

CENTRAL CITY

Nebraska

COMPREHENSIVE DEVELOPMENT PLAN

UPDATED JUNE 2023



INITIAL DRAFT PRESENTED JUNE 5, 2023

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CONTEXT

RESPONSIBILITY TO PLAN

Per Nebraska Revised Statutes (NRS) § 19-901(1), municipal governments in Nebraska are granted the authority to regulate land use within their jurisdiction:

For the purpose of promoting health, safety, morals, or the general welfare of the community, the city council of a city of the first class or city of the second class or the village board of trustees of a village may adopt zoning regulations which regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

AUTHORITY TO PLAN

NRS § 19-901(2) explains that zoning regulations may not be adopted until a comprehensive plan has been completed, recommended by the Planning Commission, and adopted by the City Council or Village Board of Trustees:

Such powers shall be exercised only after the city council or village board of trustees has established a planning commission, received from its planning commission a recommended comprehensive development plan as defined in section 19-903, adopted such comprehensive development plan, and received the specific recommendation of the planning commission on the adoption or amendment of zoning regulations. The planning commission shall make a preliminary report and hold public hearings on its recommendations regarding the adoption or repeal of the comprehensive development plan and zoning regulations and shall hold public hearings thereon before submitting its final report to the legislative body. Amendments to the comprehensive plan or zoning regulations shall be considered at public hearings before submitting recommendations to the city council or village board of trustees.

A public hearing regarding the recommendation of this Comprehensive Plan as held by the City of Central City Planning Commission on this date in 2023:

June 5, 2023

The Central City Planning Commission recommended the adoption of this Comprehensive Plan on this date in 2023:

June 5, 2023

A public hearing regarding the adoption of this Comprehensive Plan was held by the City of Central City Council on this date in 2023:

June 12, 2023

By approving Resolution No. _____, the City of Central City Council adopted this Comprehensive Plan on this date in 2023:

June 12, 2023

BUILDING THE PLAN

The Central City Plan is organized into chapters based upon the guidance and requirements listed within NRS § 19-903:

The regulations and restrictions authorized by sections 19-901 to 19-915 shall be in accordance with a comprehensive development plan which shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth which shall be based upon [documented population and economic projections](#). The comprehensive development plan shall, among other possible elements, include:

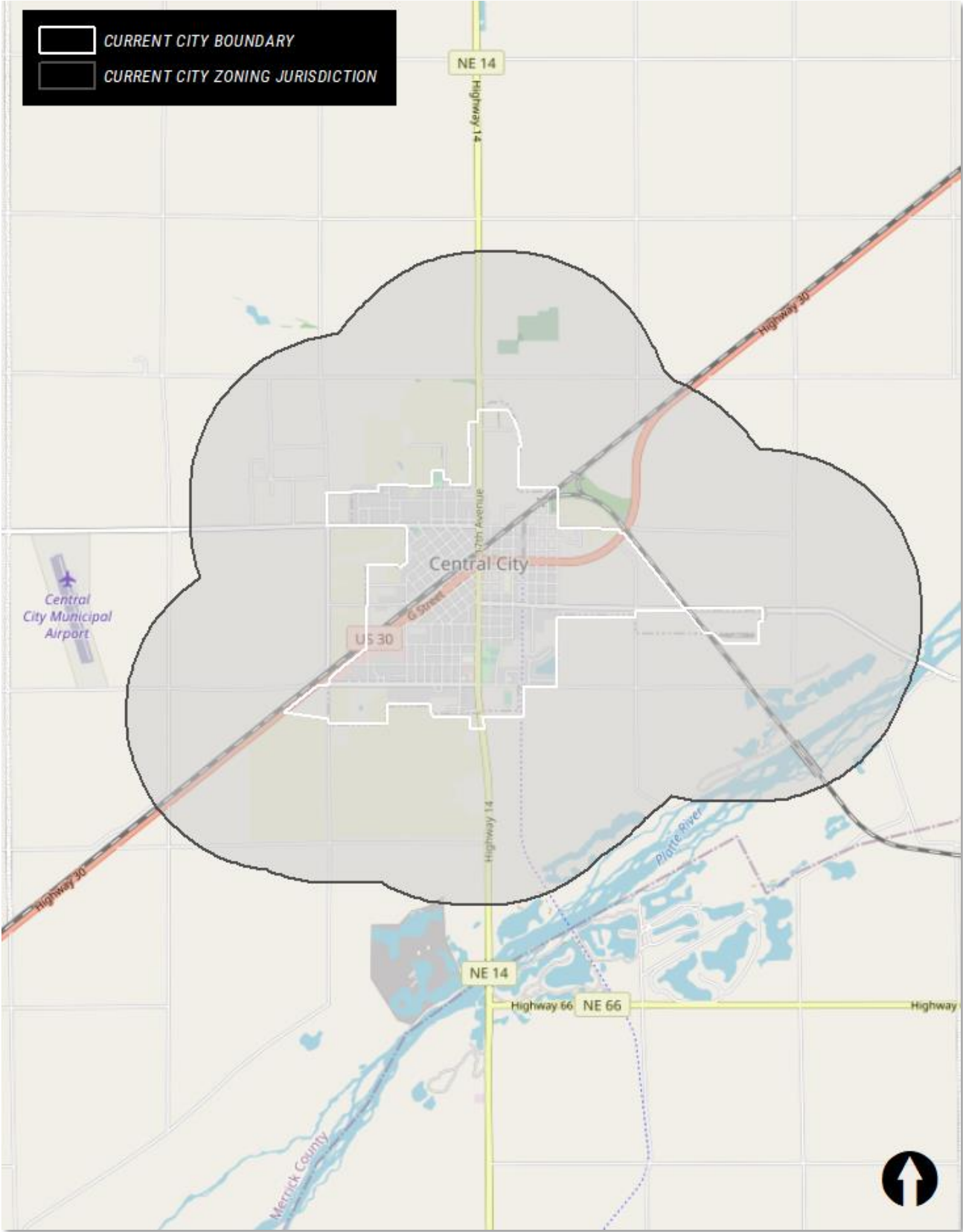
- (1) A [land-use element](#) that designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;
- (2) The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other [transportation routes and facilities](#);
- (3) The general location, type, capacity, and area served of [present and projected or needed community facilities](#) including recreation facilities, schools, libraries, other public buildings, and public utilities and services;
- (4) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be [appropriate subjects for annexation](#) and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

JURISDICTION OF THE PLAN

Per NRS §17-1001 (1), the geographical area covered by the City of Central City Comprehensive Plan includes all land within a one-mile area encompassing the city, “the extraterritorial zoning jurisdiction of a city shall consist of the unincorporated area one mile beyond and adjacent to its corporate boundaries”.

MAP 1.1 on the following page displays Central City’s corporate boundary and zoning jurisdiction, which includes all lands within the City of Central City and its One-Mile Extra-Territorial Jurisdiction (ETJ). Central City’s land use policies govern all lands within the city as well as its ETJ.

MAP 1.1 City Extra-territorial (ETJ) Jurisdiction



FOCUS AREAS & FUTURE LAND USE PLANNING

A municipality primarily holds responsibility for serving and safeguarding two fundamental resources.

- 1) The **land** encompassed by its borders and under its governance.
- 2) The **people** inhabiting that land, who depend on it for their well-being and livelihood.

The Comprehensive Development Plan (Plan) focuses on the current state of each of these resources and the trends that both are moving toward.

The result of this focus is the Future Land Use Map and the Policy Statements that will accompany that map.

These tools aim to visually convey the city's existing goals and establish a framework for preserving or modifying the FLU Map over time in response to proposed developments and new information.

The subsequent sections of this chapter present the information generated and gathered that serves as the foundation for the FLU Map and its associated policy statements.



THE PEOPLE ~ RESIDENT ENGAGEMENT

Resident engagement is crucial to the Plan for several reasons:

- 1) **Inclusivity and Representation:** The Plan intends to address the needs and aspirations of the entire community. Including as many residents as possible ensures that a diverse range of voices and perspectives are heard and considered. This helps with efforts to reflect the values, priorities, and aspirations of the whole community.
- 2) **Local Knowledge and Expertise:** Local knowledge and input help to ground the Plan in the realities of the area. Residents have firsthand knowledge about their neighborhood and its unique characteristics. Their insights are invaluable to identifying specific needs and opportunities that would only be known by those that experience Central City daily.
- 3) **Trust and Transparency:** Engaging residents in the planning process builds trust between the community and the municipal government. Transparent and inclusive decision-making processes foster greater confidence that the plan is responsive to community needs. This trust will build partnerships between residents, local government, and other stakeholders that will be needed to implement the Plan.



Central City Community Engagement Process

Residents, stakeholders, and advocates were engaged on four separate occasions throughout the calendar year of the entire planning process.

- 1) Community Engagement Kickoff, April 2022
- 2) Model Building & Consensus Workshops, May 2022
- 3) Community Wide Survey, February 2023
- 4) Discovery & Planning Workshop, April 2023



Community Engagement Kickoff

The community engagement process began with identifying and inviting local stakeholders and advocates to assist with identifying priorities early in the process.

A **stakeholder** is any resident that has a vested interest in seeing Central City continue to grow as an individual community.

An **advocate** is any individual involved with the community that can speak up for stakeholders that are unable to participate in the community engagement process.

The consultant team hosted the kickoff on April 26, 2022, to provide an overview of the planning process and invite attendants to participate in a model building and consensus workshop scheduled in May 2022.

In addition to being asked to commit to attending a workshop, attendees were also asked to complete a worksheet that would be utilized to plan the upcoming workshop.



CENTRAL CITY KICKOFF RESPONSES

What did we accomplish (the feel goods)?

- Improved parks
- swimming pool and new park
- Investment in parks and recreation opp
- New pool
- New park
- Trail going south of town was completed
- Finished the Dark Island Trail & Central P
- Trail system
- Youth activities and skate park has been
- Better outdoor activities (walking trail)
- Nicer parks/pool/ballfields
- Entertainment and recreation is solid
- Performing arts center
- New theatre
- Winery
- Museum built
- Museum built (in progress)
- Cleaner, tidier town
- More unified town (not as much separati
- Beautification along streets
- We are not hindering business startups
- Economic development
- Incoming businesses and professionals/v
- Growth of dining options
- Taco Johns
- Runza
- New E-Free church
- New renter of manufacturing (home) pla
- Better infrastructure - internet, water, etc
- Improvement project
- Hwy 14 (south) upgraded
- Downtown main street has been improv
- New Byers Subdivision and 28th St. subc
- City Hall purchased
- New County Fair building
- New 4-H Livestock Building and Arena

CENTRAL CITY KICKOFF RESPONSES

What did we learn (the lessons)?

- Together we can accomplish a lot.
- Successful projects encourage more projects.
- That by investing money and energy, growth is possible.
- If we are to grow, it must be on purpose.
- Improvements build momentum for more momentum.
- We have momentum. We can't stop.
- Improving the quality of living in town to help the town prosper.
- We've had good leadership and vision.
- We learned that Central City is on the right track for growth.
- Better advisory committees on future investments in city building pr
- We cannot stop being competitive with our neighboring towns.
- Many things have been accomplished or started on - many of the 20
- General community marketing may help.
- Staying focused on a common goal creates the possibility to accomp
- things.
- We don't need a magical factory employer to create growth.
- The steps that are going to be used.
- Communities seldom grow on their own.
- Anything left to itself usually decays.
- Housing - we need more housing, especially affordable housing.
- Now housing and childcare is a never-ending hurdle in a growing co
- We learned that most communities have the same needs and conce
- Families moved to town.
- Not enough jobs
- Not enough housing, need more \$200-\$300K range
- Fell behind on housing - and it will probably be a forever issue
- First 5/child care needs to be addressed indefinitely
- New field turf and Bison Dome

CENTRAL CITY KICKOFF RESPONSES

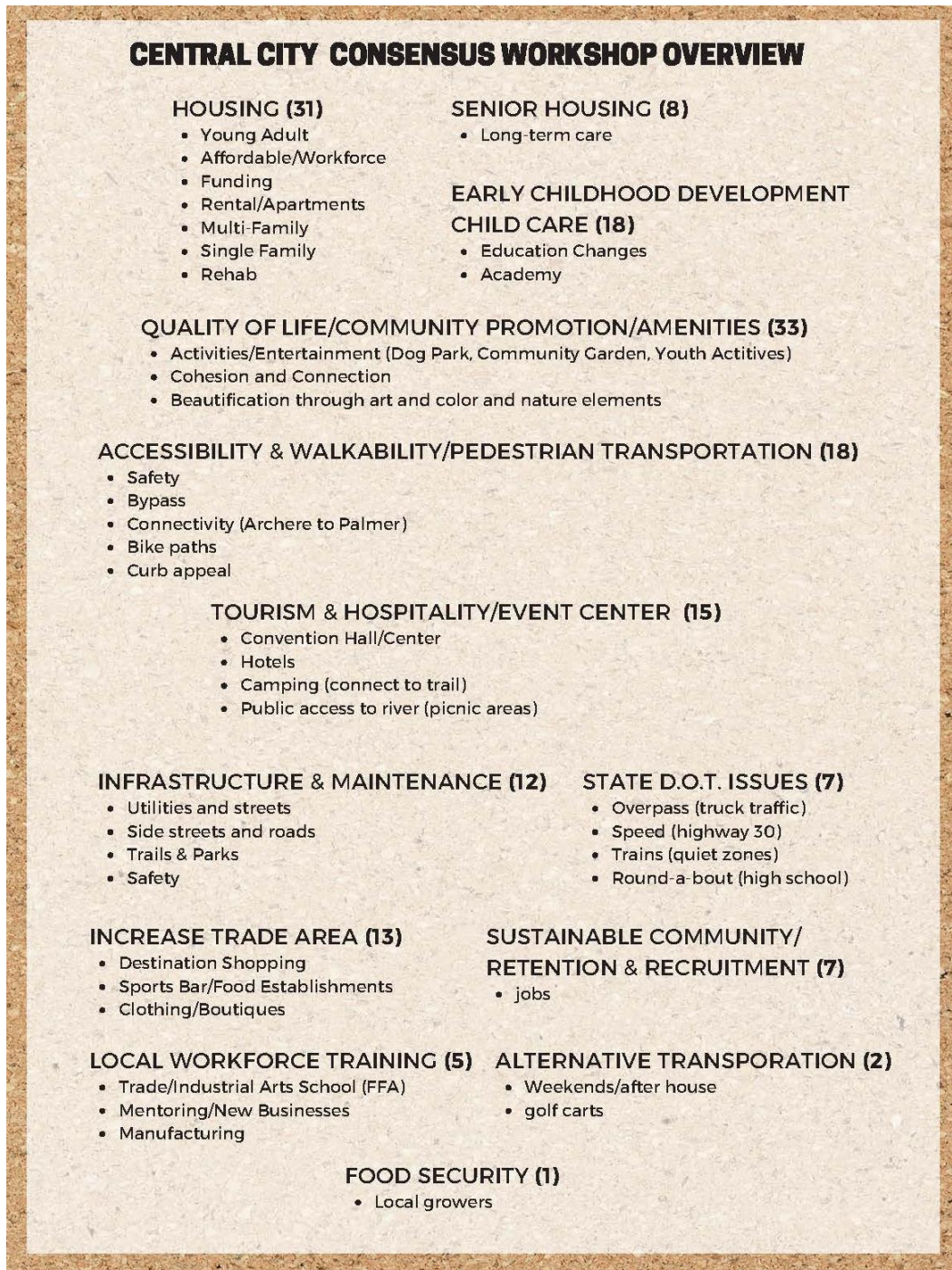
What's Next (ideas and dreams)?

- Create a plan.
- Plan and implement
- Continue to grow, not only in size but in opportunity.
- Continue to grow and move forward in our community progress.
- Growth and development of economic engine - business growth.
- Growth in population
- Take care of our aging population.
- Grow the schools (both NC and public)
- Improved streets through additional sales tax
- Streets need improved
- Improved marketing of the community to show the best picture of Central City to any prospective residents.
- Need better advertising to other communities on what we have to offer.
- What can we do to be different and encourage people to want to live in Central City.
- Become a bedroom community for Grand Island
- Overpass
- Continue to work on infrastructure and community involvement.
- Keep intersection cleared for vehicles, visibility for safety of kids and bike riders.
- Keep improving our streets.
- Keep Hwy 14 & 30 corridors clear.
- Create housing
- Affordable new housing
- Housing
- Housing creation
- Continue building housing (affordable)
- Increased housing opportunities.
- Create new businesses
- Create new affordable office space for small businesses
- Jobs
- Job creation
- Continue to focus on the future and work to keep talented individuals at home.
- Maintain employers and provide a healthy workforce.
- Provide better internet.
- Campground/RV park accessible to the Dark Island Trail
- Paved bike trails throughout the community
- More walking areas around town.
- Finish park (new one)
- Expand the trail to Palmer and Aurora.

Model Building and Consensus Workshop

Roughly 60 stakeholders and advocates attended one of three workshops held at the Merrick County Activity Center.

Participants were invited to select items from a table of random 'found objects' that they would use to construct models of their most ideal picture of Central City. Following the model building exercise, participants were led through a ToP (Technology of Participation) facilitation method that began with brainstorming and ended with lists of sorted and prioritized projects that attendants believed would be necessary to the city continuing to grow and progress.

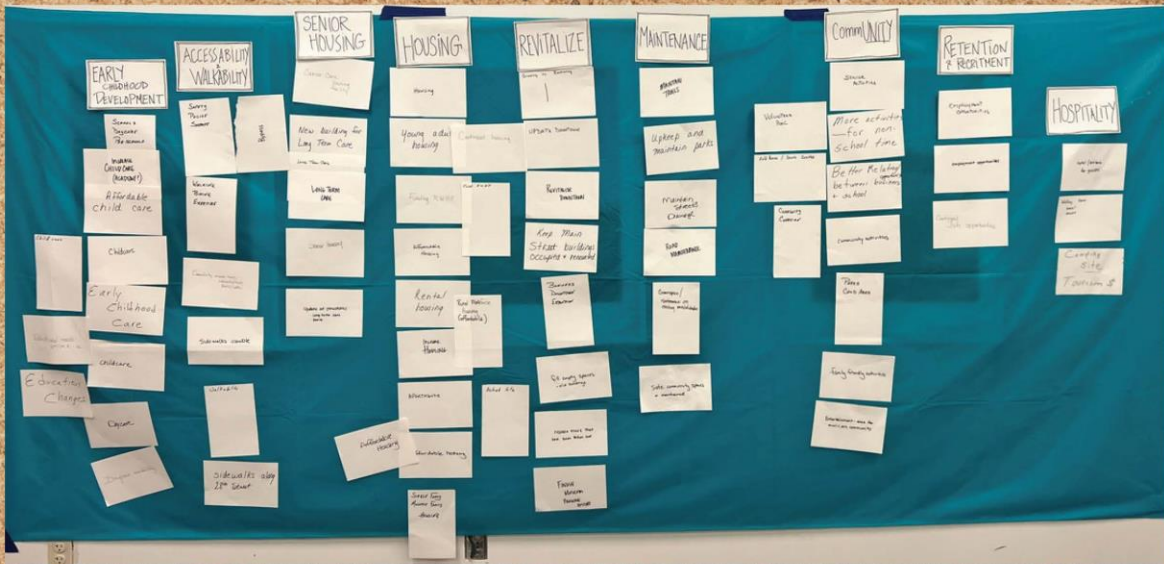




WORKSHOP 1



- Boxables - Manufacturing tiny homes
- Convert old hospital to housing with services below, housing above
- Homes for seniors and younger people
- Dome - New gym at the high school.
- Long-term care facilities
 - Old hospital - good place
 - Update new facilities
- Future places for kids now aged 5-15
 - School, new hospital
 - A lot of green space - maintain and update parks.
- Trees - more trees and downtown flower pots.
- Spaces and places for arts (place attachment theme)
- More Houses.
- Overpass
- Pedestrian overpass
- Sidewalks on 28th Street
- Connectivity and walkability to and from parks.



