1960 and 2012, beginning at 140.4 trillion BTU, peaking in 1973 at 230.7 trillion BTU and, by 2012, declining to 161.77 trillion BTU.
- ◆ **Gasoline and Diesel Fuel** consumption increased in Nebraska between 1960 and 2013. Gasoline consumption rose by 25 percent, from 78.7 to 97.46 trillion BTU, as of 2013, and peaked in 1978 at 115.9 trillion BTU.

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

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



Commercial Wind Energy Systems near St. Petersburg, above and to the right northeast of Broken Bow, Nebraska.

NEBRASKA ENERGY CONSUMPTION BY SECTOR.

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

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

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

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

ENERGY CONSERVATION POLICIES.

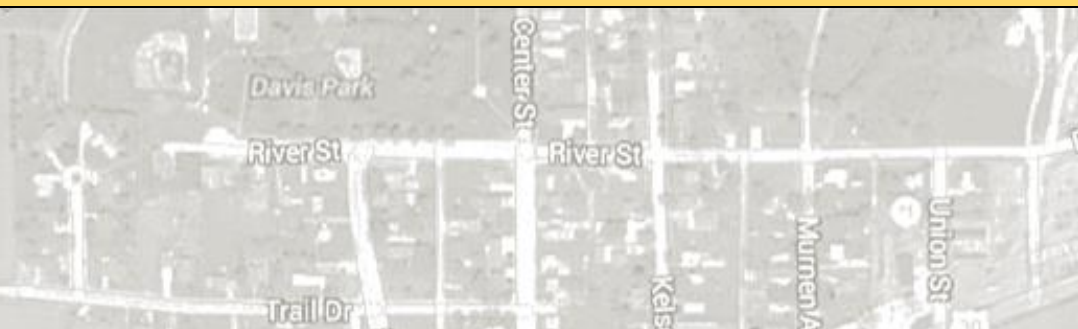
The most effective means for the City of Gibbon to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

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

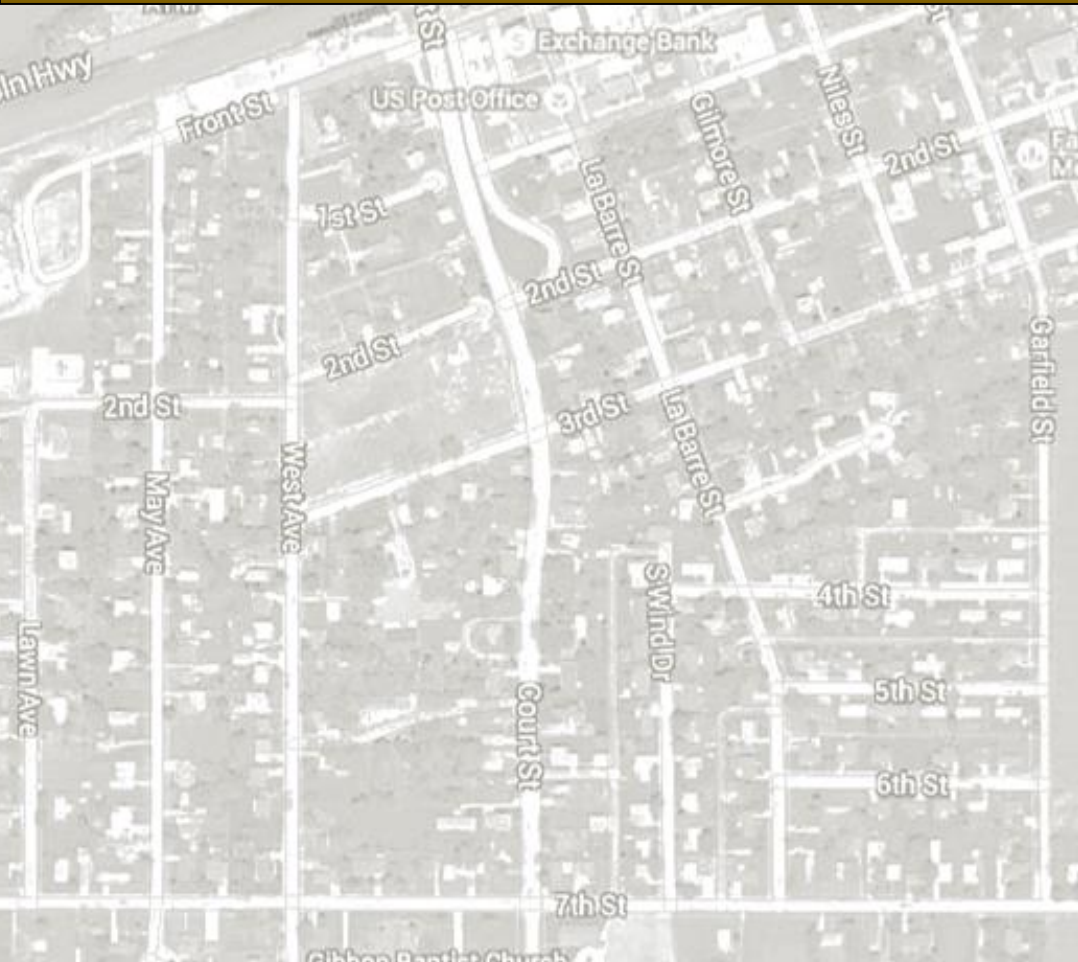
- ◆ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
 - Utilize the Gibbon Zoning Regulations to control the placement and operation of alternative energy systems.
 - Require compliance with the Conditional Use permit process so that established conditions are met by the applicant.
 - Utilize the NPPD net metering service it established to assist the City in complying with Nebraska’s Net Metering Law.
 - Promote the development of vocational education opportunities in the Gibbon Schools, regional Community and State Colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ◆ **Assist Buffalo County in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
 - The placement of large scale wind towers is not compatible with uses in the limited development areas of the One-Mile Planning Jurisdiction of the City of Gibbon.

- ◆ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- ◆ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial and industrial (which includes agricultural and public uses).**
 - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the City of Gibbon One-Mile Planning Jurisdiction. Subareas of the Community, such as the Downtown, a residential area or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.
 - Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
 - Implement conservation programs supported by NPPD for its member communities. For example, the ENERGYsmart Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce energy costs.
 - The City of Gibbon could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more energy efficient.

Appendix I



GIBBON CITIZEN SURVEY RESULTS.



Constant Contact Survey Results

Survey Name: Gibbon Citizen Survey

Response Status: Partial & Completed

Filter: None

3/14/2016 8:41 AM CDT





TextBlock:

The City of Gibbon Planning Commission is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10 years. An important activity of this Planning Program is to ask you about the needs and wants of the Community. Please take a few minutes to complete the following Citizen Survey by MONDAY, FEBRUARY 1ST, 2016.

TextBlock:

POPULATION CHARACTERISTICS

How long have you lived in Gibbon?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less Than 1 Year			2	2.6 %
1 to 5 Years			11	14.6 %
6 to 10 Years			4	5.3 %
11 to 20 Years			13	17.3 %
21+ Years			36	48.0 %
I do not live in Gibbon			2	2.6 %
No Response(s)			7	9.3 %
Totals			75	100%

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

Answer	0%	100%	Number of Response(s)	Response Ratio
One			11	14.6 %
Two			21	28.0 %
Three			12	16.0 %
Four			11	14.6 %
Five			12	16.0 %
Six or More			1	1.3 %
No Response(s)			7	9.3 %
Totals			75	100%

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

1 = 1, 2 = 2, 3 = 3, 4 = 4, 5 = 5+

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Less Than 18 Years						33	2.0
18 to 24 Years						9	1.3
25 to 34 Years						17	1.5
35 to 44 Years						22	1.5
45 to 54 Years						12	1.2
55 to 64 Years						14	1.6
65 to 74 Years						9	1.6
75 to 81 Years						6	1.2
82+ Years						3	1.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.




TextBlock:

EDUCATION

Check all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
I am a graduate of Gibbon Public Schools.			35	70.0 %
I have children attending Gibbon Public Schools.			23	46.0 %
Gibbon Public Schools were a factor in my decision to locate in Gibbon.			8	16.0 %
Totals			50	100%




Are there sufficient routes to school for children?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			52	69.3 %
No			4	5.3 %
No Response(s)			19	25.3 %
Totals			75	100%

If No to Question #5, what could be done to improve the safety of children commuting to and from school?