WORKSHOP 3



Central City Bark Park - top 10 google searches, dog parks are in the top 5-7. Millennials take them to doggie daycare and parks. Big city parks more elaborate than city parks - play gyms, picnic tables boulder logs.

#community slogan make it more than a # and find way to get people to buy into the community & take ownership.

A cupcake shop. Continued expansion of local business. Ties in to tighten the threads, survive any storm, shop local, and keep the money local to get the best return.

Bright, warm and inviting colors to attract attention. Not too flashy to stay current.

Expanded walk, bike trails.

Broadband - more remote work, younger generation.

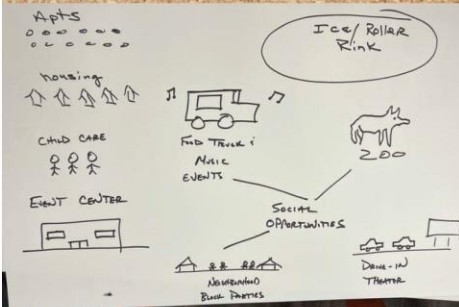
Apartments - affordable for his employees.



Help Central City expansion. The bridge is connected to the trail. The river is under used, unlike other towns.

A trail goes clear out to the river. Use it more, people might come and be involved. We have created a lake with a forest by it, south of the hospital in a potential housing development.

In this area, we currently have the river communities and the city. The blending of the two. New subdivision has all city utilities and paving. A hybrid of what we've been seeing in these communities. As we grow in this direction and use these types of communities to do it, we create a stronger connection. We've connected with a trail and there's a lot more that we can do to connect the lake communities with the city.



Housing issue - figure out how to have security with housing for everyone.

Child Care Expansion- people are moving back into the community, the daycare center is trying to expand and they have a waiting list.

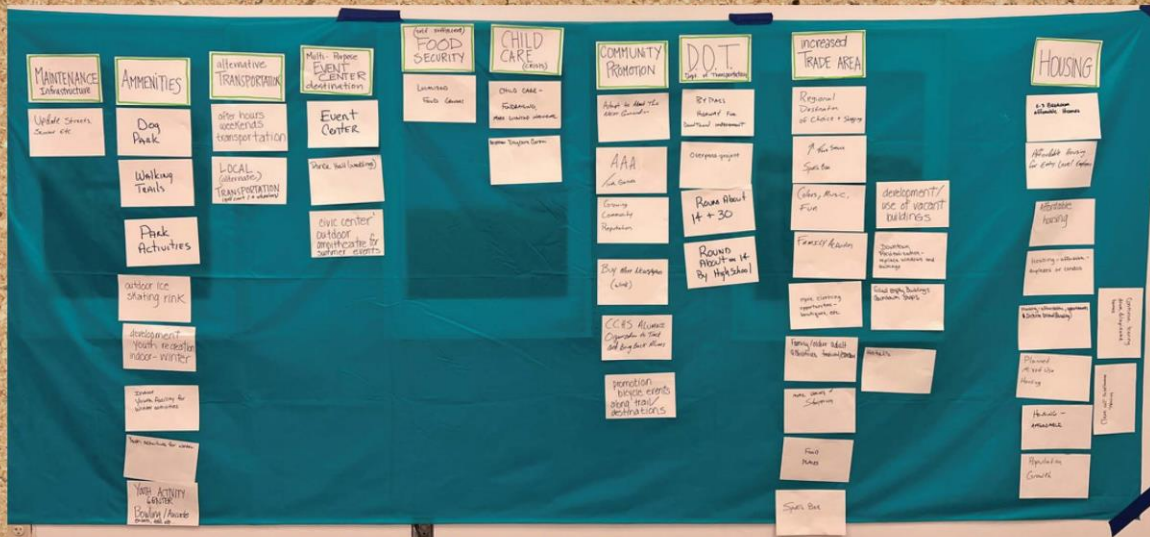
Social opportunities in general, ice and roller skating, dances, music, food trucks, drive-in theatre.

What about a zoo (out there).



Something for older kids and families can do. A bowling alley with an arcade.

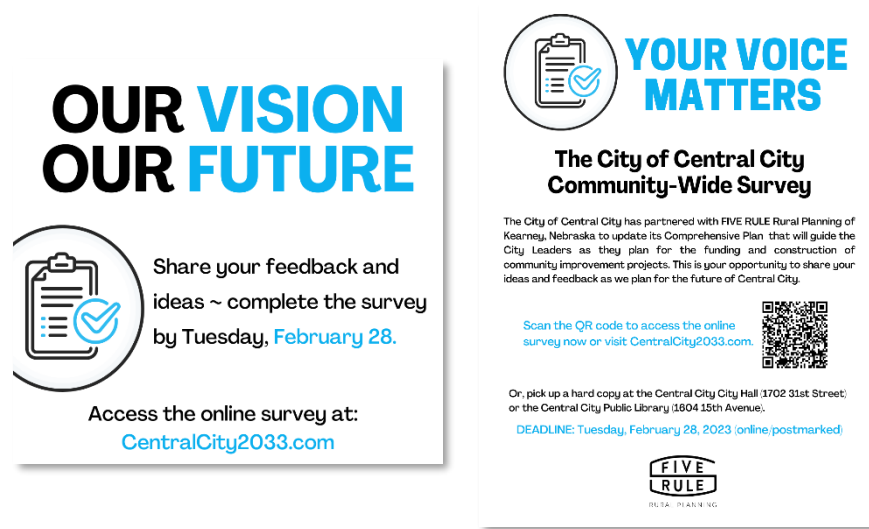
Something fun for families to do.



Community Wide Survey

The themes that rose to the surface because of the workshop were utilized to create a survey that was made available to the entire Central City Community during the month of February 2023. Survey responses are provided throughout the Plan where applicable. The survey questionnaire displays all the questions asked and is provided in the following pages.

The survey was made available online and in paper copy format. One-hundred and twenty-four (124) respondents participated in the survey.



The location of the respondents' residence impacts their answers and the community issues that they believe are priorities for the City Council. Over half (58%) of respondents live inside of the city and over half (54%) have lived in Central City for more than 20 years.

Chart 2.1 Please select the answer that describes your membership.

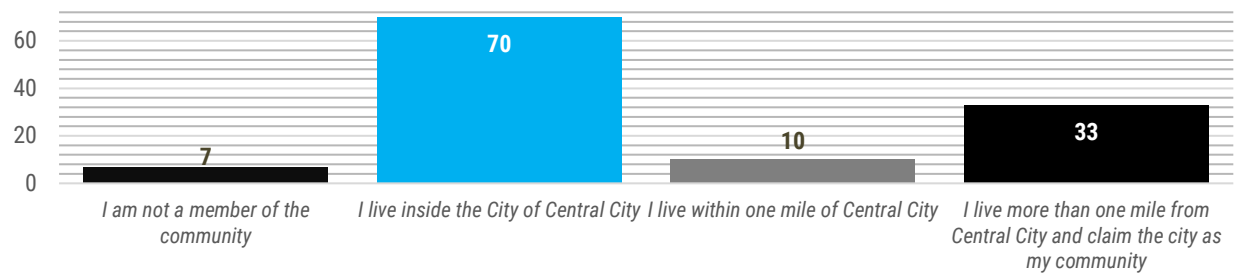
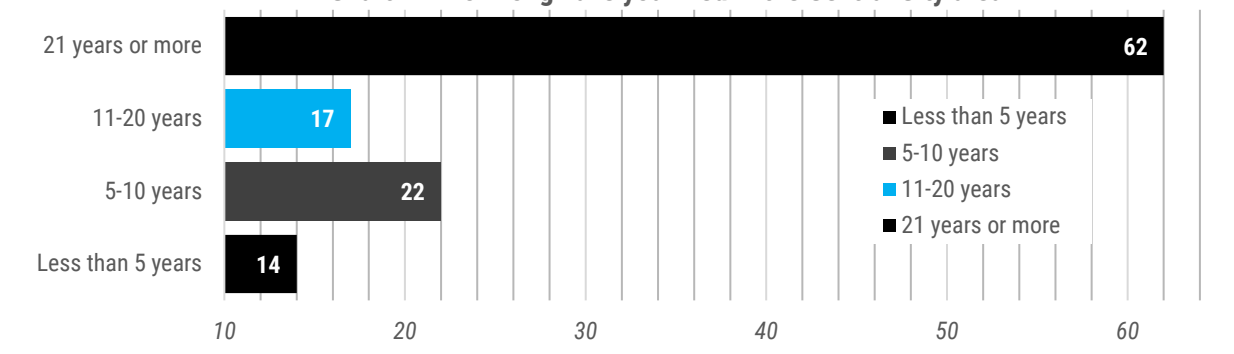


Chart 2.2 How long have you lived in the Central City area?



Respondents were asked to identify their neighborhoods based on the map that was displayed within the survey.

These boundaries were created by the consultant team based upon natural boundaries created by Highway 14, the railroad, and the current city limits boundary.

Area A is the most historic portion of the city while Areas D and C have the newest homes and include the city's new park, trail, and high school.

Results were split; the largest proportion of respondents (19%) live within Area C, followed by Area D (18.1%), and the third largest portion of respondents lived outside of Central City. Every area was represented with Area B having the smallest proportion of respondents; this area also contains the least number of residential properties.

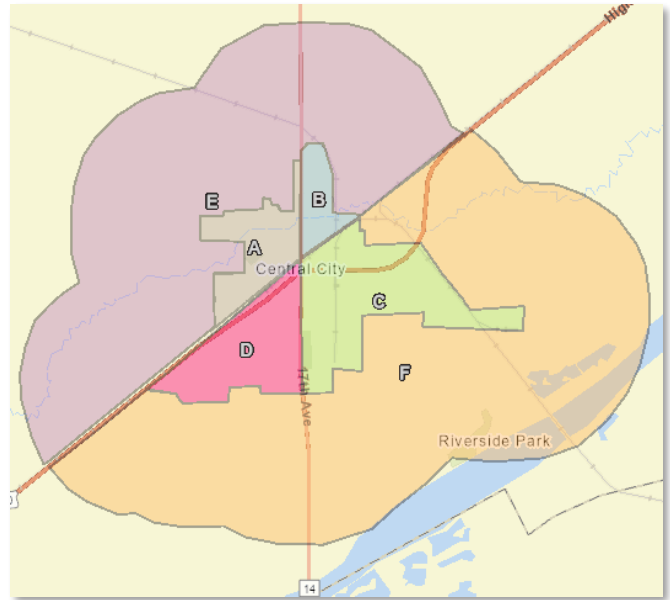
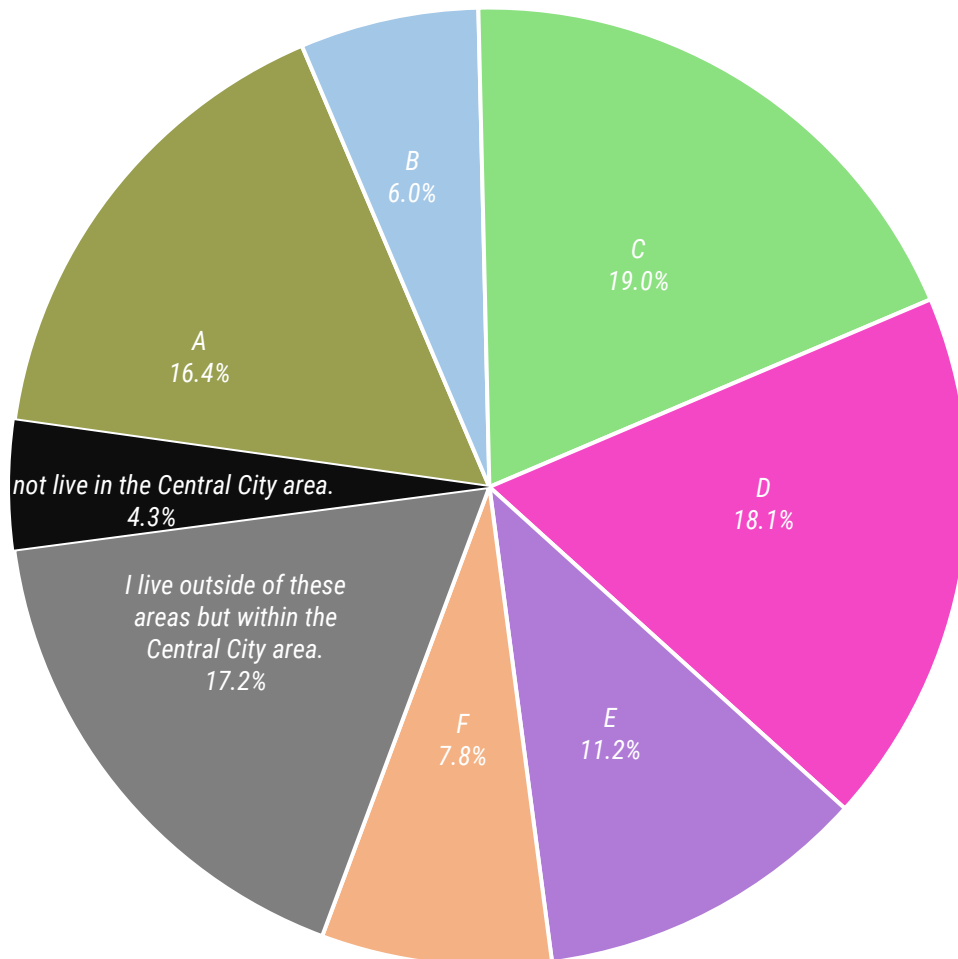


Chart 2.3 What section is your residential neighborhood located?



Survey Instrument

CENTRAL CITY COMMUNITY SURVEY

The City of Central City is partnered with FIVE RILLE Rural Planning to update its Comprehensive Plan. The purpose of this Plan is to guide land use decisions that will impact the physical development of the community over the next ten years. Your input is very important in the City's planning and decision-making process.

This survey is anonymous. Please complete the full survey to the best of your ability. Completely fill in the appropriate circle to indicate your response or answer. When including narrative or comments, please print legibly.

If you have any questions regarding this project, please contact Bobbi Pettit at bobbi@fiveilleplanning.com or at 308-455-3028.

SURVEY DEADLINE: February 28, 2023.

1. Which statement best describes your residence in Central City?

I am not a member of the Central City community. I live within one mile of City of Central City.

I live inside the City of Central City. I live within one Mile from Central City, and claim the city as my community.

2. Please select your age range:

Under 18 18-24 25-34 35-44 45-54 55-64 65-74 75+

3. How long have you lived in the Central City area?

Less than 5 years 11-20 years

5-10 years 21 years or more

4. How many people currently live full time in your household?

1 2 3 4

5 6 7 8+

5. Based on the map to the right, what section is your residential neighborhood located?

Section A

Section B

Section C

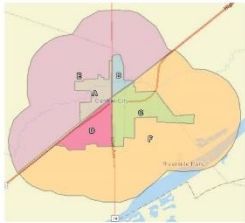
Section D

Section E

Section F

I live outside these areas, but within the Central City area

I do not live in the Central City area



6. Which range best describes your annual household income (combined income of all people residing in your home)?

\$25,000 or less \$50,000 - \$74,999 \$100,000 - \$149,999 \$200,000 +

\$25,001 - \$49,999 \$75,000 - \$99,999 \$150,000+

13. Please rate your satisfaction with the SERVICES provided by the City of Central City:

	Poor	Fair	Excellent	I don't use this service
City Street Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Domestic (drinking) Water Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer and Wastewater Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Administration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nuisance Code Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning Code Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural Gas Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Police Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Volunteer Fire Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. Please rate the CONDITION of the public facilities maintained by the City of Central City:

	Poor	Fair	Excellent	I don't use this service
Central City Library Building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
North Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
South Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aquatic Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Airport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Police Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

HOUSING

7. Select the statement that describes your current housing situation:

I own my home

I rent my home

8. If you rent, what is the range of your monthly rent payment?

\$500 or less \$761 - \$999 \$1,200 - \$1,499

\$501 - \$750 \$1,000 - \$1,250 \$1,500+

9. What is the estimated current value of your home? (Use the price you think your home would sell for in the current real estate market in Central City.)

Less than \$49,999 \$100,000 - \$149,999 \$200,000 - \$299,999 \$400,000 - \$499,999

\$50,000 - \$99,999 \$150,000 - \$199,999 \$300,000 - \$399,999 \$500,000 +

10. The federal government defines affordable housing as paying no more than 30% of take home pay (income after taxes) for housing costs (mortgage/rent, utilities, homeowner/renter's insurance). Based on this definition, the following best describes my current housing costs:

Below the affordable range (<30% of my take-home pay)

Right at the affordable range (30% of my take-home pay)

Above the affordable range (>30% of my take-home pay)

11. Central City has expanded housing over the past decade. What types of housing do you believe are still missing in Central City?

Apartments Single family homes

Senior housing developments Duplex/townhome units for rent

Other, please list _____

PUBLIC SERVICES & FACILITIES

12. On average, how often do you interact with each SERVICE OR FACILITY managed by the City of Central City?

	Daily	Weekly	Monthly	Quarterly	Yearly	Never
City Library Programs and Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Library Building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
North Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
South Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aquatic Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Administration Building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Airport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Police Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Volunteer Fire Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>


TRANSPORTATION ROUTES

15. Downtown Central City is generally described by the shaded area in the picture below. Based on this defined area, rate your level of safety when accessing stores and services in Downtown Central City.

Very safe

Moderately safe

Not safe at all



16. Based on your level of safety in Downtown Central City, how likely are you to shop other places?

Very likely

Somewhat likely

Not likely at all

17. Rate the adequacy of these transportation routes in Central City:

	Below average	Average	Above average	I don't use these routes
Streets in my neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks in my neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks in Downtown Central City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streets in Downtown Central City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks in other commercial areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streets in other commercial areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central City Airport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. How important is it that the City of Central City take steps to develop methods for conserving natural resources?

Extremely important Not too important

Very important Not important at all

Somewhat important

19. Please select the natural resource conservation measures that you use at home and/or at your workplace.

	Use at home	Use at work	Do not use	Unsure about work	Unsure about home
Rainwater collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Energy efficient windows and doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Energy efficient appliances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Energy efficient heating and cooling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar energy panels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Summer lawn/garden watering every other day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

List any other natural resource conservation measures you use at home and/or work:

20. What are the top three reasons you live in Central City (please check only three):

- | | |
|--|---|
| <input type="checkbox"/> Proximity to nearby cities such as Grand Island | <input type="checkbox"/> I have family living in the area |
| <input type="checkbox"/> Small town atmosphere | <input type="checkbox"/> Feeling of safety in the community |
| <input type="checkbox"/> K-12 education opportunities | <input type="checkbox"/> My job brought me to Central City |
| <input type="checkbox"/> Recreational and entertainment amenities | <input type="checkbox"/> Affordable housing opportunities |
- Other reasons:

21. Please rate the OVERALL APPEARANCE of the following areas in Central City:

	Poor	Fair	Excellent	No opinion
My residential neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Downtown Central City - outdoor environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Downtown Central City - buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Highway 14 inside of Central City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Highway 14 entering and exiting Central City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Highway 30 inside of Central City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Highway 30 entering and exiting Central City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
North Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
South Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other comments about the appearance of Central City:

p. 5

22. Growth is a commonly mentioned term when most communities are asked about future goals. Which of the following statement(s) most accurately describe what you feel positive growth in Central City means to you.

- More local job opportunities in the Central City area
- More local workforce available to businesses in the Central City area
- More options for entertainment
- More choices to purchase goods and services
- Overall increase in the number of people living in Central City
- More housing choices for different household sizes and incomes
- Increasing the overall diversity of the community
- None of the above
- Other statements that best describe positive growth in Central City for you:

24. Please select and rank the top three projects you believe will most positively impact the Community of Central City:

	1	2	3	not in my top 3
Addition of an RV park near the Dark Island Trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction of an event center to host large events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construction of a new long-term care facility for elderly residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand Merrick County Child Development Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construct a dog park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand local trails to connect city parks and high use areas (school, DT, & Aquatic Ctr.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand the trail to connect the community to the river	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase lodging options for visitors to Central City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand the Aquatic Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other projects you believe will most positively impact the Central City Community:

p. 6

23. How often do you use each of the sources to stay informed about the City of Central City events and information?

	Never	Sometimes	Always	Didn't know it existed
City of Central City Website @ cc-ne.com	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City of Central City Facebook page	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chamber of Commerce website @ centralcitychamber.org	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chamber of Commerce Facebook page	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Republican Nonpartisan Local Newspaper in print	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local newspaper online @ republicanonline.com	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
KZEN (100.3 FM) radio station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
KGOV (LPRM), 95.1 FM radio station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):

24. Would you recommend the City of Central City to a potential new resident? Yes No

25. If you would NOT recommend the City of Central City to a potential new resident, please share your thoughts:

26. Would you recommend the City of Central City to a potential new business? Yes No

27. If you would NOT recommend City of Central City to a potential new business, please share your thoughts:

28. Please share any additional comments or suggestions you have for improving the Community of Central City:

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SURVEY INSTRUCTIONS

PRINTED PAPER SURVEY:

This completed hard copy of the survey must be dropped off at the Central City Administrative offices at 1702 31st Street, Central City, Nebraska by the SURVEY DEADLINE: February 28, 2023.

Or, you may return your completed survey by mail. Surveys must be postmarked by February 28, 2023 and addressed to:

FIVE RULE Rural Planning
Attn: City of Central City Comprehensive Plan
2123 Central Avenue, Suite D
Kearney, NE 68847

ONLINE SURVEY:

THE ONLINE VERSION OF THIS SURVEY CLOSSES at 11:59pm on Tuesday, February 28, 2023.
Access the online survey by scanning the QR code with your phone or by visiting centralcity2033.com.



Thank You

Thank you for completing this important survey that will impact the future of Central City. If you have questions, comments, or suggestions regarding this planning project, please contact Bobbi Pettit at bbobbi@fiveruleplanning.com or 308-455-3528.

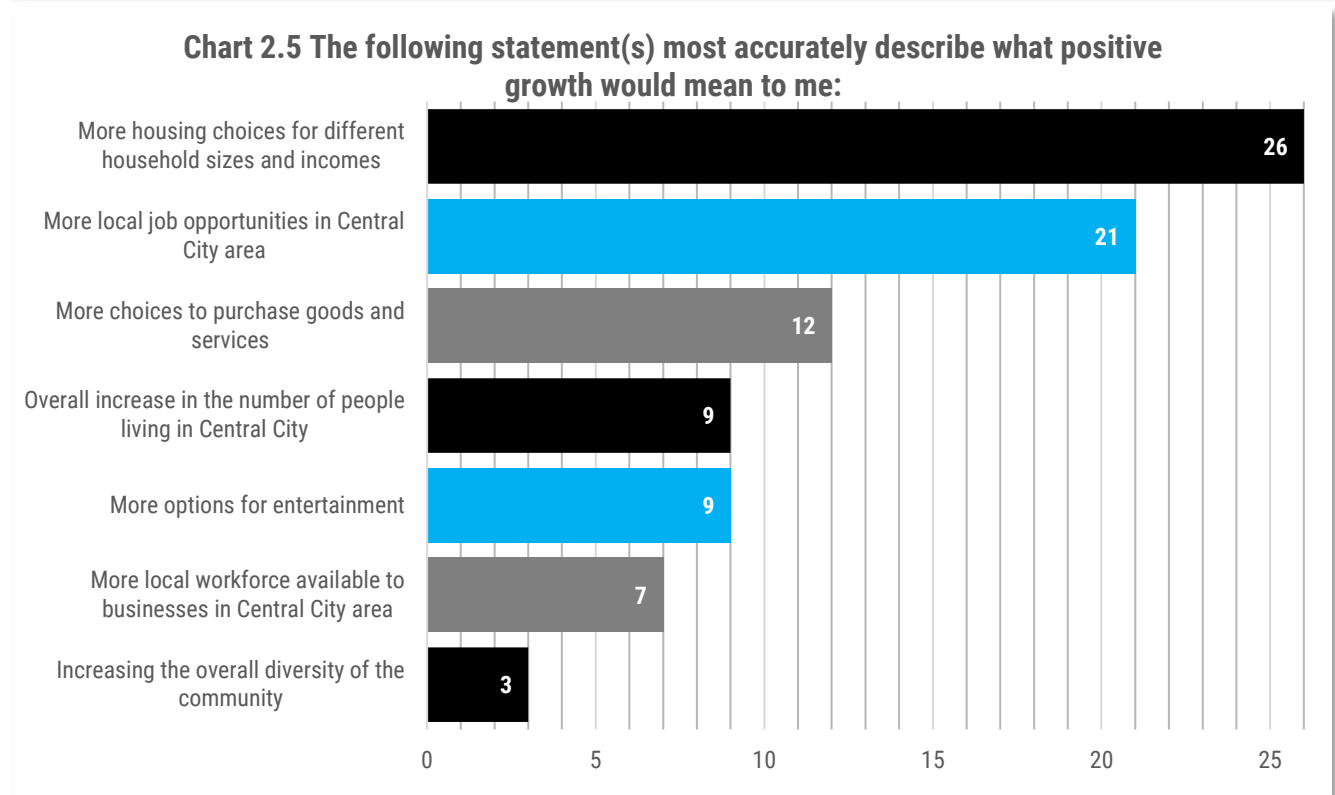
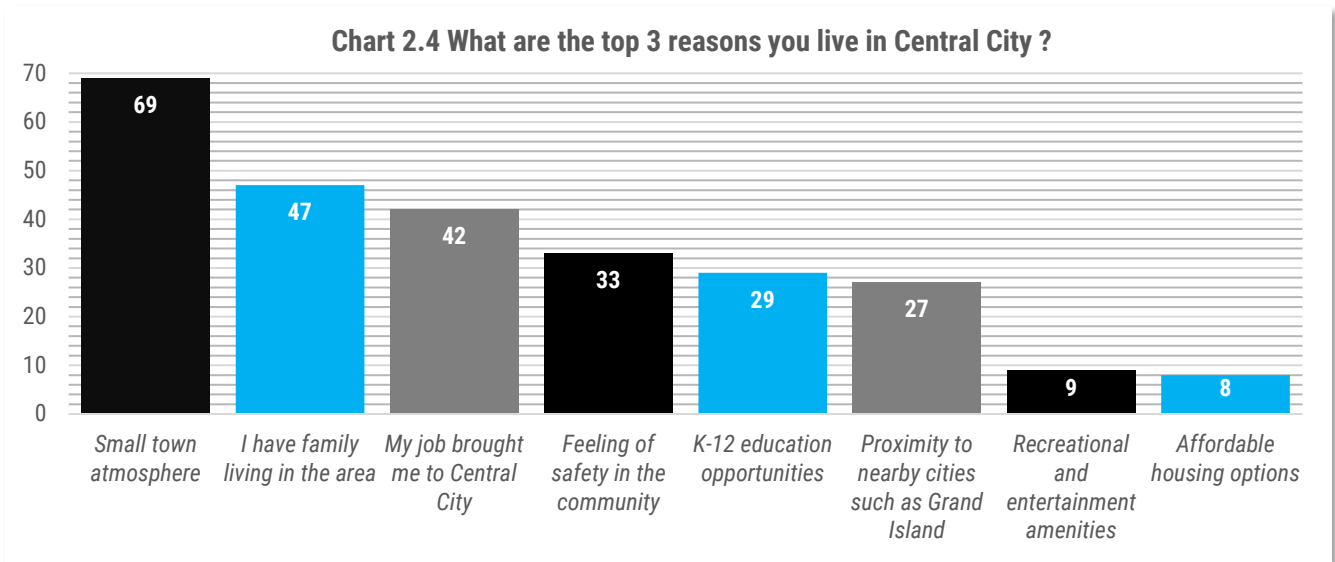


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Survey Observations

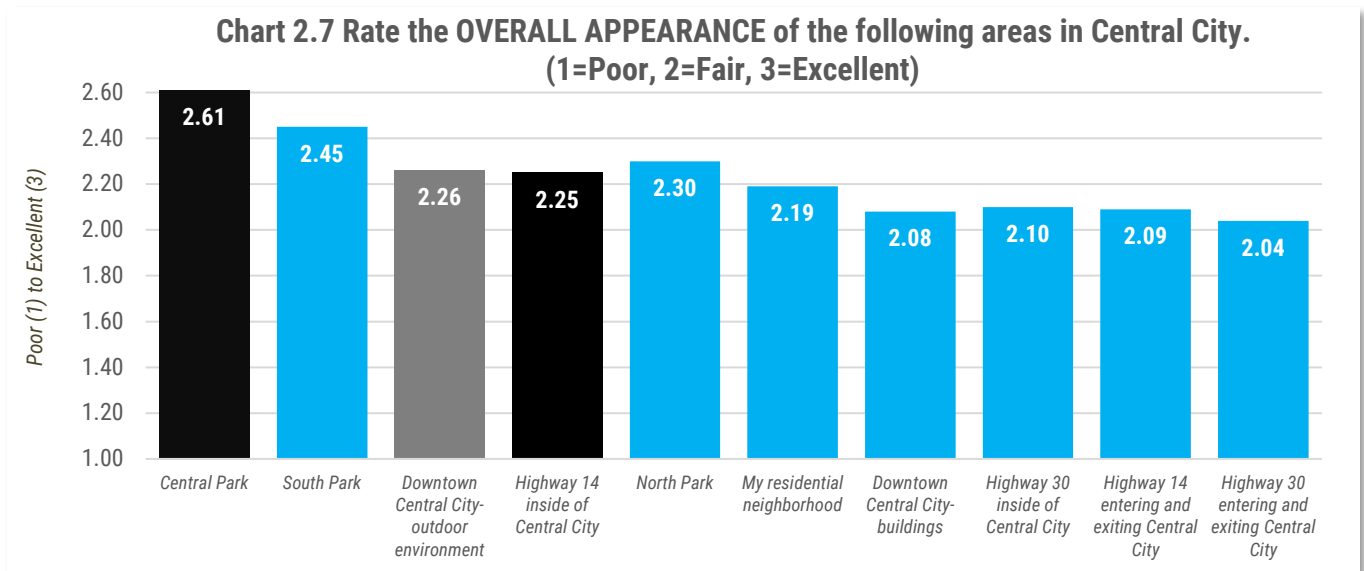
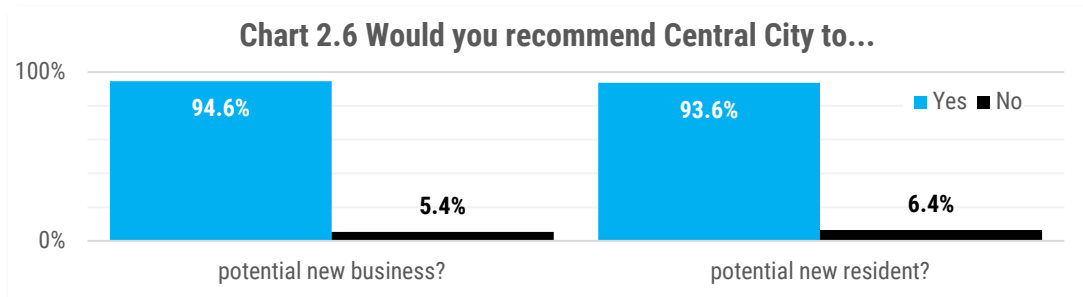
The charts below display observations that should be referenced at moments when the city's appointed and elected officials must make a recommendation or decision that will impact the entire community.

According to Charts 2.4 and 2.5 below, the city's small-town atmosphere is the most popular reason for respondents choosing to live in Central City. And, when asked what growth would mean, increased housing choices is what most respondents mean when they picture positive growth.



Charts 2.6 and 2.7 describe the overall sentiment about the value and appearance of Central City. Respondents were overwhelmingly positive about their community with more than 93% stating they would recommend their community to a new business and a new resident.

Respondents generally rated the appearance of their community as fair. Chart 2.7 displays the rating respondents gave different aspects of the community. A value of 2 represents fair, while 1 is poor and 3 is excellent. Every aspect of the community hovered around the 2 (fair) value while Central Park had the highest rating and Highway 30 had the lowest rating.

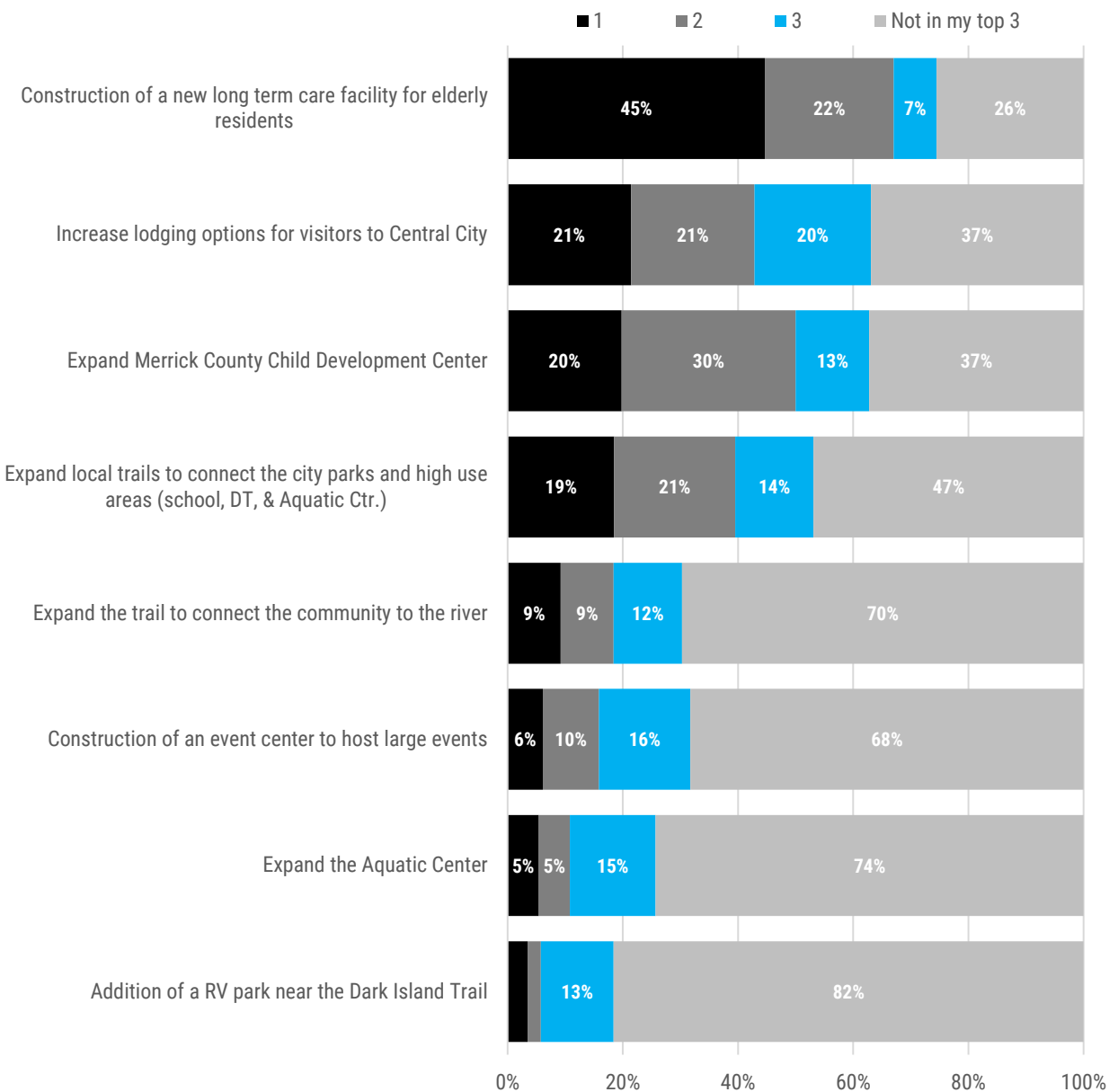


The model building and consensus workshop resulted in a list of projects that was generated by the participants. That list was then presented to the entire community within the survey.

Each of these projects will require additional land as well as have an impact on the overall land use pattern in Central City.

- The top project for the entire community is the construction of a long term care facility.
- Expanding the Merrick County Child Development Center is the second highest ranked project.
- Increasing lodging options is a very close third as 63% had the Development Center in their top 3 and 62% placed lodging in their top 3.
- Over 54% also selected trail expansion within the city as one of their top three most impactful projects.

Chart 2.8 Select and rank the projects that will have the most positive impact.



Future Land Use (FLU) Map Workshop

After the survey's completion, advocates and stakeholders were invited one final time to provide input into the Plan.

A community discussion consisted of a brief overview of the survey results followed by a focused conversation that led participants through a reflective and decisional process.

Roughly 30 participants attended the workshop and worked in small groups.

Questions that were posed to attendants included:

- 1) WHAT STANDS OUT?
- 2) WHAT SOUNDED LIKE GOOD NEWS?
- 3) WHAT'S CONCERNING?
- 4) WHAT OTHER QUESTIONS DO WE NEED TO ASK?
- 5) WHAT OPTIONS ARE OPEN TO US?
- 6) HOW WOULD YOU DESCRIBE OUR CONSENSUS?
- 7) WHAT COULD OUR LEADERHSIP DO TO ABSORB/REJECT THESE CHANGES?

Participants were provided copies of the community feedback information collected to date as well as existing land use maps of the city to assist with forming their answers.

The answers to these questions were utilized to prepare the final draft of the FLU map that was then presented to the Planning Commission on May 16, 2023.

What's Next for Central City Community Discussion

Tuesday, April 18

at the Central City High School Cafeteria from 5:30-7:00pm

Join us as we take the next steps in community planning for Central City. This is another opportunity for Central City residents to come together and share feedback and ideas around the Community's needs and desires for the future.