6 Response(s)

Would you recommend Gibbon Public Schools to parents?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			42	56.0 %
No			15	20.0 %
No Response(s)			18	24.0 %
Totals			75	100%

TextBlock:

PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT

What new public recreational opportunities should be considered for Gibbon?

29 Response(s)

What three new businesses would you like to see in Gibbon?

37 Response(s)

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

26 Response(s)

Please rate the quality of the following Community Services and Public Facilities in Gibbon.

1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Church					55	1.6
Grocery Store					56	1.5
Pharmacy					41	3.9
Fire Protection					57	1.3
City Offices					55	2.3
Parks/Recreation					56	2.0
Wellness/Fitness Center					44	3.9
Garbage Collection					53	1.9
Local Government					54	2.4
Cable TV					51	2.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Please rate the quality of the following Community Services and Public Facilities in Gibbon.

1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Discount/Variety Store					50	1.8
Downtown Businesses					53	2.5
Senior Center					44	3.0
Post Office					55	2.0
Restaurant/Cafe					54	2.5
Convenience Store					53	1.6
Streets/Sidewalks					53	2.4
Utilities					51	2.2
Retail Goods/Services					46	2.7
Employment Opportunities					51	3.0

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Please rate the quality of the following Community Services and Public Facilities in Gibbon.
 1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Repair Services					52	2.9
Entertainment					51	3.5
Library					54	1.6
Medical Clinic					48	2.8
Police Protection					52	2.3
Bank					53	1.6
Schools					52	2.0
Child Care Opportunities					45	2.6
Other					4	3.0

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rate the most important business/industry sectors to the City of Gibbon.

1 = Extremely Important, 2 = Very Important, 3 = Important, 4 = Neutral/No Opinion, 5 = Not Important

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Farming/Agriculture						53	1.3
Manufacturing						46	2.7
Wholesale Trade						44	3.3
Retail Trade						46	2.8
Utilities						44	2.2
Railroad						43	2.7
Information						43	3.0
Health						43	2.4
Leisure/Hospitality/ Tourism						43	2.9
Government						46	2.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Please rate the most important business/industry sectors to the City of Gibbon.

1 = Extremely Important, 2 = Very Important, 3 = Important, 4 = Neutral/No Opinion, 5 = Not Important

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Medical/Emergency						51	1.7
Automotive						45	2.6
Retail						44	2.8
Entertainment						45	3.0
Financial Activities						44	2.8
Professional & Business						44	2.4
Education						46	1.6
Home-Based Businesses						44	3.0
Law Enforcement/Fire Protection						51	1.6
Other						6	3.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

TextBlock:

TRANSPORTATION

Which transportation items need to be addressed in Gibbon?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed

Answer	1	2	3	Number of Response(s)	Rating Score*
Traffic Safety Improvements				43	2.1
Pedestrian/Trails Connections				45	1.6
School Traffic Circulation				45	2.0
Improved Traffic Control				44	2.3
Improved Truck Routes				47	1.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Which transportation items need to be addressed in Gibbon?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed

Answer	1	2	3	Number of Response(s)	Rating Score*
Highway Corridor Enhancements				44	2.0
Access Management (Frontage Roads, Parking Lots, etc.)				45	2.2
Reduce Railroad/City Conflicts				47	2.0
More Parking				42	2.5
Control Storm Water Runoff				50	1.5
Reducing Traffic Congestion				43	2.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

TextBlock:

COMMUNITY GROWTH, LAND USE & ZONING

The Appearance of the City of Gibbon can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Street & Pedestrian Lighting						46	1.9
Special Sales, Events and Welcome Banners						45	2.2
Crosswalk Enhancements						44	2.4
Street Trees, Benches and Landscaping						47	2.1
Pedestrian seating areas and Sidewalk Cafes						47	2.3
Vehicular Traffic Safety						46	2.6
Coordinated Traffic Control Lighting.						46	2.9

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: The Appearance of the City of Gibbon can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Directional Signage						48	2.6
Restoration/Preservation of Historic Buildings						49	2.0
Gateway Entrance Signage and Advertising						48	2.3
Design Guidelines for Facades, Awnings, etc.						48	2.4
Safer Railroad Crossings						47	2.6
Other						10	2.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

The Sustainability of the City of Gibbon can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Water, Sewer & Utility Replacement						48	2.0
Improved Streets, Sidewalks & Alleys						48	2.0
Additional Pedestrian Safety Measures						46	2.5
Additional Parking for Businesses in Downtown						46	2.8
Burying Overhead Utility Lines						47	2.7
Business Retention, Recruitment & Expansion						50	1.5

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: The sustainability of the City of Gibbon can be improved with...

1 = Strongly Agree, 2 = Agree, 3 = No Opinion, 4 = Disagree, 5 = Strongly Disagree

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Marketing of Sales & Festivals						49	1.8
Coordinated Business Hours						46	2.4
Designation of Historic Districts						47	2.5
Increased Marketing of Vacant Buildings						49	1.9
Development of an Incubator Business Program.						45	2.1
Reducing Utility Costs with Alternative Energy Sources						48	2.1
Other						9	2.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Where should future residential growth in Gibbon take place? Check all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
North			8	15.0 %
South			45	84.9 %
East			19	35.8 %
West			31	58.4 %
Totals			53	100%

Should the role of Downtown Gibbon be expanded with new commercial and entertainment facilities?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			45	60.0 %
No			4	5.3 %
No Response(s)			26	34.6 %
Totals			75	100%

Should new commercial and entertainment facilities be expanded along the Highway and Interstate 80 Corridors? If No, where should future commercial and entertainment facilities be developed?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			44	58.6 %
No			5	6.6 %
No Response(s)			26	34.6 %
Totals			75	100%

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

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			44	58.6 %
No			7	9.3 %
No Response(s)			24	32.0 %
Totals			75	100%

TextBlock:

HOUSING & RESIDENTIAL DEVELOPMENT

Do you rent or own your place of residence?

Answer	0%	100%	Number of Response(s)	Response Ratio
Own			47	62.6 %
Rent			7	9.3 %
No Response(s)			21	28.0 %
Totals			75	100%

Describe the type of housing you currently reside in.

Answer	0%	100%	Number of Response(s)	Response Ratio
House			51	68.0 %
Mobile Home			0	0.0 %
Apartment			1	1.3 %
Town Home/Duplex			2	2.6 %
No Response(s)			21	28.0 %
Totals			75	100%

Are you satisfied with your current housing situation? If No, why not?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			46	61.3 %
No			8	10.6 %
No Response(s)			21	28.0 %
Totals			75	100%

How would you rate the condition of your home or place of residence? If minor or major repair is needed to your home, please describe the type of repair needed.

Answer	0%	100%	Number of Response(s)	Response Ratio
Excellent			31	41.3 %
Good			21	28.0 %
Fair - Needs Minor Rehabilitation			2	2.6 %
Poor - Needs Major Rehabilitation			0	0.0 %
No Response(s)			21	28.0 %
Totals			75	100%

Which of the following housing types are needed in Gibbon?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed

Answer	1	2	3	Number of Response(s)	Rating Score*
Housing for Low-Income Families				46	2.0
Housing for Middle-Income Families				47	1.6
Housing for Upper-Income Families				42	2.2
Housing for Single Parent Families				45	1.9
Housing for Existing/New Employees				43	1.8
Single Family Housing				45	1.7
General Rental Housing				45	1.8
Manufactured Homes				40	2.5
Mobile Homes				41	2.9
Condominiums and/or Townhomes				44	2.1

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Which of the following housing types are needed in Gibbon?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed

Answer	1	2	3	Number of Response(s)	Rating Score*
Duplex Housing				45	2.1
Apartment Complex (3 to 12 Units)				44	1.9
Rehabilitation of Owner-Occupied Housing				43	2.1
Rehabilitation of Renter-Occupied Housing				44	2.0
Housing Choices for First-Time Homebuyers				45	1.8
Short-Term Single Family Rent-To-Own (3 to 5 Years)				41	2.1
Long-Term Single Family Rent-To-Own (6 to 15 Years)				42	2.1
Short-Term Duplex/Townhouse Rent-To-Own				41	2.3
Long-Term Duplex/Townhouse Rent-To-Own				41	2.2

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

CONTINUED: Which of the following housing types are needed in Gibbon?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed

Answer	1	2	3	Number of Response(s)	Rating Score*
One Bedroom Apartment or House				41	2.3
Two Bedroom Apartment or House				44	1.9
Three Bedroom Apartment or House				43	1.8
Independent Living Housing for persons with a Mental/ Physical Disability				41	1.9
Group Home Housing for persons with a Mental/ Physical Disability				41	2.1
Housing in Downtown				41	2.6
Retirement Housing (Rental)				44	2.0
Retirement Housing (Owner)				44	2.0

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.