RSVP by visiting: CentralCity2033.com



DECISION TO PLAN

By creating and adopting this Comprehensive Plan, the City of Central City is choosing to actively plan, work toward, and create a healthy community that protects the legacy of past residents, creates a thriving community for current residents, and preserves the natural and built environment for future residents.

Someone is sitting in the shade today because someone planted a tree a long time ago.

~Warren Buffett



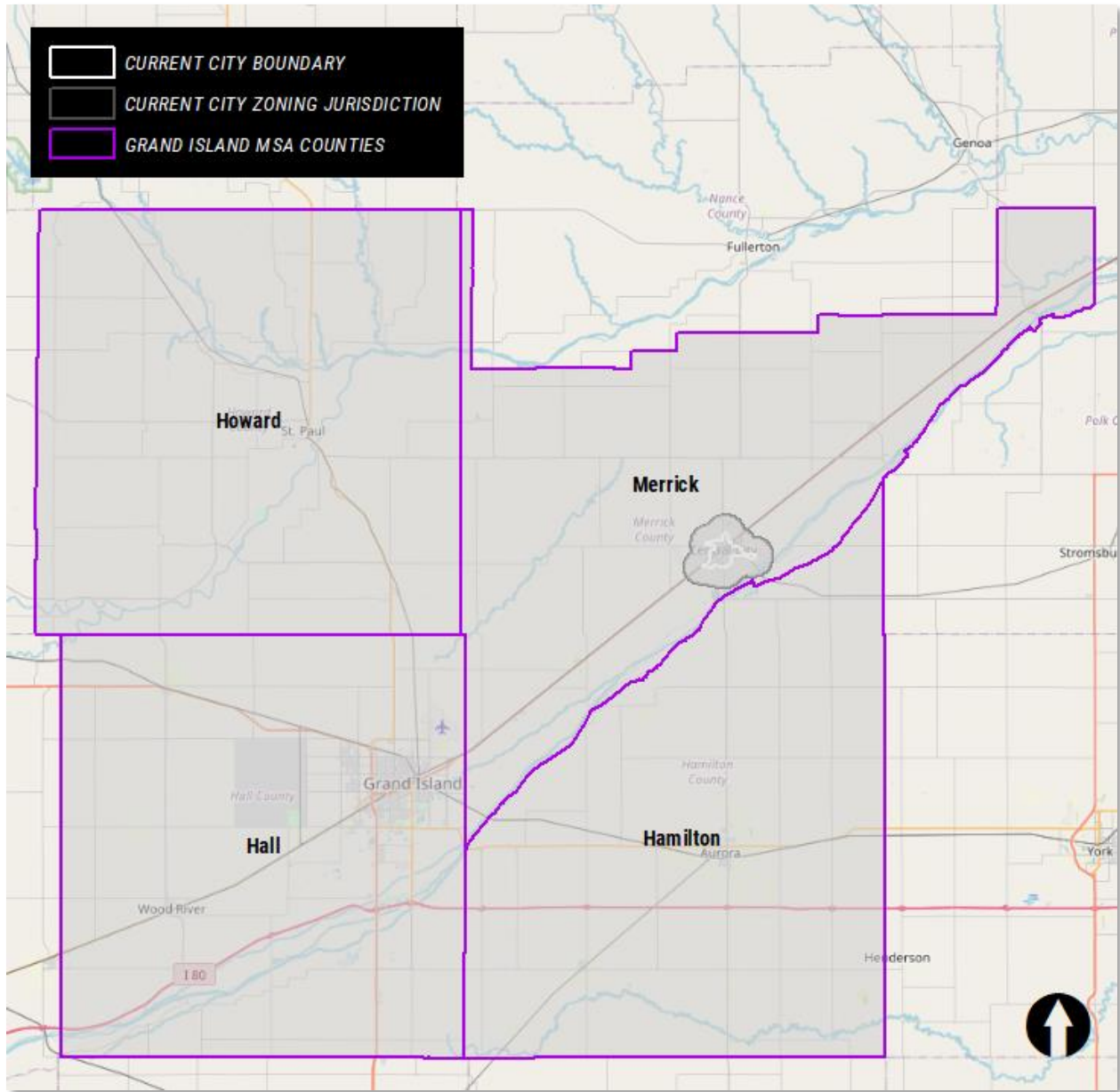
THE LAND ~ DOCUMENTED ECONOMIC AND DEMOGRAPHIC PROJECTIONS

Grand Island Metropolitan Statistical Area (MSA)

The main source of demographic and economic information guiding this plan was collected from the United States Census Bureau, which includes the Grand Island Metropolitan Statistical Area.

Central City is located within Merrick County, which was included within the Grand Island Metropolitan Statistical Area (GI MSA) in 2013. Growth trends for similar communities provide insight as to how Central City is growing when compared to other municipalities with similar populations. Other Nebraska municipalities that are compared to Central City included St. Paul, Wood River, and Aurora, all of which are second class cities in the GI MSA.

MAP 2.1 Grand Island Metropolitan Statistical Area



DEMOGRAPHIC CHARACTERISTICS

Population trends based on census data: Population counts, and estimates provided by the U.S. Census Bureau are displayed below to compare population trends for Central City and other comparable municipalities in this region.

Regional Population Trends

Table 2.1a and Chart 29 compares population patterns for Central City with other 2nd class cities within the GI MSA. From 2000-2010, Central City lost 3% and St. Paul lost 6% of its total population. Since 2010, all cities reported an increase in population. Central City had the second highest increase, after St. Paul.

TABLE 2.1a GROWTH RATE COMPARABLE CITIES					
	2000	2010	ANNUAL GROWTH RATE, 2000-2010	2020	ANNUAL GROWTH RATE, 2010-2020
CENTRAL CITY	2,998	2,900	-0.33%	3,039	0.48%
AURORA	4,225	4,429	0.48%	4,523	0.21%
ST. PAUL	2,218	2,080	-0.62%	2,638	2.68%
WOOD RIVER	1,204	1,481	2.30%	1,503	0.15%

SOURCE: 2000, 2010 & 2020 DECENNIAL CENSUS

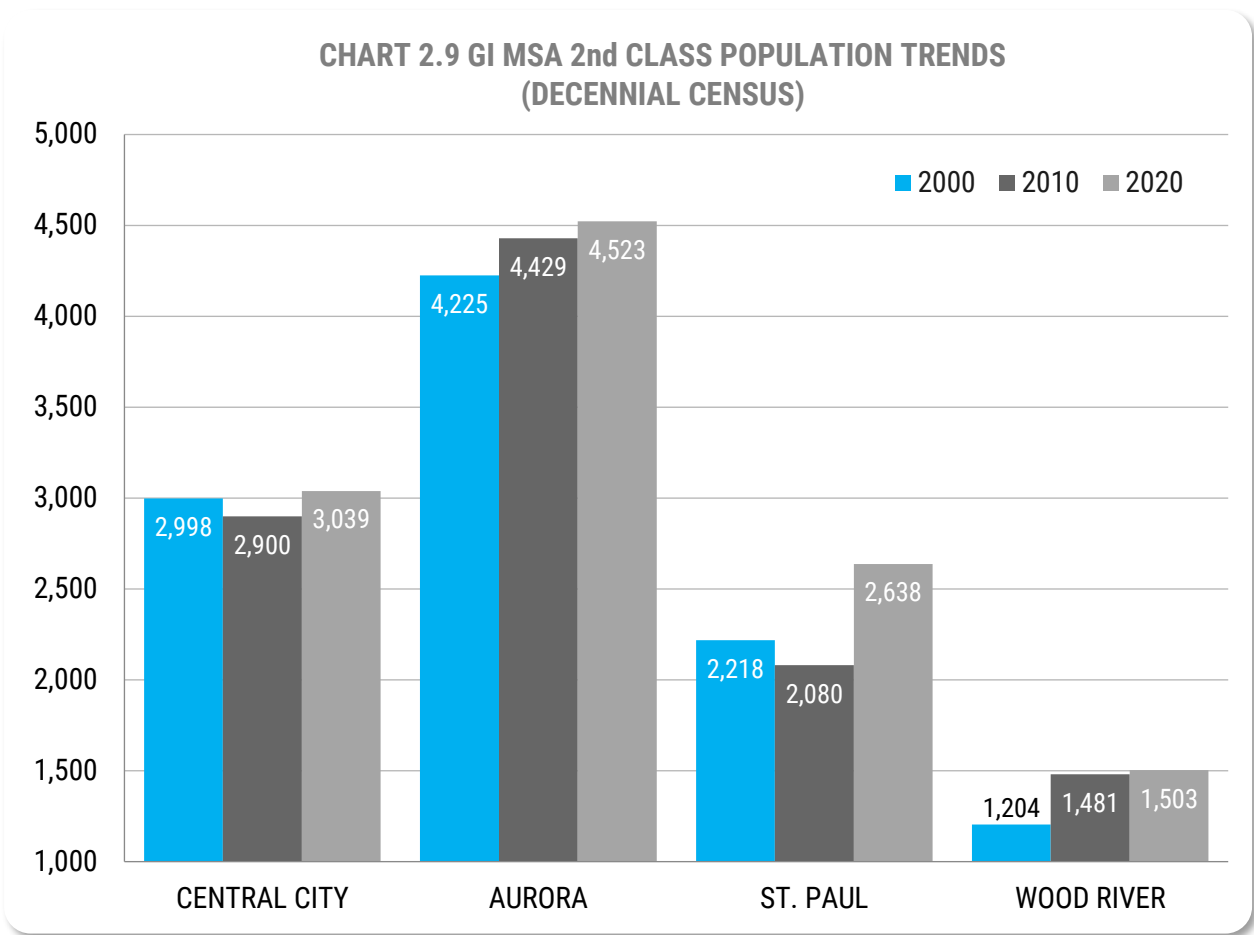
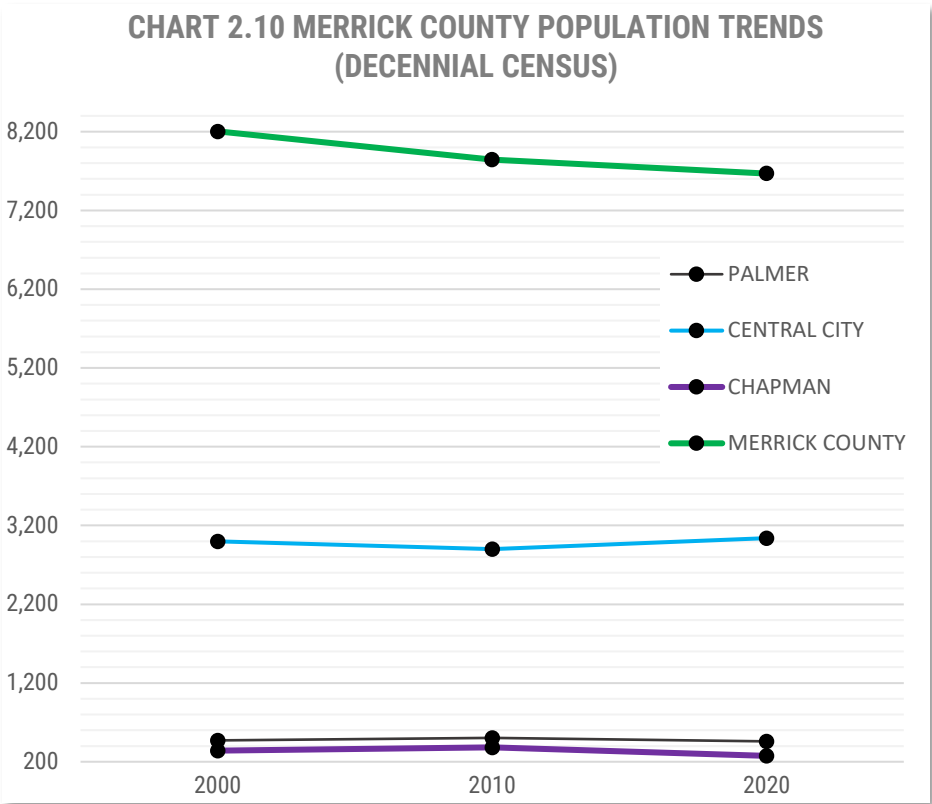


TABLE 2.1b GROWTH RATE MERRICK COUNTY COMMUNITIES & COUNTY					
	2000	2010	ANNUAL GROWTH RATE, 2000-2010	2020	ANNUAL GROWTH RATE, 2010-2020
CENTRAL CITY	2,998	2,900	-0.33%	3,039	0.48%
CHAPMAN	341	383	1.23%	275	-2.82%
PALMER	472	503	0.66%	459	-0.87%
MERRICK COUNTY	8,204	7,845	-0.44%	7,668	-0.23%

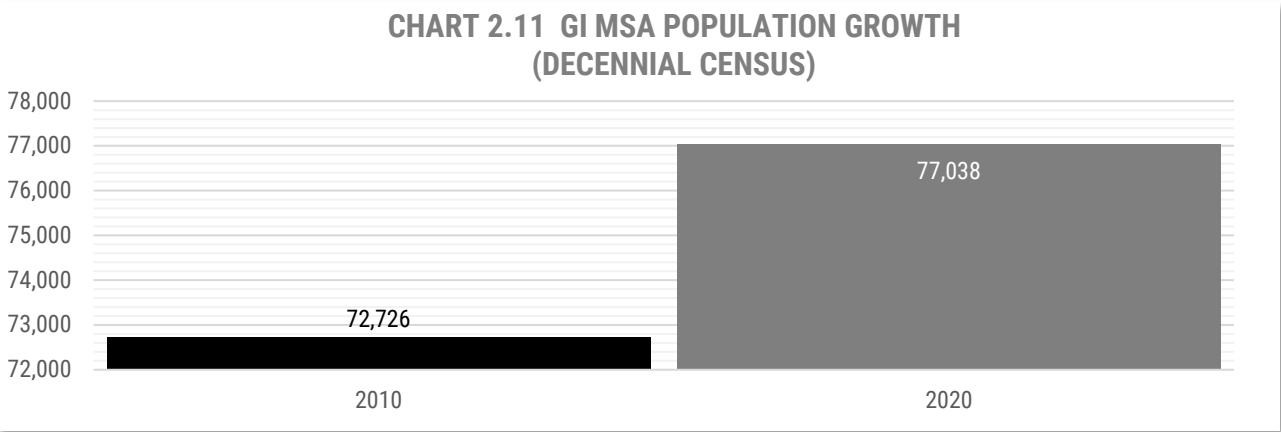
SOURCE: 2000, 2010 & 2020 DECENNIAL CENSUS

Table 2.1b and Chart 2.10 compare Central City to other communities in Merrick County and with the county as well. The data reported is from the decennial census, which aims to achieve a 100% population count.

- Chapman was the only local government to report modest growth.
- From 2010-2020, Central City was the only local government to report marginal growth in population.
- The County has seen a steady decline in the past twenty years.

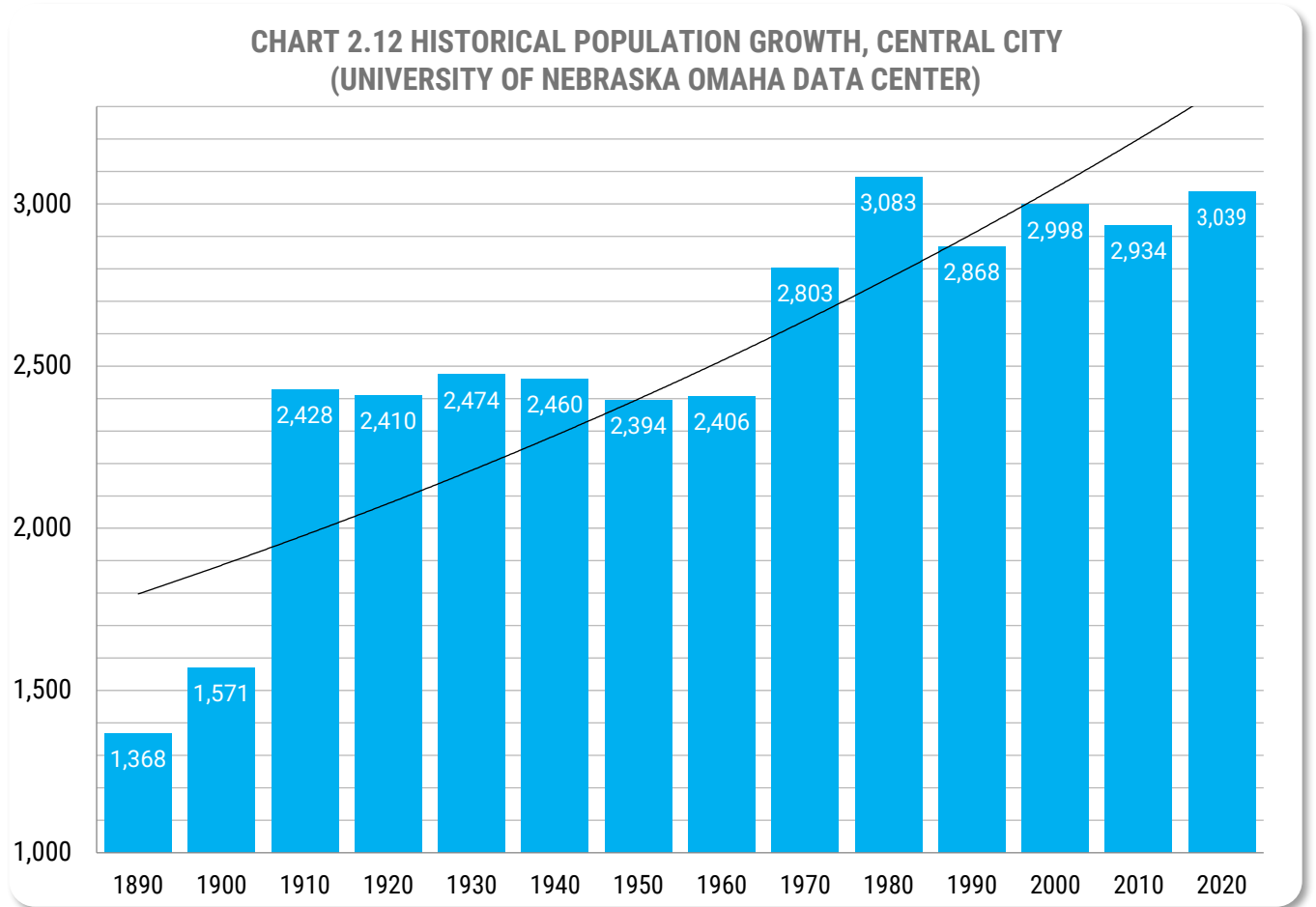


According to the 2020 decennial census, the GI MSA area has grown, adding roughly 6% to the overall population since its population as a MSA was first document in 2010.



Historic Population Growth

Central City witnessed fluctuations in population from 1910 to 1980, generally displaying modest growth and decline. However, in 2020, the city's population reached its highest level since 1980, indicating significant progress towards the goal of surpassing 3,000 residents set for 2010.



The drone photos below were taken in the Spring of 2022 and display the type and amount of housing development that has taken place in Central City since 2010. When considering the progress that has been made, it is not surprising that the city's population count has returned to the upward trend that was last experienced 50 years ago.



Families and Households

Families are defined by the U.S. Census Bureau as a group of two or more people related by marriage or adoption residing together.