CONTINUED: Which of the following housing types are needed in Gibbon?

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed




Answer	1	2	3	Number of Response(s)	Rating Score*
Retirement Housing for Low-Income Elderly Persons				43	1.8
Retirement Housing for Middle-Income Elderly Persons				43	1.8
Retirement Housing for Upper-Income Elderly Persons				43	2.1
Licensed Assisted Living Facility with Specialized Services				44	1.6
Single Room Occupancy Housing				41	2.4
Short-Term Emergency Shelters (30 Days or Less)				42	2.2
Long-Term Shelters (30-90 Days)				41	2.5
Transitional/ Temporary Housing				42	2.5
Other				9	2.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.




Would you support Gibbon using State or Federal grant funds to conduct an Owner Housing Rehabilitation Program?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			40	53.3 %
No			11	14.6 %
No Response(s)			24	32.0 %
Totals			75	100%




Would you support Gibbon using State or Federal grant funds to conduct a Renter Housing Rehabilitation Program?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			36	48.0 %
No			13	17.3 %
No Response(s)			26	34.6 %
Totals			75	100%




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

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			48	64.0 %
No			4	5.3 %
No Response(s)			23	30.6 %
Totals			75	100%

Would you support Gibbon using grant dollars to purchase, rehabilitate and resale vacant housing in the Community?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			44	58.6 %
No			7	9.3 %
No Response(s)			24	32.0 %
Totals			75	100%

Would you support Gibbon using State or Federal grant dollars to provide down payment assistance to first-time home buyers?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			38	50.6 %
No			12	16.0 %
No Response(s)			25	33.3 %
Totals			75	100%

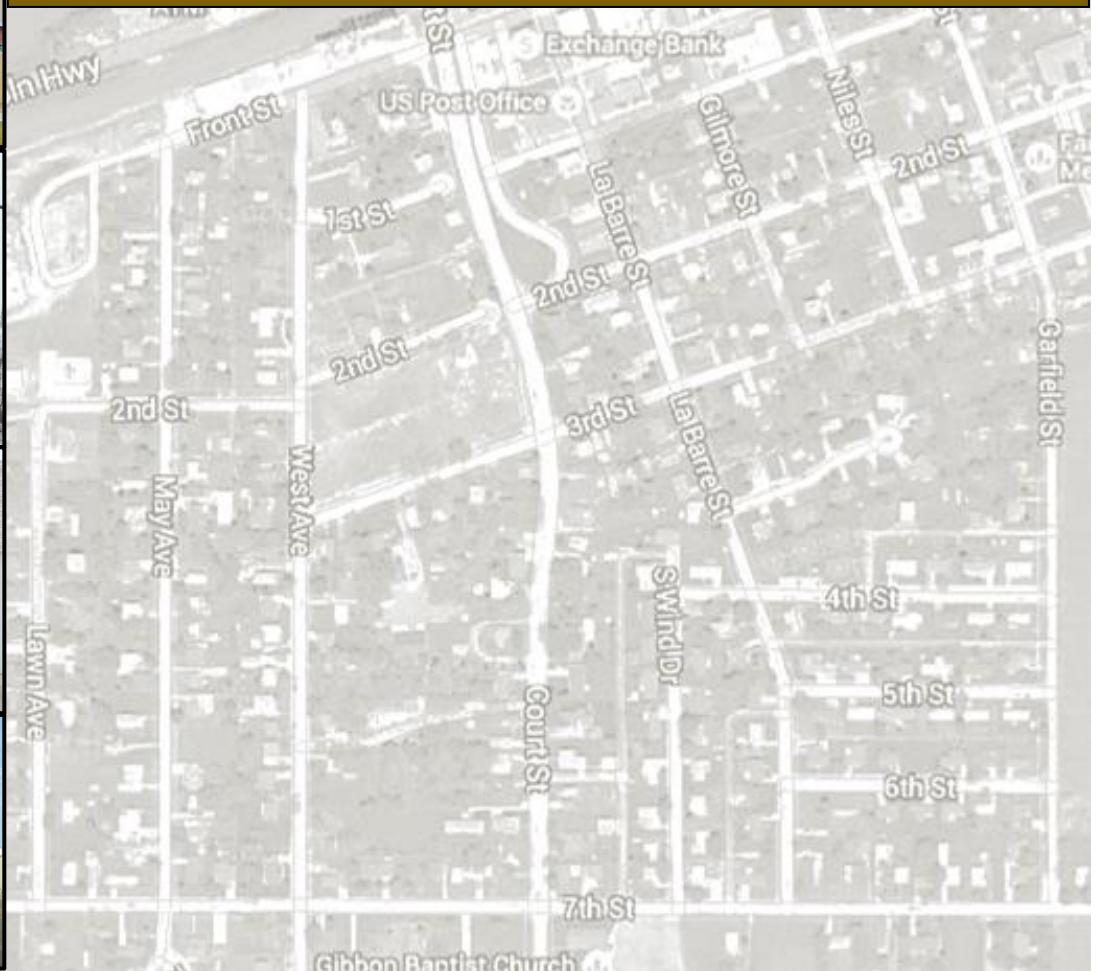
Please provide any additional comments regarding the future of the City of Gibbon, Nebraska.

19 Response(s)

Appendix II



GIBBON COMMUNITY TABLE PROFILE.



**TABLE 1
POPULATION TRENDS AND PROJECTIONS
CITY OF GIBBON, NEBRASKA
2000-2026**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	2000	1,759	--	--	--	--
	2010	1,833	+74	+4.2%	+7.4	+0.4%
	2016	1,896	+63	+3.4%	+10.5	+0.5%
Low	2026	1,923	+27	+1.4%	+2.7	+0.1%
Medium	2026	1,957	+61	+3.2%	+6.1	+0.3%
High*	2026	1,991	+95	+5.0%	+9.5	+0.5%
ED Boost*:	2026	2,046	+150	+7.9%	+15.0	+0.8%

City of Gibbon Census Population Estimates: 2011 = 1,853; 2012 = 1,873; 2013 = 1,880; 2014 = 1,885.

*Population estimated due to an Economic Development (ED) Boost via increased job creation and housing development. “High 2026 = 45 Additional Full-Time Employment (FTE) positions. “ED Boost” 2026 = 85 additional FTE positions.

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

TABLE 2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
CITY OF GIBBON, NEBRASKA
2000-2026

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2016</u>	<u>2026</u>	<u>2016-2026</u> <u>Change</u>
19 and Under	575	604	+29	619	636	+17
20-34	330	340	+10	343	350	+5
35-54	470	439	-31	431	425	-9
55-64	128	188	+60	203	247	+32
65-74	130	136	+6	140	148	+7
75-84	72	93	+21	98	106	+6
85+	54	33	-21	35	41	+3
Totals	1,759	1,833	+74	1,896	1,957	+61
Median Age	33.9	34.1	+0.2	34.2	34.5	+0.3

Source: 2000, 2010 Census.

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

TABLE 3
SPECIFIC HOUSEHOLD CHARACTERISTICS
CITY OF GIBBON, NEBRASKA
2000-2026

<u>Year</u>	<u>Population</u>	<u>Group</u> <u>Quarters</u>	<u>Persons in</u> <u>Households</u>	<u>Households</u>	<u>Persons Per</u> <u>Household</u>
2000	1,759	29	1,730	641	2.70
2010	1,833	24	1,809	654	2.76
2016	1,896	0	1,896	674	2.81
2026	1,957	0	1,957	689	2.84
2026 ED Boost	2,046	0	2,046	708	2.89

Source: 2000, 2010 Census.

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

**TABLE 4
TENURE BY HOUSEHOLD
CITY OF GIBBON, NEBRASKA
2000-2026**

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2000	641	448	69.9%	193	30.1%
2010	654	441	67.4%	213	32.6%
2016	674	450	66.7%	224	33.3%
2026	689	458	66.4%	231	33.6%
2026 ED Boost	708	466	65.8%	242	34.2%

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2016.

**TABLE 5
HOUSEHOLDS BY HOUSEHOLD SIZE
CITY OF GIBBON, NEBRASKA
2014 ESTIMATE***

<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7+ Persons</u>
152	195	79	96	92	22	3

*Estimate subject to margin of error. Total 2014 estimated households = 639.

Source: 2010-2014 American Community Survey.
Hanna:Keelan Associates, P.C., 2016.

TABLE 6
HOUSEHOLD INCOME BY AGE GROUP*
TRENDS AND PROJECTIONS
CITY OF GIBBON, NEBRASKA
2000-2026

Income Group	2000*	2014 Est.*	2016	2026	2026 ED Boost	% Change 2016-2026^
All Households						
Less than \$10,000	48	46	37	22	22	-40.5%
\$10,000-\$19,999	122	92	88	68	71	-22.7%
\$20,000-\$34,999	156	141	139	133	134	-4.3%
\$35,000-\$49,999	134	102	109	122	127	+11.9%
\$50,000 or More	191	258	294	344	354	+17.0%
Totals	651	639	667	687	708	+3.3%
Median Income	\$34,955	\$41,250	\$42,979	\$54,364	\$57,771	+26.4%
Households 65+ Yrs.						
Less than \$10,000	26	12	11	7	7	-36.3%
\$10,000-\$19,999	52	38	34	26	27	-23.5%
\$20,000-\$34,999	34	45	48	54	52	+12.5%
\$35,000-\$49,999	24	30	33	41	44	+24.2%
\$50,000 or More	15	48	69	98	118	+42.0%
Totals	85	173	195	226	248	+15.9%
Median Income	\$13,172	\$18,446	\$20,206	\$24,668	\$26,052	+22.1%

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

^Does not include ED Boost.

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

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

TABLE 7
PER CAPITA INCOME
BUFFALO COUNTY, NEBRASKA / STATE OF NEBRASKA
2002-2026

<u>Year</u>	<u>Buffalo County</u>		<u>State of Nebraska</u>	
	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
2002	\$26,340	--	\$30,314	+1.4%
2003	\$28,663	+8.8%	\$32,126	+6.0%
2004	\$28,931	+0.9%	\$33,265	+3.5%
2005	\$29,632	+2.4%	\$34,318	+3.2%
2006	\$30,996	+4.6%	\$35,679	+4.0%
2007	\$33,457	+7.9%	\$38,177	+7.0%
2008	\$36,345	+8.6%	\$40,163	+5.2%
2009	\$34,958	-3.8%	\$39,332	-2.1%
2010	\$36,307	+3.8%	\$39,445	+0.3%
2011	\$38,327	+5.6%	\$42,450	+7.6%
2016	\$44,845	+17.0%	\$45,948	+8.2%
2000-2016	\$26,340-\$44,845	+70.2%	\$30,314-\$45,948	+44.3%
2016-2026	\$44,845-\$56,118	+25.1%	\$45,948-\$56,108	+22.1%

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

**TABLE 8
PERSONS RECEIVING SOCIAL SECURITY INCOME
BUFFALO COUNTY, NEBRASKA
2014**

<u>Social Security Income-2014</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Retired Workers	5,320
Wives & Husbands	225
Children	60
<u>Survivor Benefits</u>	
Widows & Widowers	555
Children	235
<u>Disability Benefits</u>	
Disabled Persons	885
Wives & Husbands	5
Children	<u>175</u>
Total	7460
<u>Aged 65 & Older</u>	
Men	2,450
Women	<u>3,300</u>
Total	5,450
<u>Supplemental Security Income-2014</u>	
Aged 65 or Older	29
<u>Blind and Disabled</u>	<u>449</u>
Total	478

N/A=Not Available.

Source: Department of Health and Human Services,
Social Security Administration, 2016.
Hanna:Keelan Associates, P.C., 2016.

TABLE 9
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CITY OF GIBBON, NEBRASKA
2000-2026

Income Range	2000* # / #CB-HP	2012* # / #CB-HP	2016 # / #CB-HP	2026 # / #CB-HP
0%-30% AMI	32 / 28	20 / 20	17 / 17	8 / 8
31%-50% AMI	65 / 28	50 / 25	43 / 24	35 / 19
51%-80% AMI	87 / 30	90 / 60	93 / 58	101 / 55
<u>81%+ AMI</u>	<u>285 / 28</u>	<u>255 / 25</u>	<u>297 / 23</u>	<u>314 / 20</u>
Totals	469 / 114	415 / 130	450 / 122	458 / 102

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

*Specified Data Used.

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

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

TABLE 10
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CITY OF GIBBON, NEBRASKA

2000-2026

Income Range	2000* # / #CB-HP	2012* # / #CB-HP	2016 # / #CB-HP	2026 # / #CB-HP
0%-30% AMI	44 / 28	45 / 40	47 / 37	44 / 35
31%-50% AMI	72 / 38	55 / 25	51 / 21	45 / 19
51%-80% AMI	69 / 16	40 / 10	48 / 10	54 / 9
<u>81%+ AMI</u>	<u>64 / 18</u>	<u>50 / 5</u>	<u>78 / 5</u>	<u>88 / 3</u>
Totals	249 / 100	190 / 80	224 / 73	231 / 66

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

*Specified Data Used.

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

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

TABLE 11
EMPLOYMENT DATA TRENDS AND PROJECTIONS
BUFFALO COUNTY, NEBRASKA
2002-2026

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2002	25,488	--	2.6%
2003	25,844	+356	2.8%
2004	26,150	+306	2.9%
2005	26,270	+120	2.8%
2006	26,902	+632	2.3%
2007	27,500	+598	2.2%
2008	27,519	+19	2.5%
2009	26,431	-1,088	3.6%
2010	26,854	+423	3.5%
2011	27,599	+745	2.6%
2012	27,392	-207	3.0%
2013	27,976	+584	2.6%
2014	28,556	+580	1.8%
2015*	26,369	-2,187	2.3%
2016	26,526	+157	2.5%
2026	28,938	+2,412	2.4%
2002-2026	25,488-28,938	+3,450	2.6%-2.4%

*Estimate as of September, 2015.

Source: Nebraska Department of Labor, Labor Market Information, 2016.
Hanna:Keelan Associates, P.C., 2016.

TABLE 12
WORKFORCE EMPLOYMENT BY TYPE
BUFFALO COUNTY, NEBRASKA
2013-2015

Workforce	2013	2014	2015	% Change 2013-2015
Non-Farm Employment (Wage & Salary)	27,493	27,025	26,433	-3.8%
Goods-Producing	4,456	4,418	4,613	+3.5%
Manufacturing	3,200	3,341	3,599	+12.4%
Nat. Res. & Const**	1,256	1,077	1,014	-19.3%
Service-Providing	23,037	22,607	21,820	-5.3%
Trade, Trans, Ware, Util***	6,074	5,826	6,083	+0.1%
Total Trade	5,197	5,052	4,982	-4.1%
Wholesale Trade	1,080	1,114	1,107	+2.5%
Retail Trade	4,117	3,938	3,875	-5.9%
Information	307	328	337	+9.8%
Financial Activities	1,016	948	841	-17.2%
Professional & Business	2,245	1,847	1,804	-19.6%
Education & Health	4,569	4,705	4,012	-12.2%
Leisure & Hospitality	3,451	3,154	3,038	-12.0%
Other Services	1,368	1,130	1,031	-24.6%
Total Government	4,007	4,669	4,674	+16.6%
Federal	127	134	126	-0.8%
State	1,601	2,088	2,091	+30.6%
Local	2,279	2,447	2,457	+7.8%

N/A = Not Available.

*Data not available due to disclosure suppression.

**Natural Resources & Construction.

*** Trade, Transportation, Warehousing & Utilities.

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

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

TABLE 13
TRAVEL TIME TO WORK
CITY OF GIBBON, NEBRASKA
2014 ESTIMATE*

9 Minutes or Less	10-19 Minutes	20-29 Minutes	30-39 Minutes	40 Minutes or More
239	200	176	83	31

* Subject to margin of error.