Households are defined as all people who occupy a housing unit. According to American Community Survey (ACS) estimates, family size and household size have both increased overall since 2010.

Chart 2.13 points to the size of households and families while Chart 2.14 estimates the number of households in Central City.

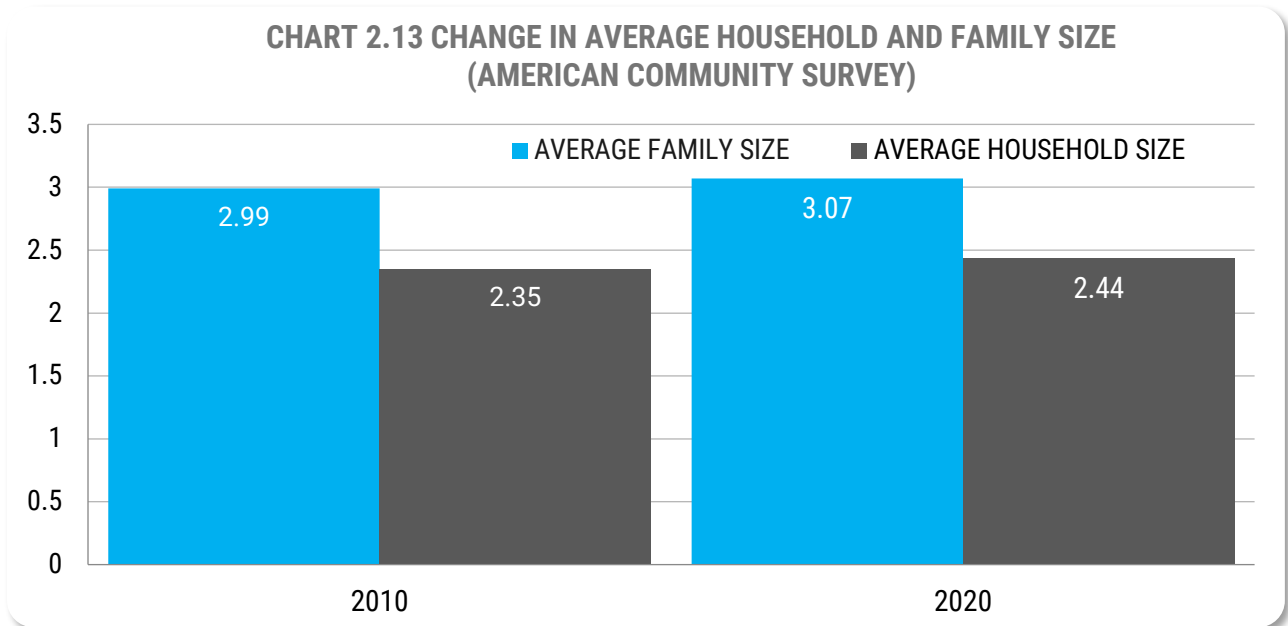
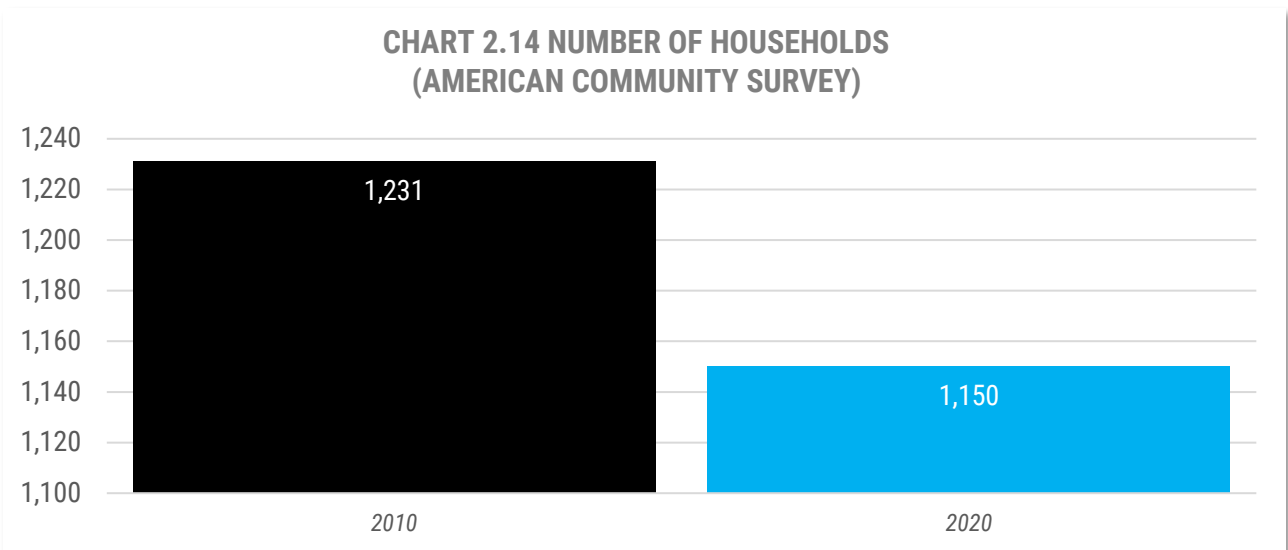


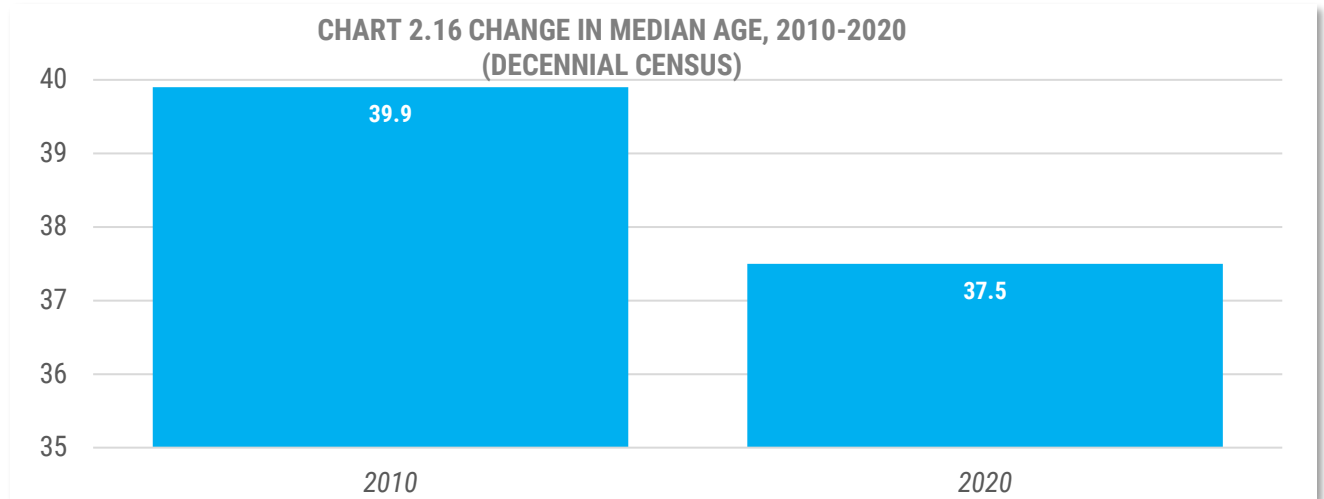
Chart 2.13 claims that the size of families and households is increasing in the city. Chart 2.14 estimates that the total number of households is decreasing in the city.

Considering the increase in population, family size, and household size since 2010, the decreasing number of households suggests that more families are moving into Central City, and that the families already living in Central City are having more children.



Median Age

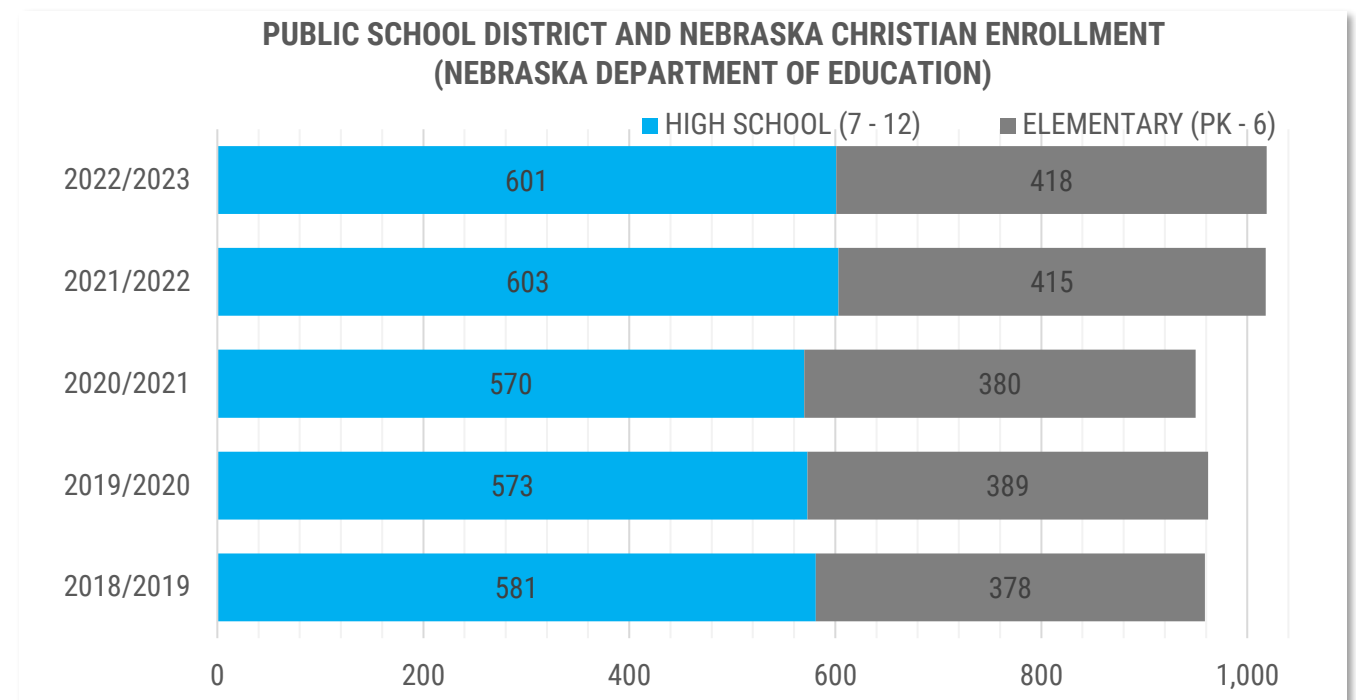
Typically, increases in household and family size are linked to a decrease in the overall age of the community. This inverse relationship would be accurate in Central City as the median age of the community decreased from 39.9 to 37.5 from 2010-2020.



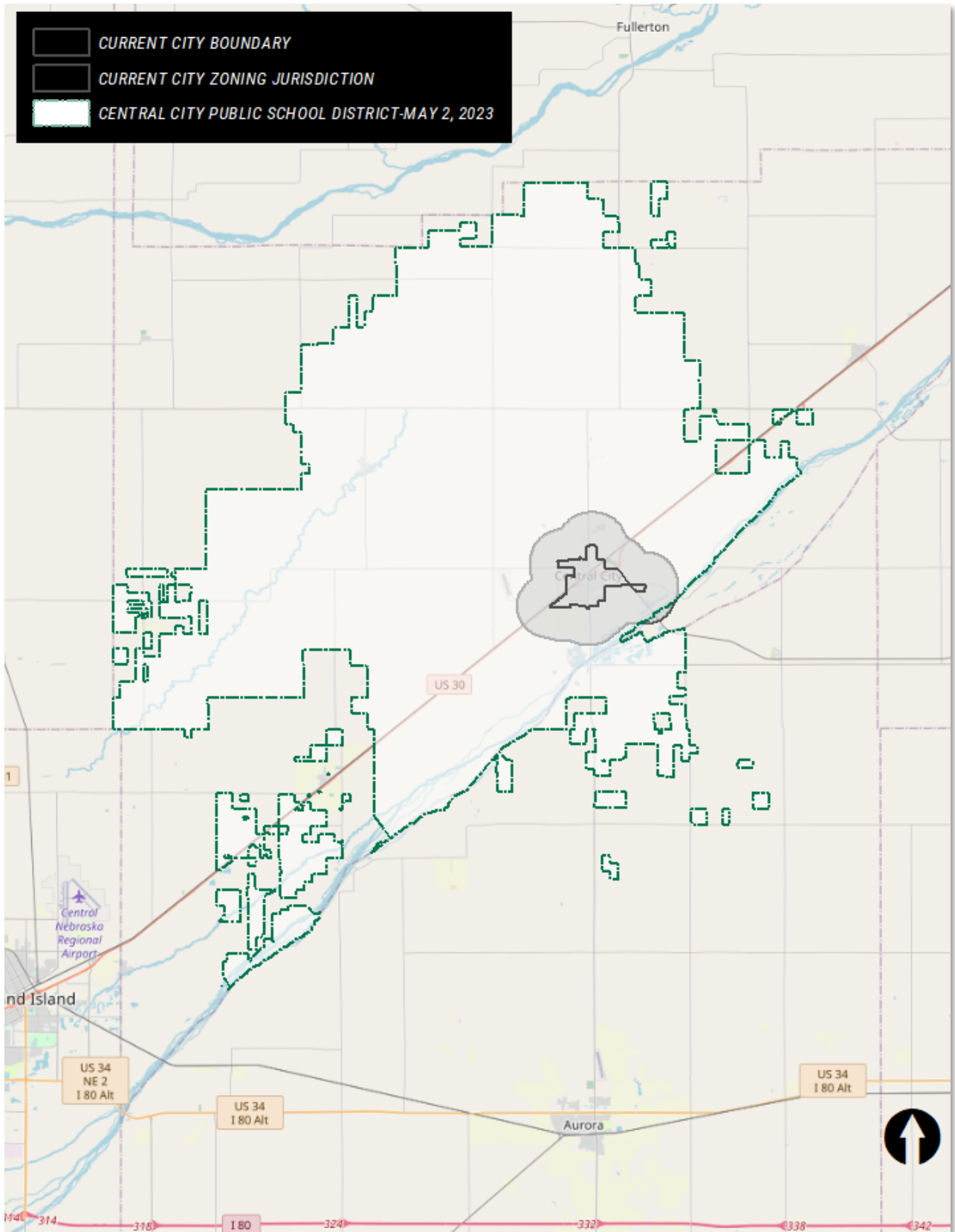
School Enrollment

Nebraska Christian and Central City Public Schools' numbers are another good indicator of the family composition of the households in the community.

The Central City Public School District covers several miles outside of the City of Central City. A map of the district's area is displayed on the following page. According to the Nebraska Department of Education enrollment data; school enrollment data showed that enrollment in Central City Public School District and Nebraska Christian experienced a 6% enrollment increase from 2018/19 to 2022/23. In 2021, total enrollment surpassed 1,000 students.



MAP 2.2 Central City Public Schools District



A population pyramid with the widest bars at the bottom is ideal for a community that wants to continue to grow. It shows that there are young families in the area. The population pyramid below displays the age cohort breakdown for residents living in Central City, according to American Community Survey (ACS) estimates.

The three largest age cohorts in the community are children aged 0-9, adults aged 20-29 years and children aged 10-19 years old. Central City has an ideal age cohort breakdown as the largest groups are at the bottom of the pyramid.

**CHART 2.18, 2020 POPULATION PYRAMID
AMERICAN COMMUNITY SURVEY**

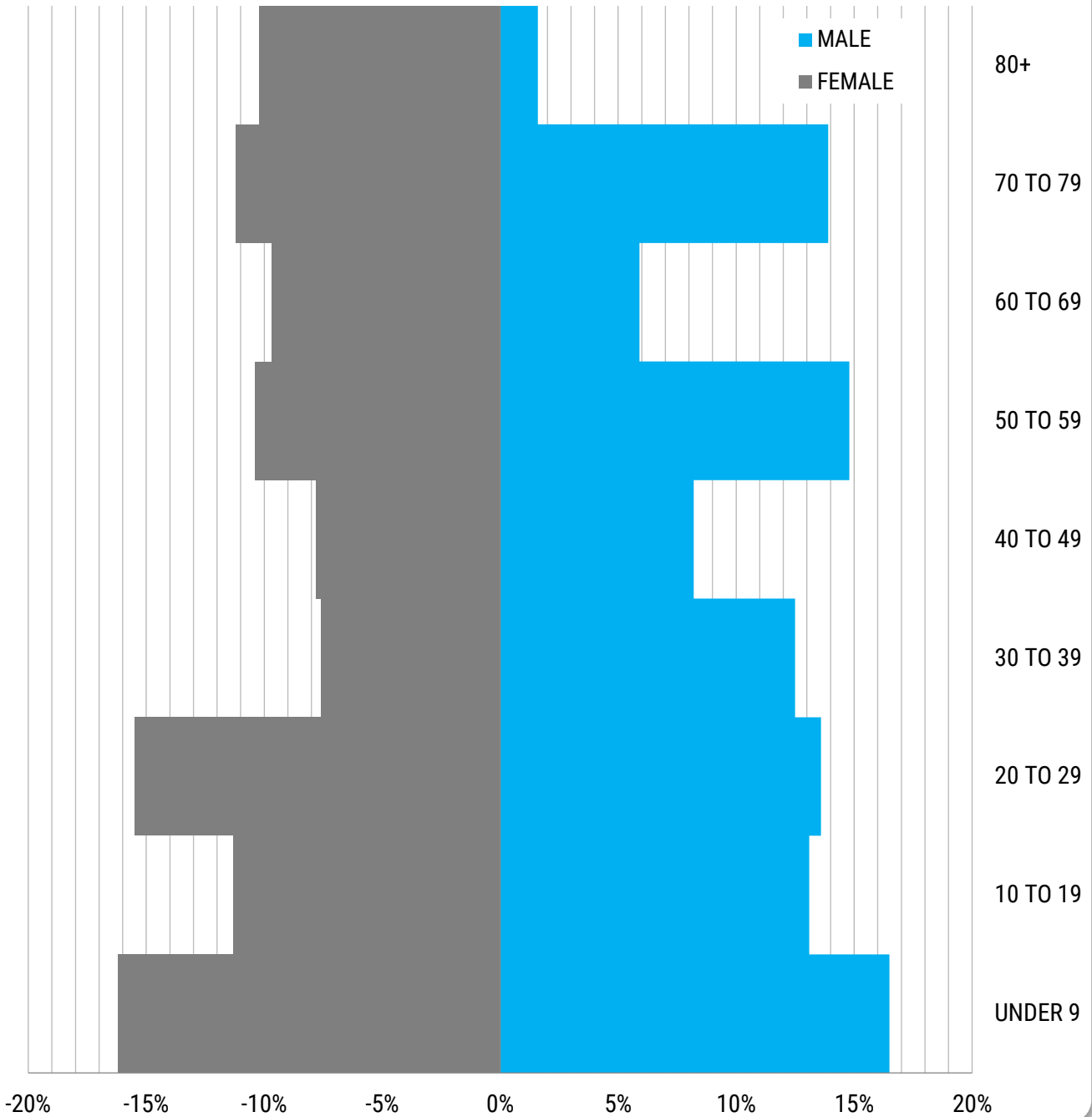
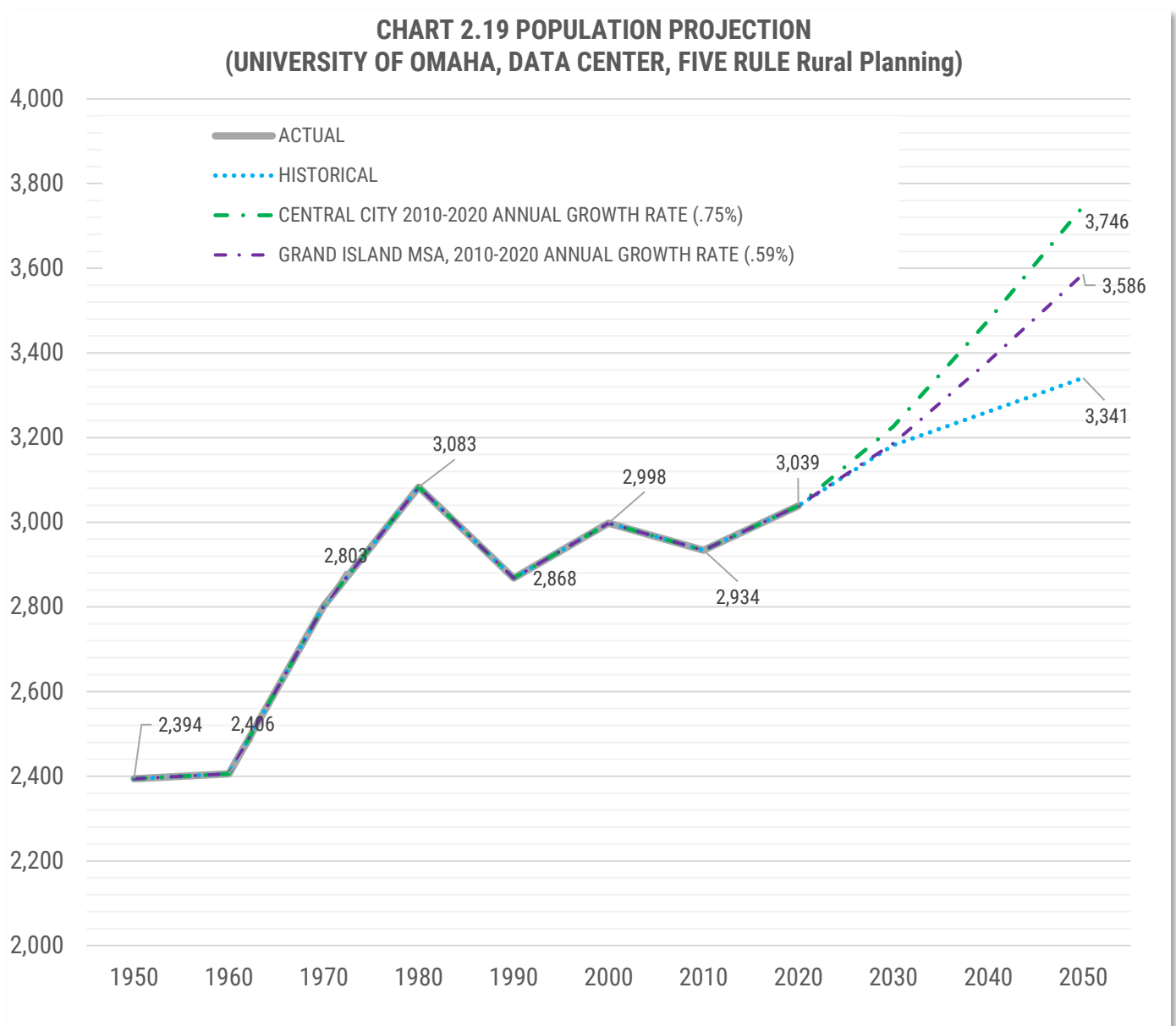