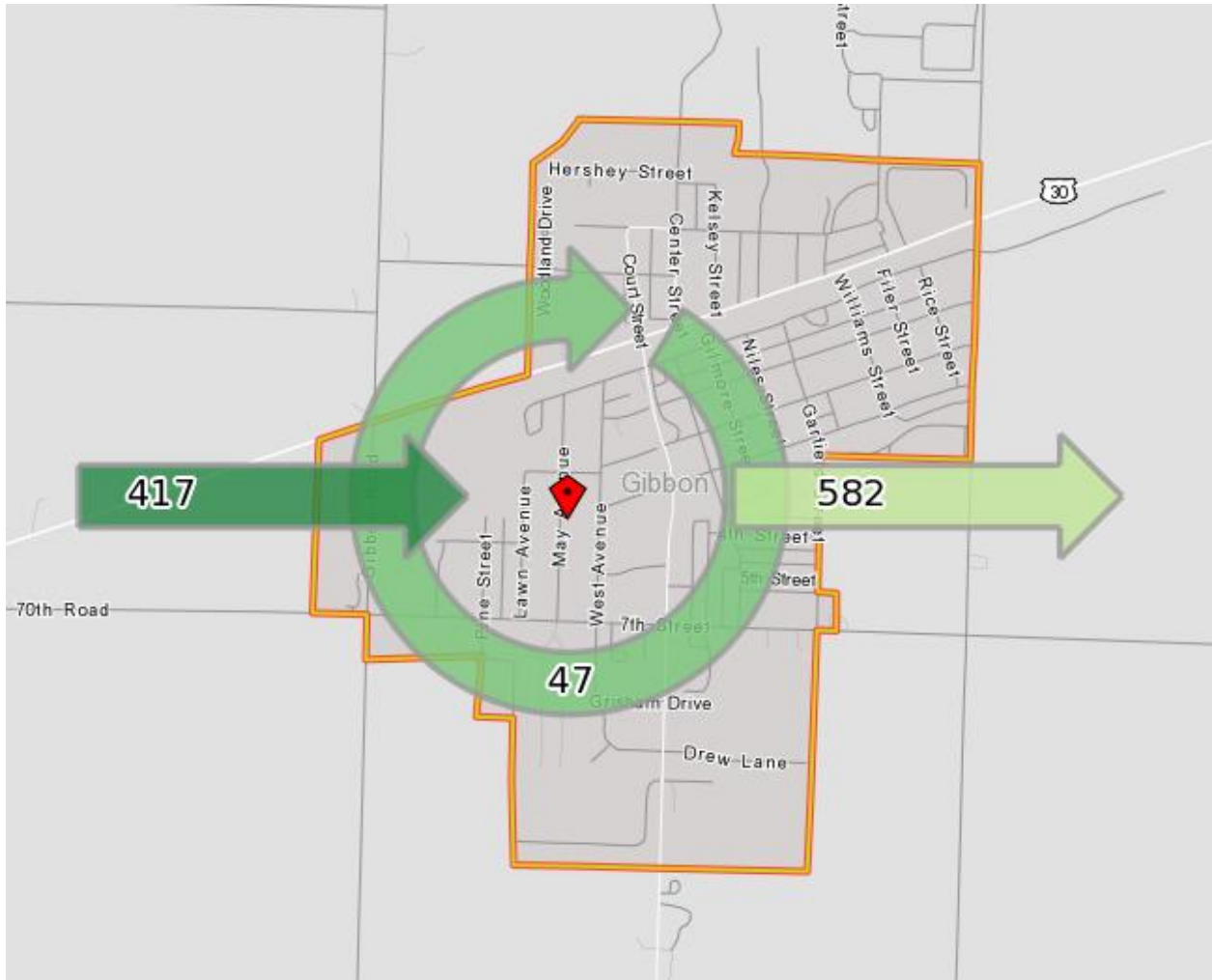
Source: 2010-2014 American Community Survey Estimate.

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

CITY OF GIBBON

INFLOW-OUTFLOW EMPLOYMENT - 2013

(Source: U.S. Census-Center for Economic Studies).



	Count	Share
<u>Employed in the Selection Area</u>	464	100.0%
<u>Employed in the Selection Area but Living Outside</u>	417	89.9%
<u>Employed and Living in the Selection Area</u>	47	10.1%
<u>Living in the Selection Area</u>	629	100.0%
<u>Living in the Selection Area but Employed Outside</u>	582	92.5%
<u>Living and Employed in the Selection Area</u>	47	7.5%

**TABLE 14
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
CITY OF GIBBON, NEBRASKA
2000 & 2014 ESTIMATE**

<u>Year</u>	<u>Number of Units</u>				<u>Total</u>
	<u>1 Unit</u>	<u>2-9 Units</u>	<u>10+ Units</u>	<u>Other*</u>	
2000	495	77	21	76	669
2014**	505	109	5	73	692

*Includes mobile home or trailer.
 **Specified Data Used. 2014 estimate subject to margin of error.
 Source: 2000 Census, 2010-2014 American Community Survey.
 Hanna:Keelan Associates, P.C., 2016.

**TABLE 15
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
CITY OF GIBBON, NEBRASKA
2000 & 2014 ESTIMATE**

	<u>Complete Plumbing</u>			<u>Lack of Complete Plumbing</u>			<u>Units with 1.01+ Persons per Room</u>	
	<u>Totals</u>	<u>Number</u>	<u>% of Totals</u>	<u>Number</u>	<u>% of Totals</u>	<u>Number</u>	<u>% of Totals</u>	
2000	642	642	100.0%	0	0.0%	37	5.8%	
2014*	639	639	100.0%	0	0.0%	34	5.3%	

*Specified Data Used. 2014 estimate subject to margin of error.
 Source: 2000 Census, 2010-2014 American Community Survey.
 Hanna:Keelan Associates, P.C., 2016.

TABLE 16
ESTIMATED YEAR UNITS BUILT*
CITY OF GIBBON, NEBRASKA
2016

<u>Year</u>	<u>Housing Units</u>
2015 to Present	10
2010 to 2014	6
2000 to 2009	46
1990 to 1999	76
1980 to 1989	43
1970 to 1979	202
1960 to 1969	79
1950 to 1959	38
1940 to 1949	34
<u>1939 or Before</u>	<u>168</u>
Subtotal	702
<u>Units Lost (2010 to Present)</u>	<u>(0)</u>
Total Est. Units – 2016	702
% 1939 or Before	23.9%
% 1959 or Before	34.2%

*Specified Data Used; subject to margin of error.

Source: City of Gibbon, 2016;
 2010-2014 American Community Survey.
 Hanna:Keelan Associates, P.C., 2016.

TABLE 17
HOUSING STOCK OCCUPANCY / VACANCY STATUS
CITY OF GIBBON, NEBRASKA
2000, 2010 & 2016

	<u>2000</u>	<u>2010</u>	<u>2016</u>
a) Housing Stock	668	698	702
	(O=465; R=203)	(O=466; R=232)	(O=466; R=236)
b) Vacant Housing Stock	27	44	28
c) Occupied Housing Stock	641	654	674
Owner Occupied	448	441	450
Renter Occupied	193	213	224
d) Housing Vacancy Rate	4.0% (27)	6.3% (44)	4.0% (28)
Owner Vacancy	3.6% (17)	5.4% (25)	3.4% (16)
Renter Vacancy	4.9% (10)	8.2% (19)	5.1% (12)
e) Adjusted Vacancy Rate*	2.7% (18)	3.7% (26)	2.8% (20)
Adjusted Owner Vacancy*	2.3% (11)	3.4% (16)	2.6% (12)
Adjusted Renter Vacancy*	3.4% (7)	4.3% (10)	3.4% (8)

* Includes **only** year-round units available for rent or purchase, meeting current housing code and modern amenities. Does not include units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000, 2010 Census; City of Gibbon, 2016.
 2010-2014 American Community Survey Estimate.
 Hanna:Keelan Associates, P.C., 2016.

TABLE 18
OWNER OCCUPIED HOUSING VALUE
CITY OF GIBBON, NEBRASKA
2000-2026

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$200,000	\$200,000 or More	<u>Totals</u>
2000*	80	247	44	4	0	375
Median Value	\$72,200					
2014*	39	170	165	34	21	429
Median Value	\$102,000					
2016	\$109,300					
2026	\$135,600					

*Specified Data Used. 2014 estimate subject to margin of error.
Source: 2000 Census, 2010-2014 American Community Survey.
Hanna:Keelan Associates, P.C., 2016.