Chart 2.19 below is a simple population projection that estimates the future population counts of the City of Central City. Many unknown future factors can impact future growth patterns. However, whenever planning and preparing for future growth, most organizations have come to recognize that history generally proves to be the greatest predictor of future growth.

Chart 2.19 below was created by considering three different scenarios, each based upon past population trends.

1. **Historical (1920-2020)** - this scenario assumes that the same population pattern that took place in Central City over the past 100 years (1920-2020) will repeat itself over the next 100 years. This projection is based on the simple assumption that history will repeat itself.
2. **Central City 2010-2020 Annual Growth Rate (.75%)** - this scenario assumes that the annual growth rate achieved in the past 10 years will also be achieved in the next ten years.
3. **Grand Island MSA, 2010-2020 Annual Growth Rate (.59%)** - this scenario assumes that, if Central City does not achieve its past growth rate, it will at least grow at the same rate as the rest of the GI MSA.



All three projections would result in an increase in the number of residents living in Central City. The following chapter will document that Central City is primarily occupied by residential uses and that the current residential vacancy rate is low regardless of the amount of residential construction that has been completed.

If this projected residential growth becomes a reality, the city will need to add additional housing units, which will require the new development of adjacent lands and possible redevelopment of lands already in the city. According to Table 2.2 below, the city may need as few as 124 or as many as 290 new units by 2050. The estimate for increased housing units is based on the American Community Survey (ACS) estimate of 2.44 persons per household in 2020.

TABLE 2.3 CENTRAL CITY POPULATION PROJECTION SCENARIOS AND ADDITIONAL HOUSING IMPACTS					
Projection	2030 Population	2040 Population	2050 Population	Total Increase by 2050	New Housing Units Needed by 2050 (Average Household Size-2.44)
Historical (1920-2020)	3,262	3,261	3,341	302	124
Central City 2010-2020 Annual Growth Rate (.75%)	3,226	3,476	3,746	707	290
Grand Island MSA, 2010-2020 Annual Growth Rate (.59%)	3,186	3,380	3,586	547	224

Source: U.S. Census, ACS, FIVE RULE Rural Planning

The community wide survey acknowledged the city’s progress in expanding housing and asked what types were still missing.

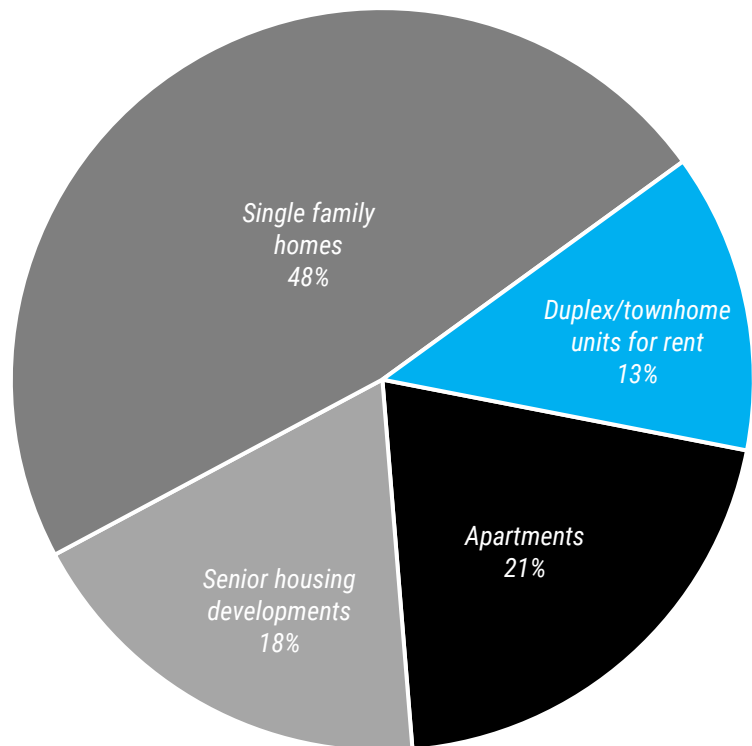
Just under half would like to see more single-family units and more than 20% would like to see more apartments.

Housing units added to the community could reflect this mix.

For instance, 302 additional units (reflective of the Historical scenario) could be added based on the following breakdown.

- Single family homes-145
- Duplex/Townhome units for rent-39
- Apartments-64
- Senior housing developments-54

Chart 2.20 What types of housing do you believe are still missing?



ECONOMIC CHARACTERISTICS

Average Weekly Wage

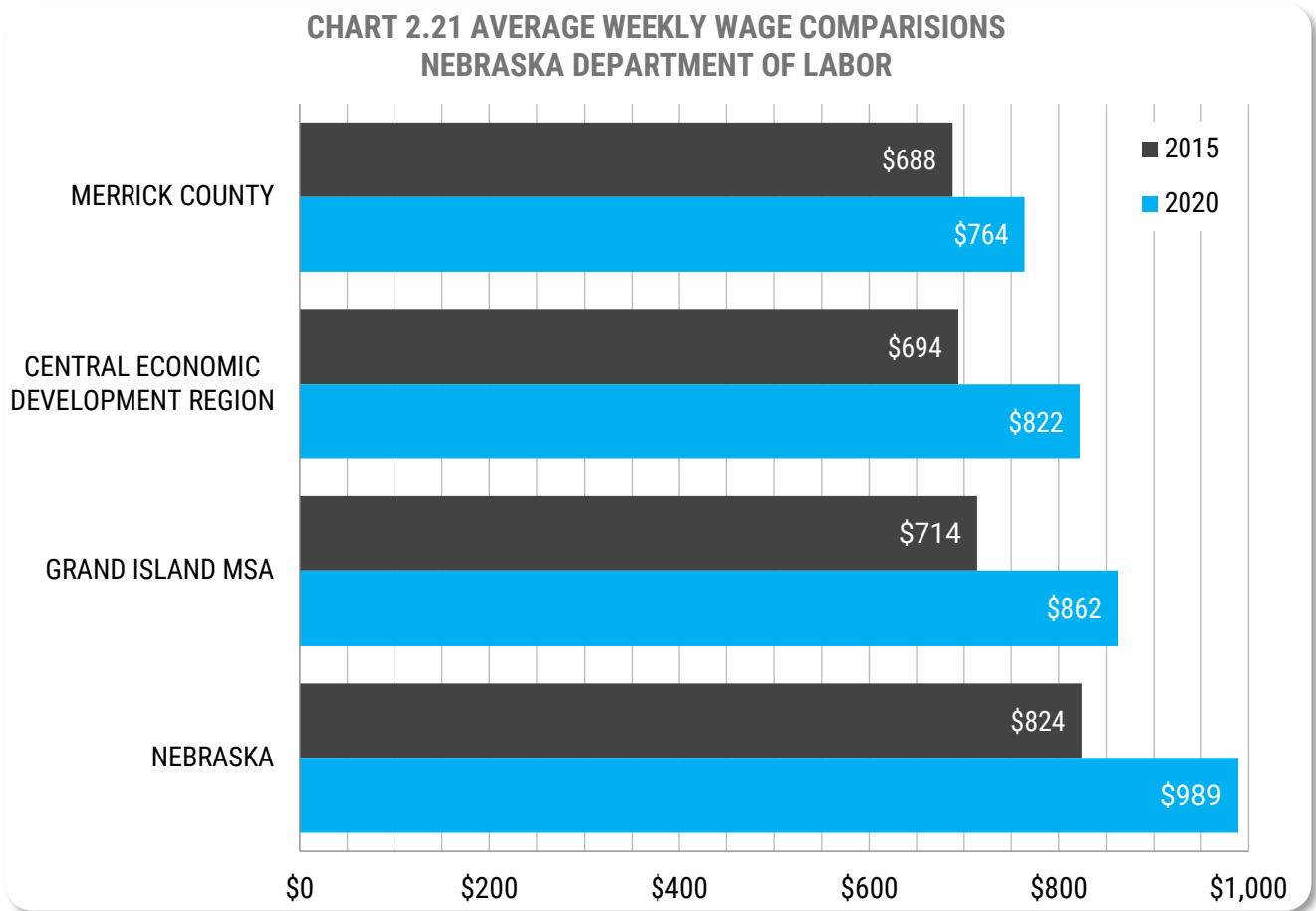
Average Weekly Wage (AWW) information below is based on wages reported to the Nebraska Department of Labor for unemployment insurance.

The Central Region consists of Blaine, Custer, Valley, Greeley, Sherman, Buffalo, Phelps, Harlan, Kearney, Franklin, Adams, Webster, Clay and Nuckolls Counties in Nebraska. This region was selected to compare with the GI MSA. Table 2.4 and Chart 2.21 demonstrate that wages are growing in Nebraska.

The GI MSA has reported the greatest increases in AWW compared to Nebraska as a whole. The average weekly wages in Merrick County are still lower than the state and regions, and it experienced the lowest growth from 2015-2020. Regardless, wages increased by more than 10% in every region, including the county.

TABLE 2.4 AVERAGE WEEKLY WAGE (AWW) COMPARISON			
	2015	2020	% CHANGE 2015-2020
MERRICK COUNTY	\$688	\$764	11.05%
CENTRAL REGION	\$694	\$822	18.44%
GRAND ISLAND MSA	\$714	\$862	20.73%
NEBRASKA	\$824	\$989	20.02%

SOURCE: NEBRASKA DEPARTMENT OF LABOR, QUARTERLY CENSUS OF WAGES



Household Costs and Incomes-American Community Survey

Average Weekly Wage (AWW) refers to individual wages earned by any Nebraskan that pays into the state’s unemployment insurance fund. The U.S. Census Bureau defines household income as pretax cash income of the householder and all other people 15 years old and older in the household, regardless of whether they are related to the householder.

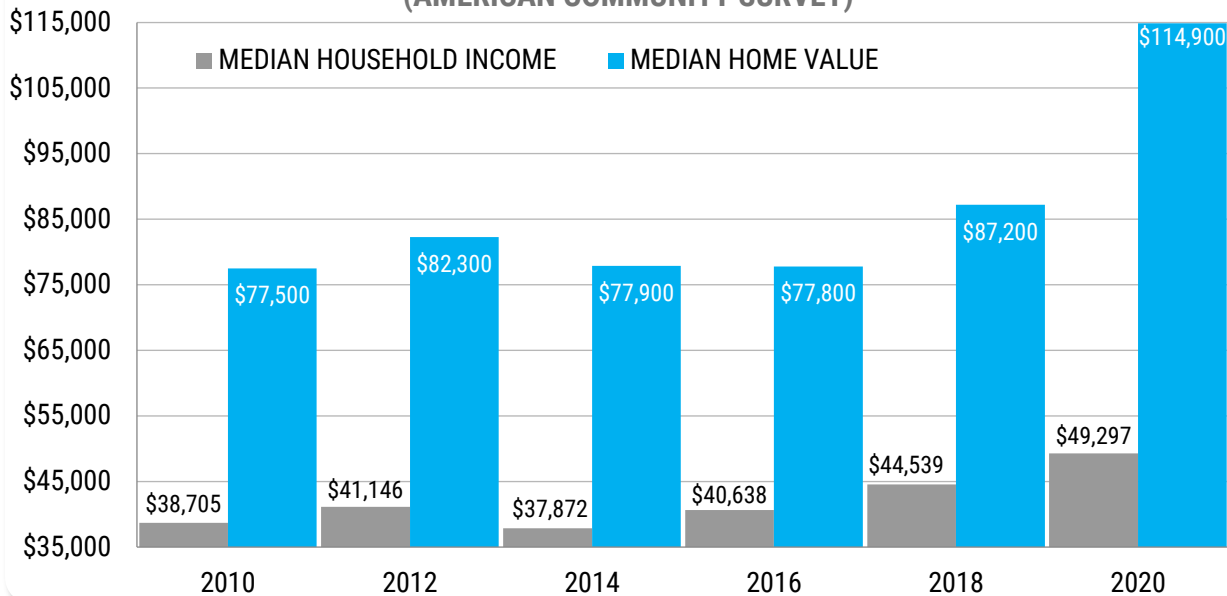
The data provided by the US Census Bureau’s ACS estimates show that household incomes have increased since 2010 by 27%. Home values for owner occupied households and gross rents for renter occupied households have also increased, both at greater rates than incomes. Gross rents are defined as rent plus the estimated average monthly costs of utilities and took a jump from 2016 to 2018 and appear to be continuing to increase. Home values have increased by 48% since 2010.

TABLE 2.5 CENTRAL CITY MEDIAN HOUSEHOLD INCOME COMPARED TO HOME VALUE & GROSS RENT

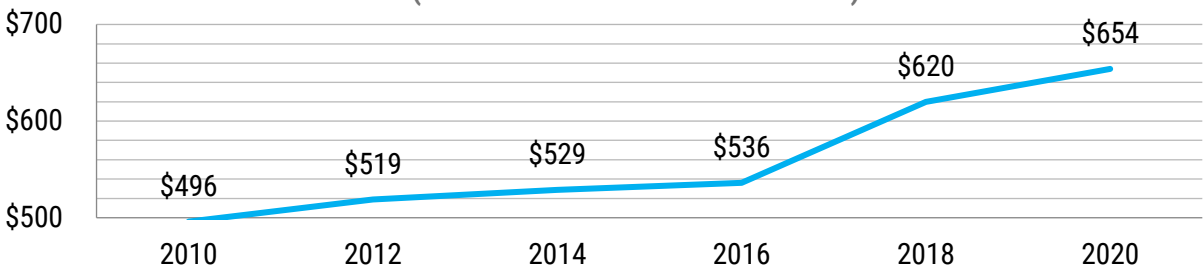
	2010	2012	2014	2016	2018	2020	% INCREASE
MEDIAN HOME VALUE	\$77,500	\$82,300	\$77,900	\$77,800	\$87,200	\$114,900	48%
MEDIAN HOUSEHOLD INCOME	\$38,705	\$41,146	\$37,872	\$40,638	\$44,539	\$49,297	27%
MEDIAN GROSS RENT	\$496	\$519	\$529	\$536	\$620	\$654	32%

SOURCE: US CENSUS, AMERICAN COMMUNITY SURVEY ESTIMATES

**CHART 2.22 MEDIAN HOME VALUES & HOUSEHOLD INCOMES
(AMERICAN COMMUNITY SURVEY)**



**CHART 2.23 CHANGE IN MEDIAN RENT
(AMERICAN COMMUNITY SURVEY)**



Household Costs and Incomes-2023 Community Wide Survey

The following charts display the household cost and income formation that survey respondents shared that can be used to compare with the information that the ACS provides.

Chart 2.24 Which range describes your annual household income (combined income of all people residing in your home)?

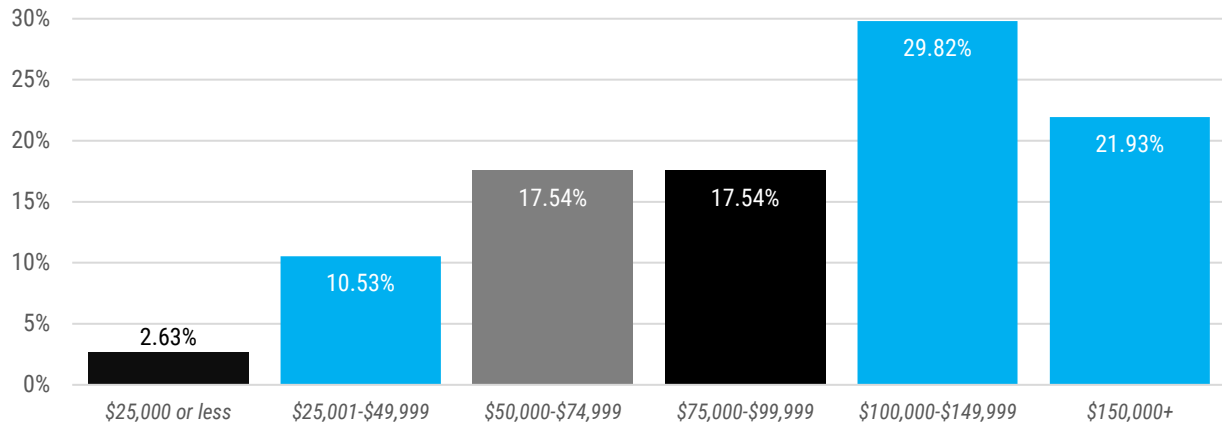


Chart 2.25 If you rent, what is the range of your monthly rent payment?

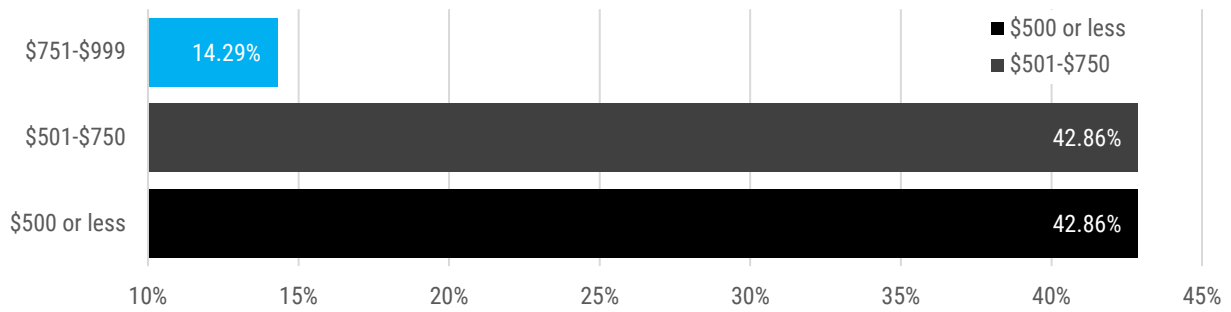
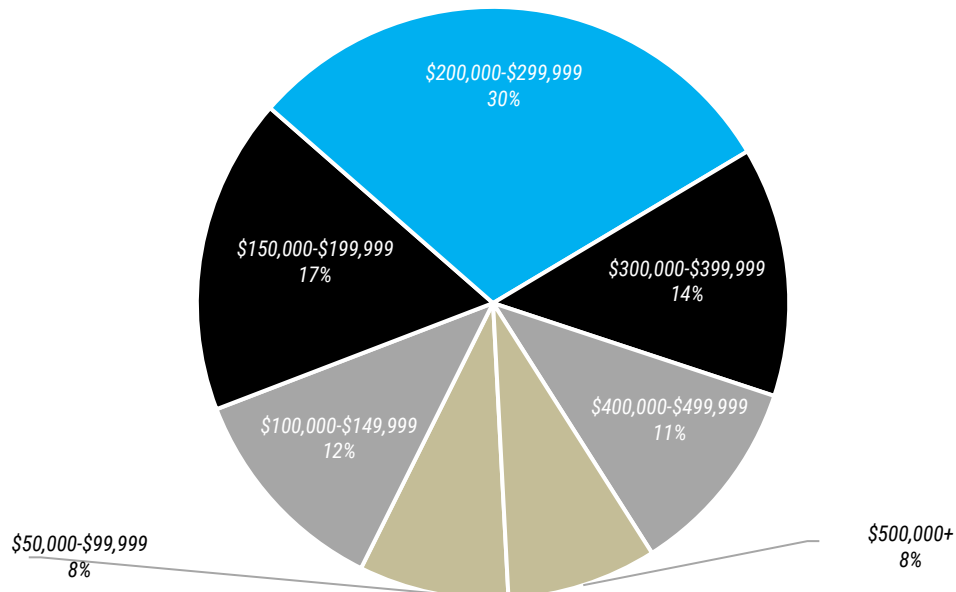


Chart 2.26 What is the estimated current value of your home?

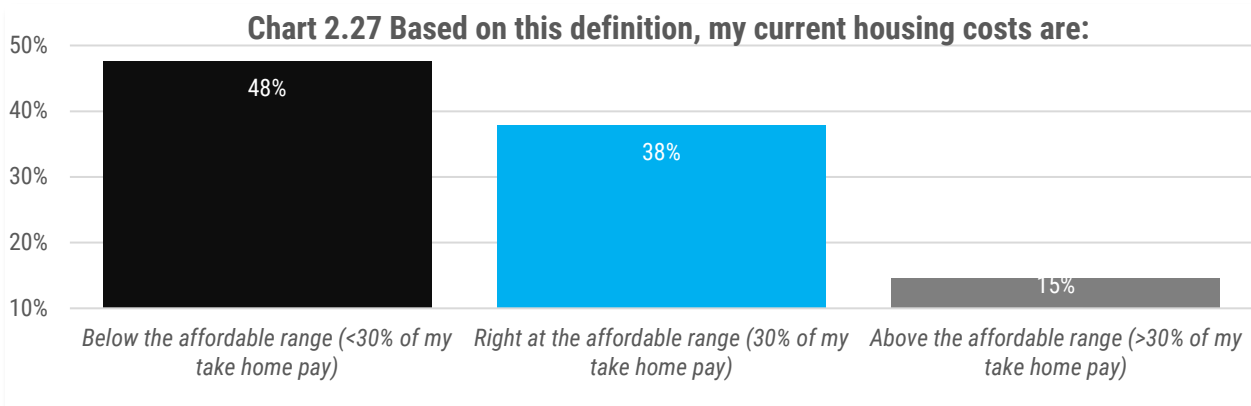


Comparisons between ACS estimates and survey responses are as follows.

- The ACS estimated that the 2020 median household income was \$49,297. More than 50% of respondents' households have a household income of more than \$100,000.
- The ACS estimated that the 2020 gross rent was \$654. Almost 43% of survey respondents are paying \$500-750/month in rent.
- The ACS estimated that the median home value in 2020 was \$114,900. Sixty-one (61%) percent of respondents believe they could sell their home today for more than \$150,000.

The federal government states that any household paying more than 30% of its take home on housing costs is living in a housing situation that is not affordable. Housing costs are defined as mortgage payments, real estate taxes, utilities, and insurance for owner occupied households. Housing costs for renter occupied households are defined as rent, utilities, and insurance.

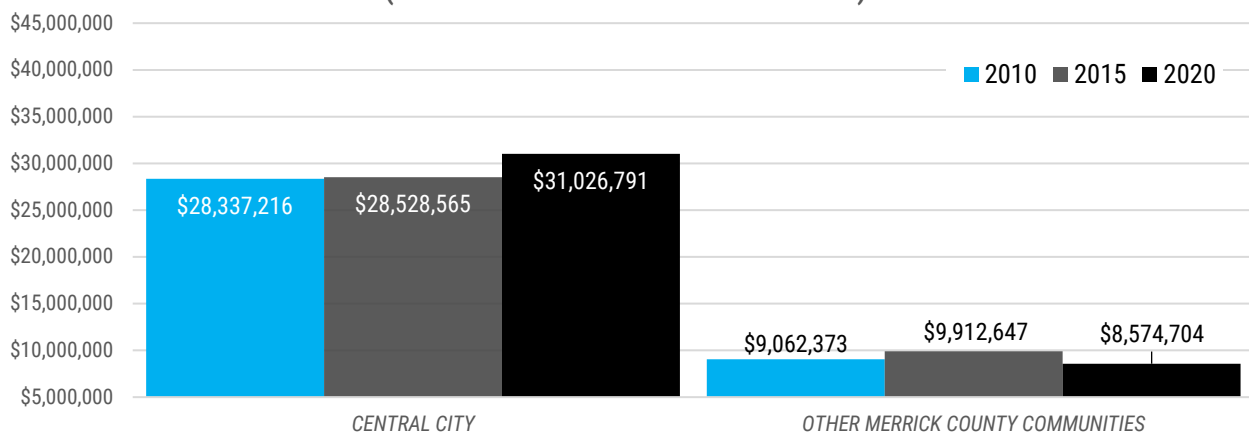
Fifteen percent of survey respondents stated they are living in an unaffordable housing situation. Almost half said their housing costs are below 30% of their take home pay.



Economic Activity

Sales tax information reported by the Nebraska Department of Revenue is an indicator of the level of economic activity in a community. The level of sales activity in Central City increased by roughly 8% from 2015-2020 while all other communities in the county saw a decrease in sales activity.

CHART 2.28 CHANGE IN NET TAXABLE SALES, MERRICK COUNTY COMMUNITIES (NEBRASKA DEPARTMENT OF REVENUE)



FOCUS AREAS & FUTURE LAND USE PLANNING~KEY TAKEAWAYS

The statements below summarize the information presented in this chapter and make recommendations for the city's local and elected officials to consider when making land use decisions over the next decade.

Community Engagement

- **Safe, small-town atmosphere balanced with growth:** The main reason survey respondents choose to live in Central City is the safe small-town atmosphere. Survey respondents are also favorable of growth but define growth as housing choice, job/career opportunities, and access to goods and services needed as part of daily living.

As Central City continues to grow, the community will need to make choices concerning land use and public resources that will enable the city to maintain this safe, small-town atmosphere while also providing housing choice, quality job opportunities, and access to goods and services that make it possible for residents to spend locally.

- **Land intensive projects:** The top projects included a long new term elderly care facility, expanded childcare, and a trail system that internally connects the community. Projects that residents feel will have the greatest positive impact will require additional land and considerable capital. A new care facility and internal trail system will also impact the city's current land use patterns and create opportunities to meet additional basic needs. For instance, a new care facility should be constructed near the new hospital. This would increase development on the west edge of town and would also open the current campus along Highway 14. An internal trail system could be developed in such a manner that it provides additional options for non-vehicle transportation in addition to expanded recreational opportunities.

Demographics

- **High Point:** the city is quickly approaching its highest population count that was previously recorded in 1980.
- **Regional Growth:** Central City is located within Merrick County, which does not appear to be growing AND within the Grand Island Metropolitan Statistical Area (GI MSA), which does appear to be growing. All other second-class cities in the GI MSA are growing as well. The potential for Central City to continue growing purely based on location exists.

Based on the amount of intentionality and initiative the community is willing to provide, Central City is at a point where it could go either way-level out and eventually, steadily decline, grow its residential land use dramatically based on activity created by nearby Grand Island, OR continue to add housing and grow businesses and services based upon its vision to continue existing as a safe small town with a high quality of life and economic opportunities.

Local Economy

- **Cost of labor:** Wages for workers in Merrick County are lagging behind the GI MSA, Central Region, and Nebraska. Wages are increasing and grew more than 10% even for Merrick County workers. The strong wages in the GI MSA will require the city's small businesses and major employers to continue competing for labor. Improving the overall quality of life in the form of not only housing, but also parks, education, and entertainment will assist with workforce recruitment thereby supporting the economy and the ability to fill open jobs and create new ones.
- **Housing costs:** Wages are increasing, yet they are not keeping up with housing costs. Home values and gross rents have increased significantly over the past five years. The supply of housing is not keeping up with the demand for it.

The city has worked diligently to improve and increase its housing supply. It has made progress and created positive momentum and housing must continue to be a priority over the next ten years.

LAND USE AND ANNEXATION

NRS § 19-903

(1) A **land-use element** which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;

(5)(a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

EXISTING LAND USE INVENTORY

City Existing Land Use Inventory

The existing land use (ELU) map provides a visual representation of how land within Central City is currently being utilized. It is a snapshot of the current state of the city's land use patterns and helps with the decision-making processes related to land development, zoning regulations, and infrastructure funding.

The existing land use map categorizes different areas or parcels of land based on their primary uses today. It will assist with identifying areas of change or potential growth and making informed decisions about future development and zoning regulations.

The purpose of creating the inventory is to identify the current land use situation in Central City and then use that understanding to make land use decisions over the next decade. The inventory and map serve as a valuable baseline for monitoring and evaluating the effectiveness of the comprehensive plan over time.

To create Central City's ELU map, an existing land use inventory was completed in the Summer of 2022. Map 3.1 represents the existing land use ELU inventory for all lands inside the City of Central City. Table 3.1 and Charts 3.1 and 3.2 provide a breakdown of land use by parcels and by acres.

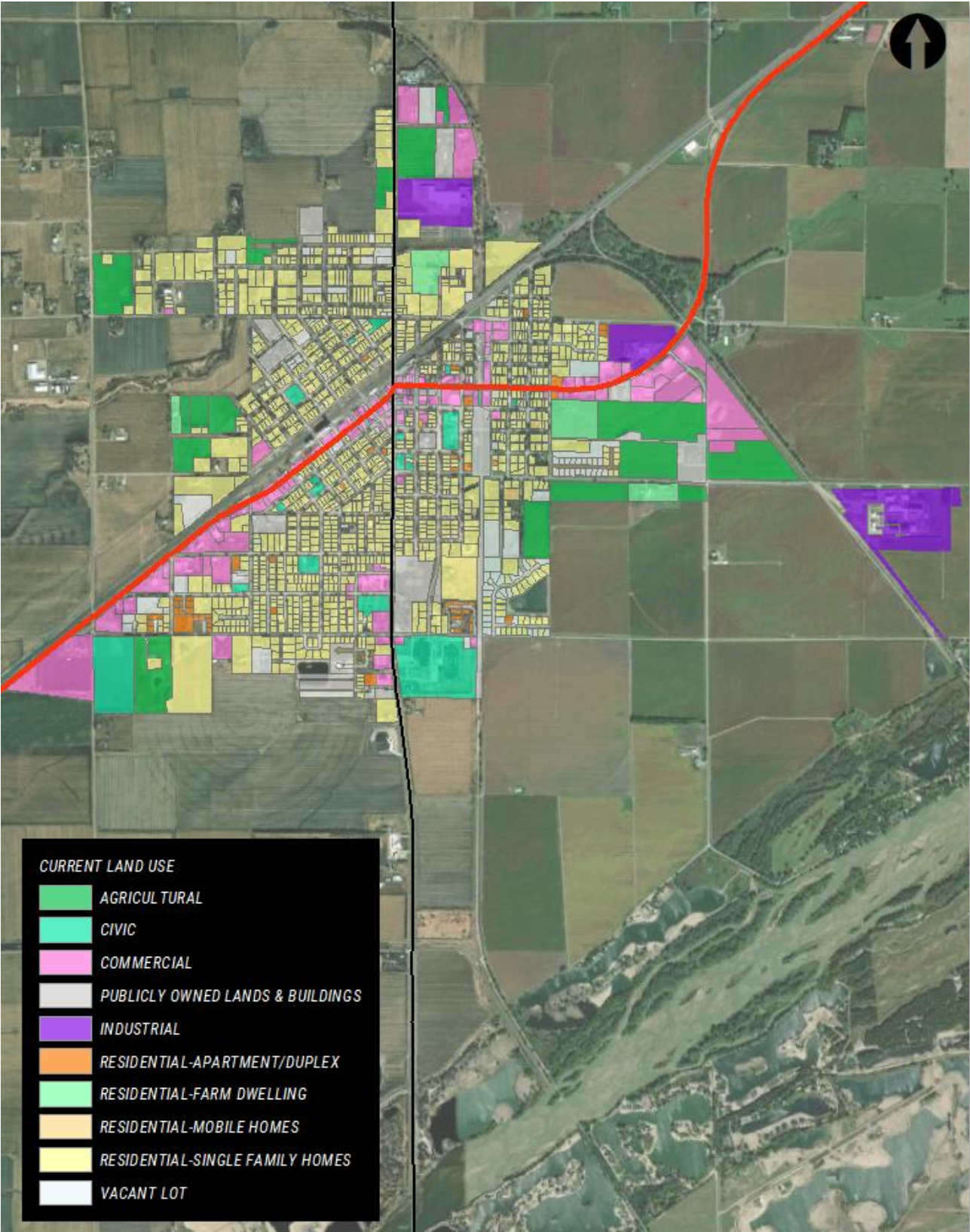
When considering the breakdown of uses by lots, the top three use types are residential, commercial, and vacant lots. When breaking down the existing land uses by acres instead of lots, the top three users of land are residential, agricultural, and commercial. The inventory counted more than 100 vacant lots. Most of these lots are plattend and/or planned for future residential use and should be occupied in the next decade.

TABLE 3.1 CENTRAL CITY EXISTING LAND USE BREAKDOWN (ASSESSED SUMMER 2021)

	PARCELS	% OF TOTAL	AREA	% OF TOTAL
AGRICULTURE	17	1.1%	287	15.0%
CIVIC	20	1.3%	133	7.0%
COMMERCIAL	140	9.3%	278	14.6%
PUBLICLY OWNED LANDS & BUILDINGS	25	1.7%	116	6.1%
RESIDENTIAL	1,192	79.4%	835	43.8%
INDUSTRIAL	3	0.2%	140	7.4%
VACANT LOT	104	6.9%	118	6.2%
TOTAL	1,501	100%	1,909	100%

Source: FIVE RULE Rural Planning, Summer 2023

MAP 3.1 Central City Existing Land Use Inventory



One-Mile Zoning Jurisdiction

Residents and landowners located outside of the corporate limits but within one mile do not elect city officials nor pay property tax to the city. Yet, these lands are important to the city's future for several reasons.

- 1) **Growth and Expansion:** Planning for these adjacent lands will allow the city to make decisions with future growth and expansion plans in mind. As Central City grows it will annex nearby lands to meet the resulting demand for housing, infrastructure, and services.
- 2) **Infrastructure and Utilities:** Planning ahead and deciding how the city will most likely grow will help with efficiently extending existing infrastructure to include water and sanitary extensions as well as connected street networks.
- 3) **Economic Development:** The city's adjacent lands will be needed to support the expansion and recruitment of businesses and industries providing services, goods, and jobs.
- 4) **Environmental Considerations:** Cities need to consider the environmental impact of adjacent lands. Planning can help identify areas with ecological value, sensitive habitats, or natural resources that should be protected from inappropriate development. It allows cities to implement measures for sustainable land management, conservation, and mitigation of potential environmental risks.

For these reasons, the lands located outside of Central City, but within the city's zoning one-mile jurisdiction were also inventoried. Map 3.2 on the following page represents the city's existing land use map when considering the entire zoning jurisdiction. Currently, the primary user of land is agricultural.

Several properties located outside of the corporate limits or right inside the edge of town have an impact on the quality of life in Central City today and will continue to be important to the community's future.