TABLE 19
GROSS RENT
CITY OF GIBBON, NEBRASKA
2000-2026

	Less than \$300	\$300 to \$399	\$400 to \$499	\$500 to \$699	\$700 or More	<u>Totals</u>
2000*	78	22	41	44	14	199
Median Rent	\$404					
2014*	52	13	12	26	107	210
Median Rent	\$714					
2016	\$730					
2026	\$919					

*Specified Data Used. 2014 estimate subject to margin of error.
Source: 2000 Census, 2010-2014 American Community Survey.
Hanna:Keelan Associates, P.C., 2016.

TABLE 20
ESTIMATED “PRELIMINARY” HOUSING TARGET DEMAND
GIBBON, NEBRASKA
2021

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
	44	30	74	\$14.9
ED Boost:	56	38	94	\$18.8

*Based upon new households, providing affordable housing for 40% of cost burdened households, replacement of 20% of housing stock experiencing plumbing, overcrowded conditions, absorb housing vacancy deficiency by creating 7-8% vacancy rate consisting of structurally sound housing units and build for 2.5% “pent-up” demand, based upon local capacity and availability of land and financial resources.

*Includes new construction and purchase-rehab-resale or re-rent

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

TABLE 21
AREA HOUSEHOLD INCOME (AMI)
BUFFALO COUNTY, NEBRASKA
2016

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$14,430	\$16,470	\$18,540	\$20,580	\$22,230	\$23,880	\$25,530	\$27,180
50% AMI	\$24,050	\$27,450	\$30,900	\$34,300	\$37,050	\$39,800	\$42,550	\$45,300
60% AMI	\$28,860	\$32,940	\$37,080	\$41,160	\$44,460	\$47,760	\$51,060	\$54,360
80% AMI	\$38,450	\$43,900	\$49,400	\$54,900	\$59,300	\$63,700	\$68,100	\$72,450
100%AMI	\$48,100	\$54,900	\$61,800	\$68,600	\$74,100	\$79,600	\$85,100	\$90,600
125%AMI	\$60,125	\$68,625	\$77,250	\$85,750	\$92,625	\$99,500	\$106,375	\$113,250

Source: USDA-Rural Development, 2016.

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

TABLE 22
ESTIMATED YEAR-ROUND HOUSING UNIT DEMAND BY INCOME SECTOR
GIBBON, NEBRASKA
2021

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30% AMI</u>	<u>31-60% AMI</u>	<u>61-80% AMI</u>	<u>81-125% AMI</u>	<u>126%+ AMI</u>	
Owner:	0	6	10	12	16	44
Rental:	0	10	10	10	0	30

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

TABLE 23
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR
GIBBON, NEBRASKA
2026

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental (No Boost)</u>	<u>#Owner / #Rental (Boost)</u>	<u>Land Requirements (Acres) (No Boost / Boost)</u>
18 to 54 Years**	Single Family Unit	24 / 6*	32 / 8*	14 / 18.5
	Town Home Unit	6 / 0	8 / 0	2 / 2.5
	Duplex/Triplex Units	0 / 8	0 / 14	2 / 3.5
Totals		30 / 14	40 / 22	18 / 24.5
55+ Years	Single Family Unit	6 / 0	8 / 0	3 / 4
	Town Home Unit	8 / 0	8 / 0	2.5 / 2.5
	Duplex/Triplex Units	0 / 16	0 / 16	4 / 4
Totals		14 / 16	16 / 16	9.5 / 10.5
TOTALS		44 / 30	56 / 38	27.5 / 35
*Includes Lease- or Credit-To-Own Units.				
**Includes housing for special populations				
***Includes Downtown Housing Units.				
Source: Hanna:Keelan Associates, P.C., 2016.				

TABLE 24
HOUSING DEMAND – TARGET SECTORS
GIBBON, NEBRASKA
2026

Owner Units	HOUSEHOLD AREA MEDIAN INCOME (AMI)				Totals	Workforce Sector (45%)
	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	6	8	14	2
Family	4	9	6	8	27	24
Special Populations¹	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>
Subtotals	6	10	12	16	44	26
Rental Units*						
Elderly (55+)	6	6	4	0	16	2
Family	3	3	6	0	12	12
Special Populations¹	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
Subtotals	10	10	10	0	30	14
Totals	16	20	22	16	74	40

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility and/or other physical disability.

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

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

**TABLE 25
HOUSING DEMAND – TARGET PRICE PRODUCTS
GIBBON, NEBRASKA
2026**

PRICE – PURCHASE COST (Area Median Income)

Owner	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units*	<u>\$115,000*</u>	<u>\$134,500*</u>	<u>\$180,300*</u>	<u>\$219,900*+</u>	<u>Totals</u>	<u>\$152,000*</u>
2 Bedroom	2	2	4	6	14	6
<u>3+ Bedroom</u>	<u>4</u>	<u>8</u>	<u>8</u>	<u>10</u>	<u>30</u>	<u>20</u>
Totals	6	10	12	16	44	26

PRICE – PURCHASE COST (Area Median Income)

Rental	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units**	<u>\$545**</u>	<u>\$605**</u>	<u>\$795**</u>	<u>\$895**+</u>	<u>Totals</u>	<u>\$665**</u>
2 Bedroom	6	5	4	0	15	4
<u>3+ Bedroom</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>0</u>	<u>15</u>	<u>10</u>
Totals	10	10	10	0	30	14

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

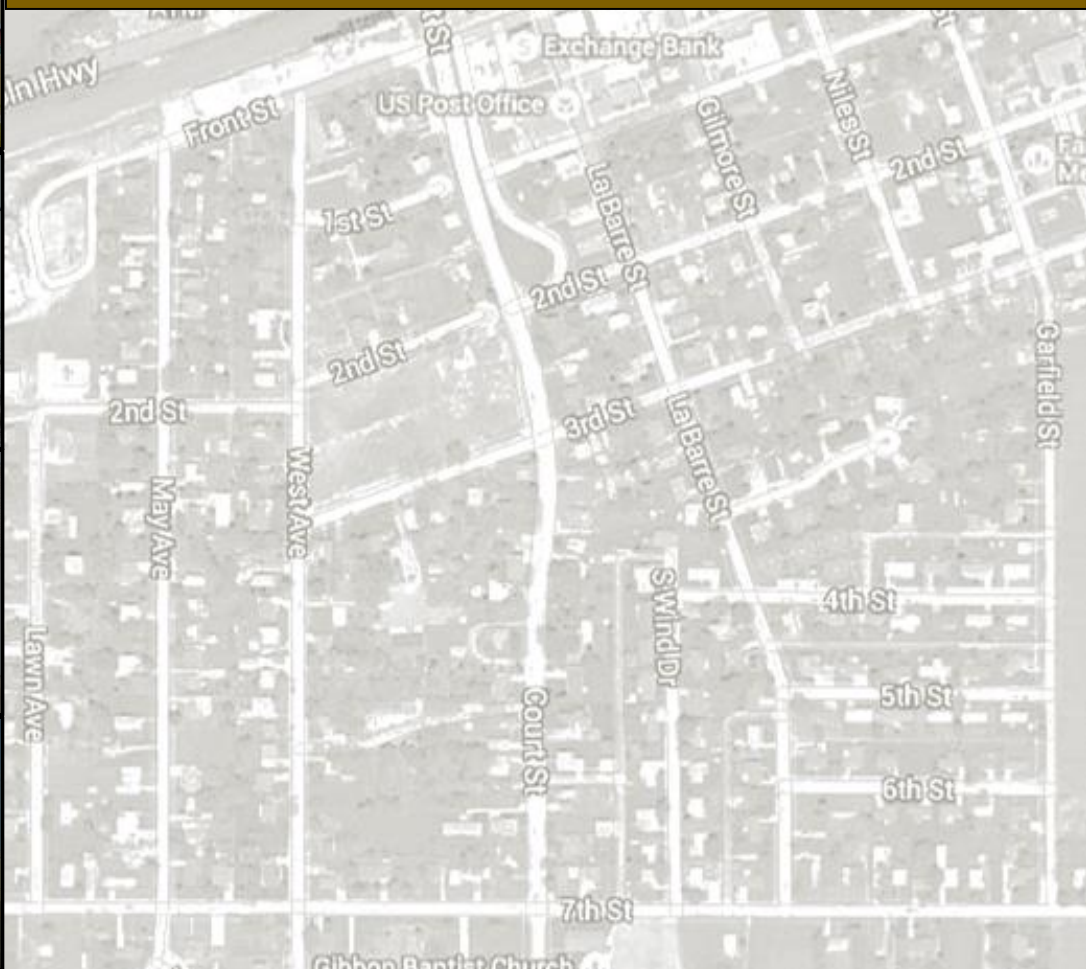
Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

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

Appendix III



GIBBON ONE- AND SIX-YEAR PLAN FOR STREET IMPROVEMENTS.



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

County:	City: Gibbon	Village:														
Location Description: River Street - Murnan to Beatty Avenue River Street - Beatty Avenue East 1.5 Blocks Beatty Avenue - Hwy 30 to River Street																
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> Gravel																
Average Daily Traffic: 2016 = <u>100-200</u> , 2036 = <u>100-200</u>		Classification Type: <i>(As shown on Functional Classification Map)</i> Local														
PROPOSED IMPROVEMENT																
Design Standard Number: Municipal	Surfacing	Thickness: 6" Width: 36'														
<input checked="" type="checkbox"/> Grading <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input type="checkbox"/> Aggregate <input checked="" type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>																
Bridge to Remain in Place	Roadway Width:	Length: Type:														
New Bridge	Roadway Width:	Length: Type:														
Box Culvert	Span: Rise: Length: Type:															
Culvert	Diameter: Length: Type:															
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending															
Other Construction Features:																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST <i>(in Thousands)</i></th> <th style="width: 15%;">★ COUNTY</th> <th style="width: 15%;">★ CITY</th> <th style="width: 15%;">★ STATE</th> <th style="width: 15%;">★ FEDERAL</th> <th style="width: 15%;">★ OTHER</th> <th style="width: 15%;">TOTAL</th> </tr> <tr> <td>★ OPTIONAL</td> <td></td> <td style="text-align: center;">180</td> <td></td> <td></td> <td></td> <td style="text-align: center;">180</td> </tr> </table>			ESTIMATED COST <i>(in Thousands)</i>	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL	★ OPTIONAL		180				180
ESTIMATED COST <i>(in Thousands)</i>	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL										
★ OPTIONAL		180				180										
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.3		Project No.: M-301 (22)														
Signature: <i>JM R Galt</i>		Title: City Street Superintendent Date: <i>2/22/16</i>														

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

County:		City: Gibbon		Village:		
Location Description: Front street - Garfield to Road 63						
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> Gravel						
Average Daily Traffic: 2016 = 50, 2036 = 100			Classification Type: <i>(As shown on Functional Classification Map)</i> Local			
PROPOSED IMPROVEMENT						
Design Standard Number:		Surfacing		Thickness:	Width:	
<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting			
<input type="checkbox"/> Aggregate	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments			
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing			
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks			
Bridge to Remain in Place	Roadway Width:	Length:		Type:		
New Bridge	Roadway Width:	Length:		Type:		
Box Culvert	Span:	Rise:	Length:	Type:		
Culvert	Diameter:		Length:	Type:		
Bridges and Culverts Sized		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Hydraulic Analysis Pending		
Other Construction Features:						
ESTIMATED COST <i>(in Thousands)</i> ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
		210				210
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.3			Project No.: M-301 (39)			
Signature: <i>Jill A. Rolfs</i>		Title: City Street Superintendent		Date: 2/22/16		

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

County:	City: Gibbon	Village:
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Location Description:
 Garfield Street from 7th Street to 3rd Street

Existing Surface Type and Structures: *(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)*
 Gravel

Average Daily Traffic: 2016 = <u>100</u> , 2036 = <u>100</u>	Classification Type: <i>(As shown on Functional Classification Map)</i> Local
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PROPOSED IMPROVEMENT			
Design Standard Number: Muni	Surfacing	Thickness: 6"	Width: 36'

<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting
<input type="checkbox"/> Aggregate	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>

Bridge to Remain in Place	Roadway Width:	Length:	Type:
New Bridge	Roadway Width:	Length:	Type:
Box Culvert	Span:	Rise:	Length: Type:
Culvert	Diameter:	Length:	Type:

Bridges and Culverts Sized Yes N/A Hydraulic Analysis Pending

Other Construction Features:

ESTIMATED COST <i>(in Thousands)</i>	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
★ OPTIONAL		200				200

Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.3	Project No.: M-301 (46)
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Signature:	Title: City Street Superintendent	Date: 2/22/16
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Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: Gibbon	Village:
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Location Description:
 Williams Avenue - Front Street to 1st Street
 Filer Avenue - Front Street to 1st Street
 Rice Avenue - Front Street to 1st Street

Existing Surface Type and Structures: *(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)*
Gravel

Average Daily Traffic: 2016 = 100, 2036 = 100	Classification Type: <i>(As shown on Functional Classification Map)</i> Local
---	---

PROPOSED IMPROVEMENT

Design Standard Number:	Surfacing	Thickness:	Width:
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<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting
<input type="checkbox"/> Aggregate	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>

Bridge to Remain in Place	Roadway Width:	Length:	Type:
New Bridge	Roadway Width:	Length:	Type:
Box Culvert	Span:	Rise:	Length: Type:
Culvert	Diameter:	Length:	Type:

Bridges and Culverts Sized Yes N/A Hydraulic Analysis Pending

Other Construction Features:

ESTIMATED COST <i>(in Thousands)</i>	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
★ OPTIONAL		210				210

Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.3	Project No.: M-301 (52)
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Signature: <i>Jeff R. Roth</i>	Title: City Street Superintendent	Date: 2/22/16
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Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: Gibbon	Village:				
Location Description: Road 63 - Hwy 30 to 400' North						
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> Gravel						
Average Daily Traffic: 2016 = <u>100</u> , 2036 = <u>200</u>		Classification Type: <i>(As shown on Functional Classification Map)</i> Local				
PROPOSED IMPROVEMENT						
Design Standard Number:	Surfacing	Thickness: Width:				
<input checked="" type="checkbox"/> Grading <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>						
Bridge to Remain in Place	Roadway Width:	Length: Type:				
New Bridge	Roadway Width:	Length: Type:				
Box Culvert	Span: Rise:	Length: Type:				
Culvert	Diameter:	Length: Type:				
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features:						
ESTIMATED COST <i>(in Thousands)</i> ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
	75	75				150
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.3			Project No.: M-301 (56)			
Signature: <i>Jerry R. Galt</i>		Title: City Street Superintendent			Date: <i>2/22/16</i>	

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

County:	City: Gibbon	Village:																
Location Description: LeBar from Seventh Street South to Drew Lane																		
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> No Road																		
Average Daily Traffic: 2016 = 0, 2036 = 200	Classification Type: <i>(As shown on Functional Classification Map)</i> Local																	
PROPOSED IMPROVEMENT																		
Design Standard Number: Muni	Surfacing	Thickness: 6" Width: 36'																
<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way																
<input type="checkbox"/> Aggregate	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments																
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing																
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks																
<input type="checkbox"/> Lighting																		
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Bridge to Remain in Place</td> <td>Roadway Width:</td> <td>Length:</td> <td>Type:</td> </tr> <tr> <td>New Bridge</td> <td>Roadway Width:</td> <td>Length:</td> <td>Type:</td> </tr> <tr> <td>Box Culvert</td> <td>Span:</td> <td>Rise:</td> <td>Length:</td> </tr> <tr> <td>Culvert</td> <td>Diameter:</td> <td>Length:</td> <td>Type:</td> </tr> </table>			Bridge to Remain in Place	Roadway Width:	Length:	Type:	New Bridge	Roadway Width:	Length:	Type:	Box Culvert	Span:	Rise:	Length:	Culvert	Diameter:	Length:	Type:
Bridge to Remain in Place	Roadway Width:	Length:	Type:															
New Bridge	Roadway Width:	Length:	Type:															
Box Culvert	Span:	Rise:	Length:															
Culvert	Diameter:	Length:	Type:															
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Hydraulic Analysis Pending																
Other Construction Features:																		
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ESTIMATED COST <i>(in Thousands)</i></th> <th>★ COUNTY</th> <th>★ CITY</th> <th>★ STATE</th> <th>★ FEDERAL</th> <th>★ OTHER</th> <th>TOTAL</th> </tr> <tr> <td>★ OPTIONAL</td> <td></td> <td align="center">80</td> <td></td> <td></td> <td></td> <td align="center">80</td> </tr> </table>			ESTIMATED COST <i>(in Thousands)</i>	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL	★ OPTIONAL		80				80		
ESTIMATED COST <i>(in Thousands)</i>	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
★ OPTIONAL		80				80												
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.2		Project No.: M-301 (58)																
Signature: <i>Jeff L. Ralich</i>	Title: City Street Superintendent	Date: 2/22/16																

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

County:		City: Gibbon		Village:		
Location Description: LeBar - Drew Lane to South City Limits						
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> No Road						
Average Daily Traffic: 2016 = 0, 2036 = 100			Classification Type: <i>(As shown on Functional Classification Map)</i> Local			
PROPOSED IMPROVEMENT						
Design Standard Number: Muni		Surfacing		Thickness: 6"	Width: 24'	
<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting			
<input type="checkbox"/> Aggregate	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>			
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>			
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>			
Bridge to Remain in Place	Roadway Width:	Length:	Type:			
New Bridge	Roadway Width:	Length:	Type:			
Box Culvert	Span:	Rise:	Length:	Type:		
Culvert	Diameter:	Length:	Type:			
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features:						
ESTIMATED COST <i>(in Thousands)</i> ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
		80				80
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.1			Project No.: M-301 (59)			
Signature: <i>JM R. Roberts</i>		Title: City Street Superintendent		Date: <i>2/22/16</i>		

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

County:	City: Gibbon	Village:
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Location Description:
 8th Street - Rd 61 East

Existing Surface Type and Structures: *(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)*
 New - Road - Nothing Existing

Average Daily Traffic: 2016 = 0, 2036 = 200	Classification Type: <i>(As shown on Functional Classification Map)</i> Local
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PROPOSED IMPROVEMENT			
Design Standard Number: Muni	Surfacing	Thickness: 6"	Width: 36'

<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting
<input type="checkbox"/> Aggregate	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>

Bridge to Remain in Place	Roadway Width:	Length:	Type:
New Bridge	Roadway Width:	Length:	Type:
Box Culvert	Span:	Rise:	Length: Type:
Culvert	Diameter:	Length:	Type:

Bridges and Culverts Sized Yes N/A Hydraulic Analysis Pending

Other Construction Features:

ESTIMATED COST <i>(in Thousands)</i>	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
★ OPTIONAL		75				75

Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.1	Project No.: M-301 (61)
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Signature: <i>John R. Call</i>	Title: City Street Superintendent	Date: 2/22/16
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Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County:	City: Gibbon	Village:
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Location Description:
 7th Street from 1/2 Block West of Pine Ave. East to Court Street

Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge)
 Concrete Curb and Gutter

Average Daily Traffic: 2016 = <u>200</u> , 2036 = <u>400</u>	Classification Type: (As shown on Functional Classification Map) Local
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PROPOSED IMPROVEMENT

Design Standard Number:	Surfacing	Thickness:	Width:
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<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting
<input type="checkbox"/> Aggregate	<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>

Bridge to Remain in Place	Roadway Width:	Length:	Type:
New Bridge	Roadway Width:	Length:	Type:
Box Culvert	Span:	Rise:	Length: Type:
Culvert	Diameter:	Length:	Type:

Bridges and Culverts Sized Yes N/A Hydraulic Analysis Pending

Other Construction Features:

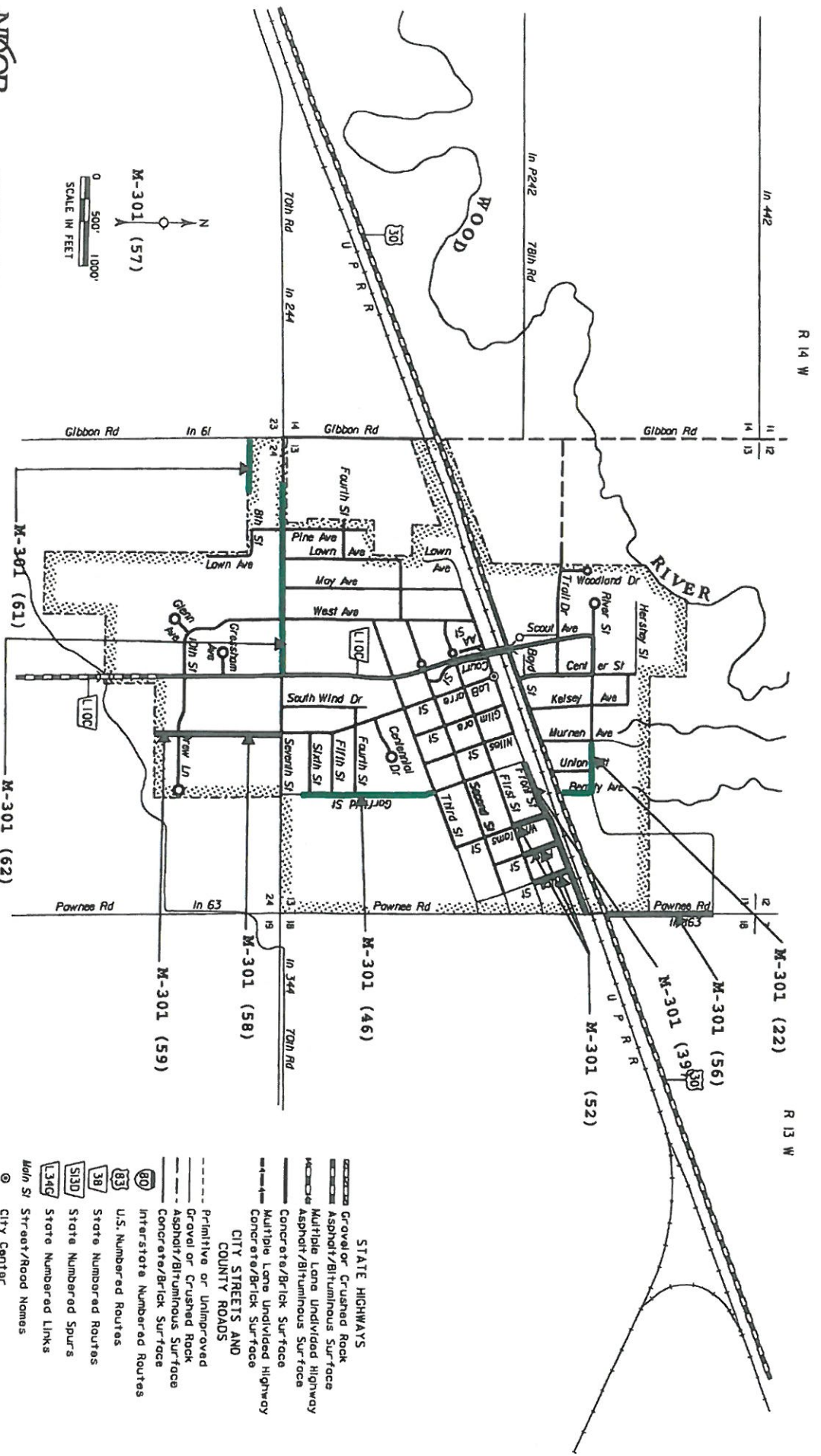
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
		300				300

Project Length: (Nearest Tenth, State Unit of Measure) 0.5	Project No.: M-301 (62)
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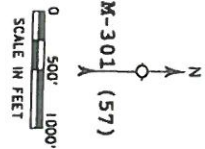
Signature:	Title: City Street Superintendent	Date: 2/22/16
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2016 1 & 6 Year Street Plan

GIBBON
 BUFFALO COUNTY
 NEBRASKA
 POPULATION 1833 (2010 CENSUS)



This map is to be used for informational only and is not intended to be used for any other purpose. The Nebraska Department of Roads is not responsible for any errors or omissions. The user assumes all liability for any use of this map.



CORPORATE LIMITS AS OF 2013
 STATE HIGHWAYS CORRECTED TO 2013