- Merrick County Fairgrounds
- Nebraska Christian Schools
- Merrick County Development Corporation-future industrial/commercial site/s
 - o Green Plains Ethanol Plant and nearby potential industrial sites
- Merrick Medical Center
- U.S. Highway 30 and State Highway 14 corridors

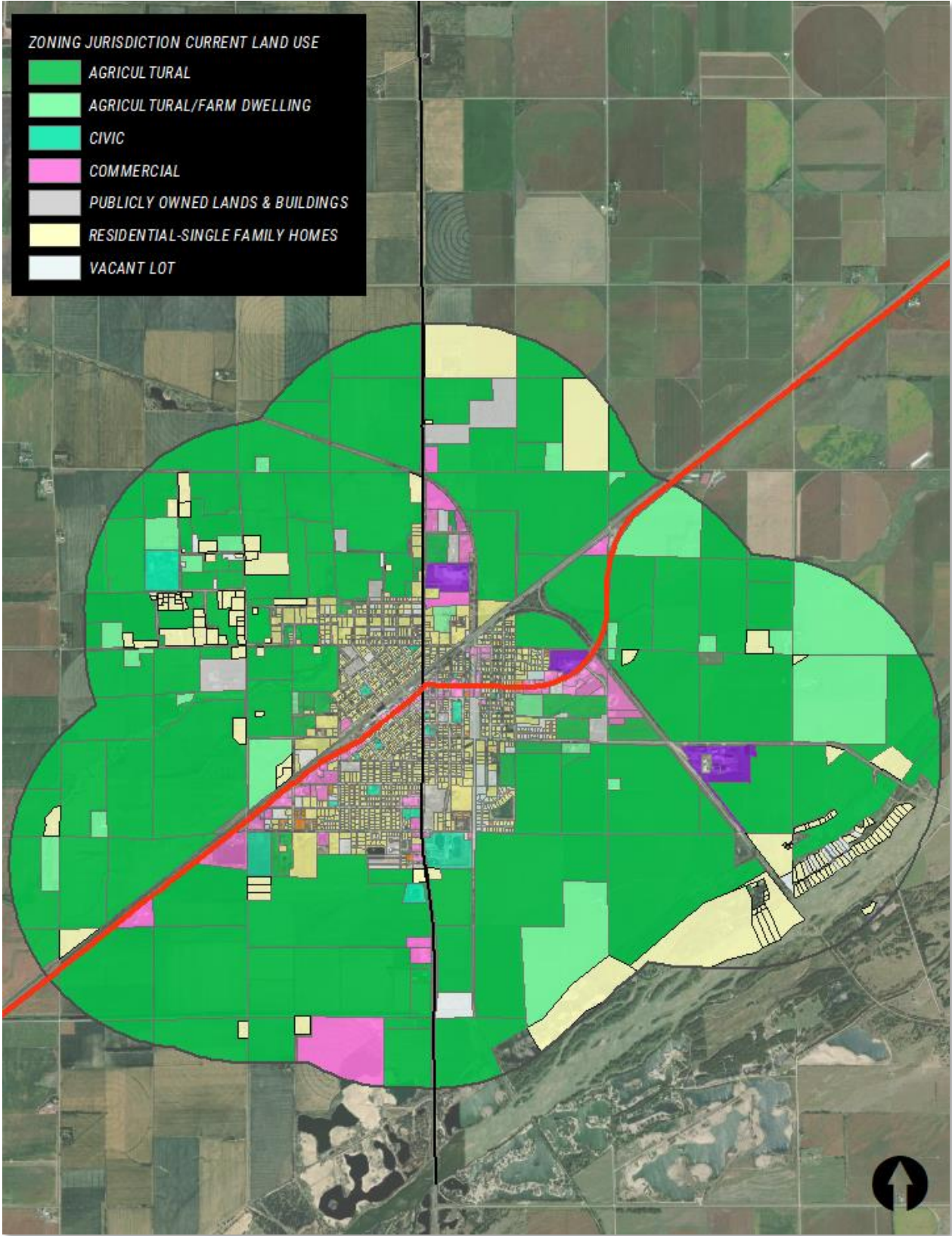


WEST HIGHWAY 30 AND MERRICK MEDICAL CENTER CAMPUS
MAY 2023



GREAT PLAINS ETHANOL PLANT AND ADJACENT LANDS
MAY 2023

MAP 3.2 Central City ETJ Existing Land Use Inventory



STATUS AND CONDITION OF STRUCTURES

The status and condition of structures was also accounted for during the time of the inventory that was performed from the nearest public right of way. Properties that are labeled as vacant are categorized based on the way that they appear to the individual completing the inventory. Structures that do appear to be vacant are grouped into one of four categories:

1. **Appears abandoned (Vacant Appears Abandoned):** It appears the structure is uninhabitable, has not been utilized in several months, and does not appear to be maintained.
2. **Appears maintained but no evidence of daily use (Vacant Appears Vacant):** While the property is maintained (yard is mowed, entries are secure), it does not appear that anybody is utilizing the property daily.
3. **For sale (Vacant for Sale):** There is a sign in the yard or some indicator that the property is actively being marketed to buyers.
4. **Under Construction (Vacant Under Construction):** It is apparent that the structure is an active construction project.

Based on the assessments, roughly 4% of residential structures were labeled as vacant, with 14 for sale and 4 of those under construction. Roughly 4% of commercial structures all appeared vacant during the inventory with only two that were advertised for sale.

In addition to identifying status, properties are categorized by their condition as well. These assessments are based upon the Nebraska Housing Study Lite Toolkit that was developed by the South-Central Economic Development District (SCEDD) to be used as a rating tool for structures. Based on their appearance from the nearest public right of way, structures are grouped into one of three categories:

1. **Fair to excellent:** Structures in excellent condition, have solid roofs and foundations, and contribute positively to Central City's building stock. Structures in fair condition are structurally sound, but may need minor repairs such as new shingles, paint, concrete steps, or doors that need replacing; they do not detract from the overall neighborhood but do have deferred maintenance issues.
2. **Major wear:** Structures with major wear have substantial wear such as a sagging roof, missing or rotted siding, rotting windows, and other issues such as a sagging porch; these structures appear tired and give a negative impression of the neighborhood.
3. **Dilapidated:** Dilapidated structures are in an overall unsatisfactory condition, with a crumbling foundation, broken windows and doors, and/or a sagging roof. The structure has outlasted its normal life expectancy and is considered a safety and health hazard.

Twelve (12%) percent of residential structures were rated as having major wear and 0.5% of the residential structures were rated as dilapidated. A total of 127 commercial structures were counted. Eighty-six (86%) percent of those were rated as fair to excellent, 3.6% were rated as having major wear, and 1.4% were rated as dilapidated.

Generally, a seven percent vacancy rate is considered a healthy residential vacancy rate and that assumes that the seven percent of structures that are vacant are listed for sale. At the time of the inventory, Central City had 14 vacant units, which is roughly 1.2% of its total housing stock.

The low vacancy rates and mostly well-maintained properties suggest that to accommodate any further growth, new construction of new neighborhoods and business districts will need to be considered.

Vacant lots within the city were also counted. Map 3.3 provides the location and breakdown of those vacant lots.

MAP 3.3 Breakdown of Vacant Lots



PLANNING FOR NATURAL HAZARDS

The most likely natural hazard that the city can plan for involves flooding hazards. The map below is provided and maintained by the Federal Emergency Management Agency (FEMA).

Flood Zone AE is determined based on detailed engineering studies, topographic analysis, historical flood data, and other factors. It indicates that the area has a moderate to high risk of flooding due to both shallow and rapid accumulation of water during a flood event. Properties located within Flood Zone AE are within the 100-year floodplain, meaning there is a 1% chance of a flood occurring in any given year.

Flood Zone A is determined based on various factors, including topography, hydrological data, rainfall patterns, and historical flood records. It indicates that the area is prone to flooding and is within the 100-year floodplain, meaning there is a 1% chance of a flood occurring in any given year.

MAP 3.4 Flood Zones



FUTURE LAND USE MAP

Map 3.5 on the following pages are the proposed future land use (FLU) maps for Central City's entire zoning jurisdiction. It should guide all land use and development decisions over the next ten years. Should the Central City Planning Commission and City Council choose to make policy decisions that are not reflected on the FLU map, then the FLU map must be amended to reflect the change in policies.

Map 3.5 represents the vision of the Central City community by illustrating attributes of the existing land use maps that the city would like to change in the next ten years. The city's vision for annexation as well as redevelopment of already incorporated areas is communicated through the future land use map. The future land use (FLU) map was presented to the Planning Commission on May 16, 2023. Comments from the Planning Commission were incorporated into the proposed future land use map.

ACCEPTABLE SUB-USES

Map 3.5 on the following page is the city's future land use (FLU) map that will guide the city's residents and leadership in determining the highest and best uses of its land over the next 10 years. The land uses shown on the map are general and considered only private uses of land.

Therefore, the list below provides a reference for public and civic uses. The types of public and civic uses listed below are considered acceptable uses of land within each general category.

Acceptable sub-users within each land use category are listed as follows:

Agriculture

City and/or county facilities (parks and recreation/utility/trash storage/landfill/recycling)

Industrial

City and/or county facilities (utility/trash storage/landfill/recycling)

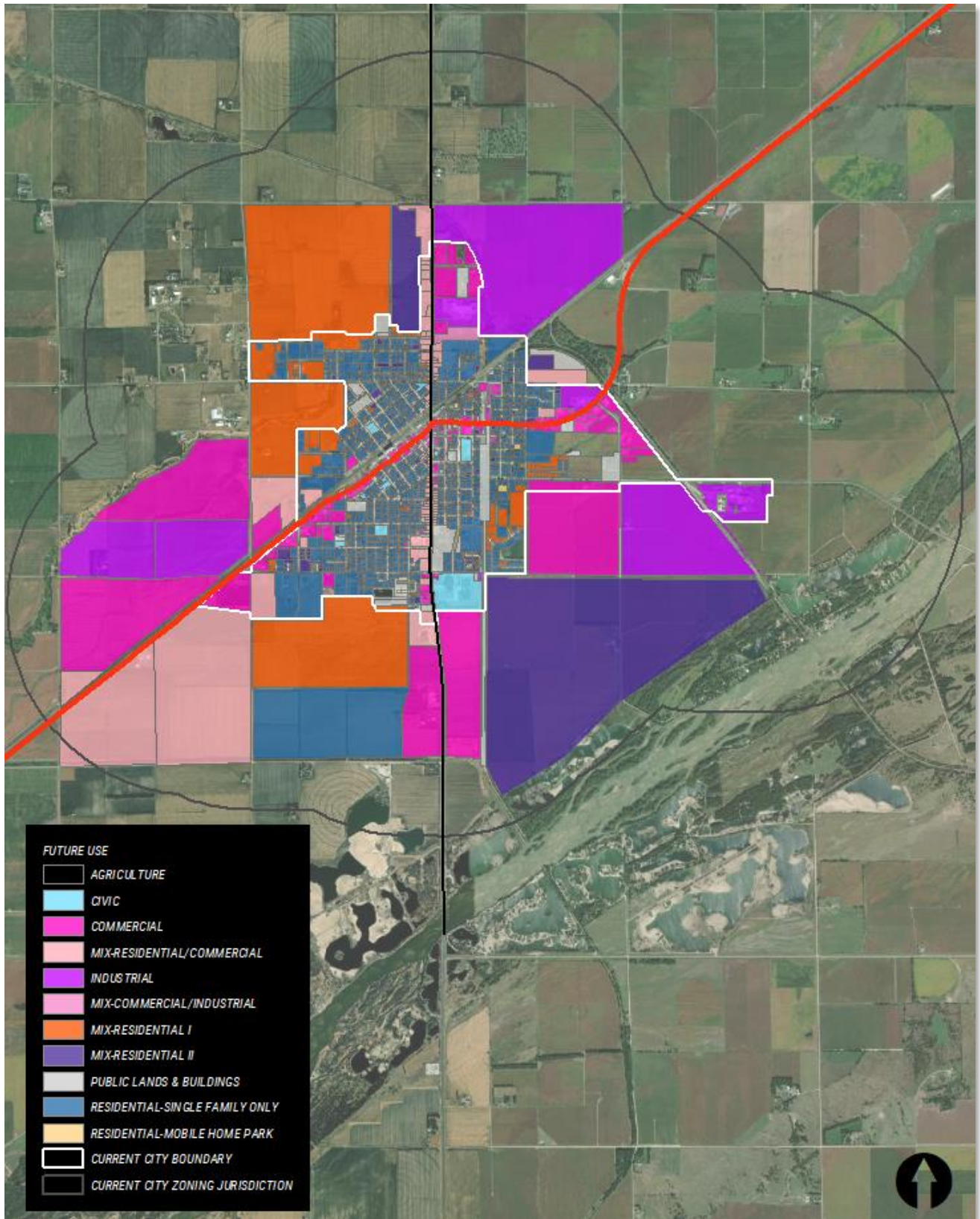
Commercial

Public and or non-profit/civic uses (religious/educational/office/library/community center/parks and recreation)

Residential

Public and or non-profit/civic uses (religious/educational/library/community center/parks and recreation)

MAP 3.6 Central City Future Land Use Map



POLICY STATEMENTS

The city will primarily focus on conserving lands within its one-mile zoning jurisdiction for agricultural purposes and facilitating the annexation of adjacent lands to provide them with city-owned utilities, whenever situations arise that could affect land use in the area.

The future land use (FLU) map reflects the following policy statements that represent the Central City community's vision for future growth. The statements below are meant to serve residents, potential developers, and city appointed/elected officials as they make land use decisions over the next decade.

Optional Growth

For the past twenty years, the city has worked diligently to reverse its declining population trend and re-invest in its housing stock, infrastructure, and economic development projects. The 2020 decennial census showed that, for the first time since the 1970s, the city had achieved population growth. The economic activity created by the growing GI MSA, a new hospital, and the city's recent housing development momentum will attract increased interest from housing developers and businesses of various types.

The city has put itself in a position to decide, on a case-by-case basis, if development opportunities that come to Central City are in the best interest of the entire community.

The community's vision that has emerged from the planning process places a priority on saying yes to ongoing housing development that is only 40% single family dwellings; encouraging businesses that provide the goods and services needed by the community's residents; and attracting/growing industries that improve job and career opportunities for residents.

Increased Neighborhoods

Despite the progress that the city has made in the past 20 years, much work remains to replace the city's aging housing stock and construct new housing units in a way that will support sustainable growth. The overall results of the Plan's community engagement process show that residents are asking for neighborhood amenities in the form of mixed housing types, connected neighborhoods, sidewalks, local small businesses, and an internal trail system.

Proposed residential developments should be considered with these amenities in mind and the city must be careful to link new and old residential neighborhoods and commercial districts.

More than 10% of survey respondents are living in an un-affordable housing situation; if this proportion is representative of the entire city, more than 100 households in the city cannot afford their current housing. Development decisions should be made in a way that does not increase the pressure on these struggling households.

Caring for Families at all stages

The top two projects that the community prefers involves the new construction of the long-term elderly care facility and the expansion of the child development center. Past trends show the benefits created by housing investments and future projections show an ongoing, increasing demand for housing.

As the median age drops and average household size grows, families are becoming more prominent in the community and serving those families will require investment capital intensive, quality of life amenities that may not directly increase tax revenues but will attract long term residents [ranging from birth to death] that will contribute to the overall financial and social well-being of the community.

TRANSPORTATION ROUTES AND FACILITIES

NRS § 19-903(2)

The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities.

RAILROAD

Central City's land use patterns are heavily influenced by two active lines that still run through the city. The graphic below is available at openrailway.org and displays the lines that are still active as well as those that have been abandoned. Dark Island Trail is located along a railway that was previously abandoned and eventually purchased by the city. These railways provide benefits and challenges as they support economic development while also limiting access and dividing the community.



SURFACE TRANSPORTATION ROUTES

Central City's transportation routes consist of several surface transportation assets that are displayed on Map 4.1.

Streets Classification:

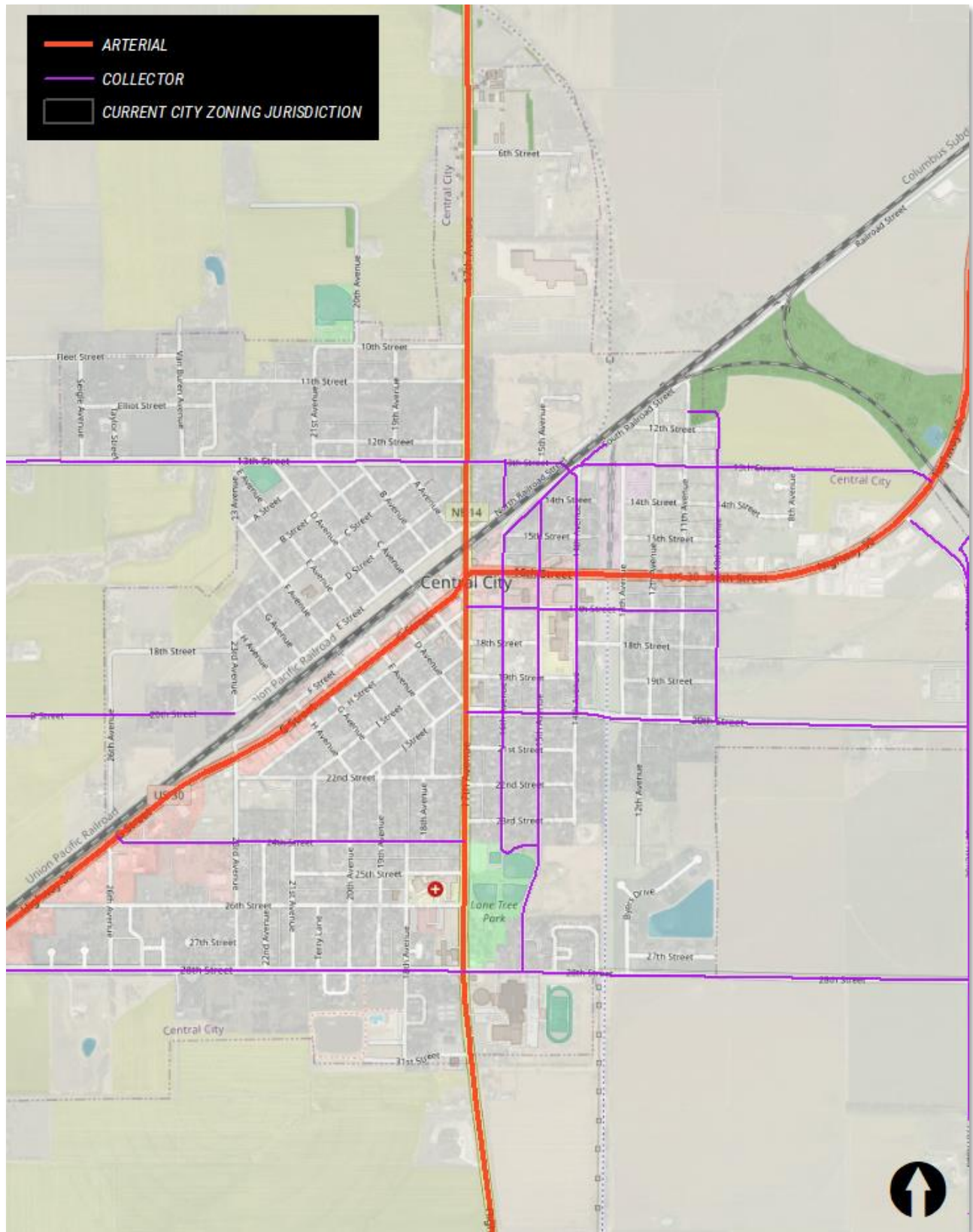
- Arterial Streets
- Collector Streets
- Local Streets

U.S. Highway 30 and State Highway 14 pass through the city east to west and north to south and serves as the arterial network that carries traffic into and out of the city and provides a connection to the regional trade and employment areas of the region. The city's current primary commercial corridor is U.S. Highway 30 while State Highway 14 is beginning the process of transitioning from mainly residential to increasing numbers of commercial lots.

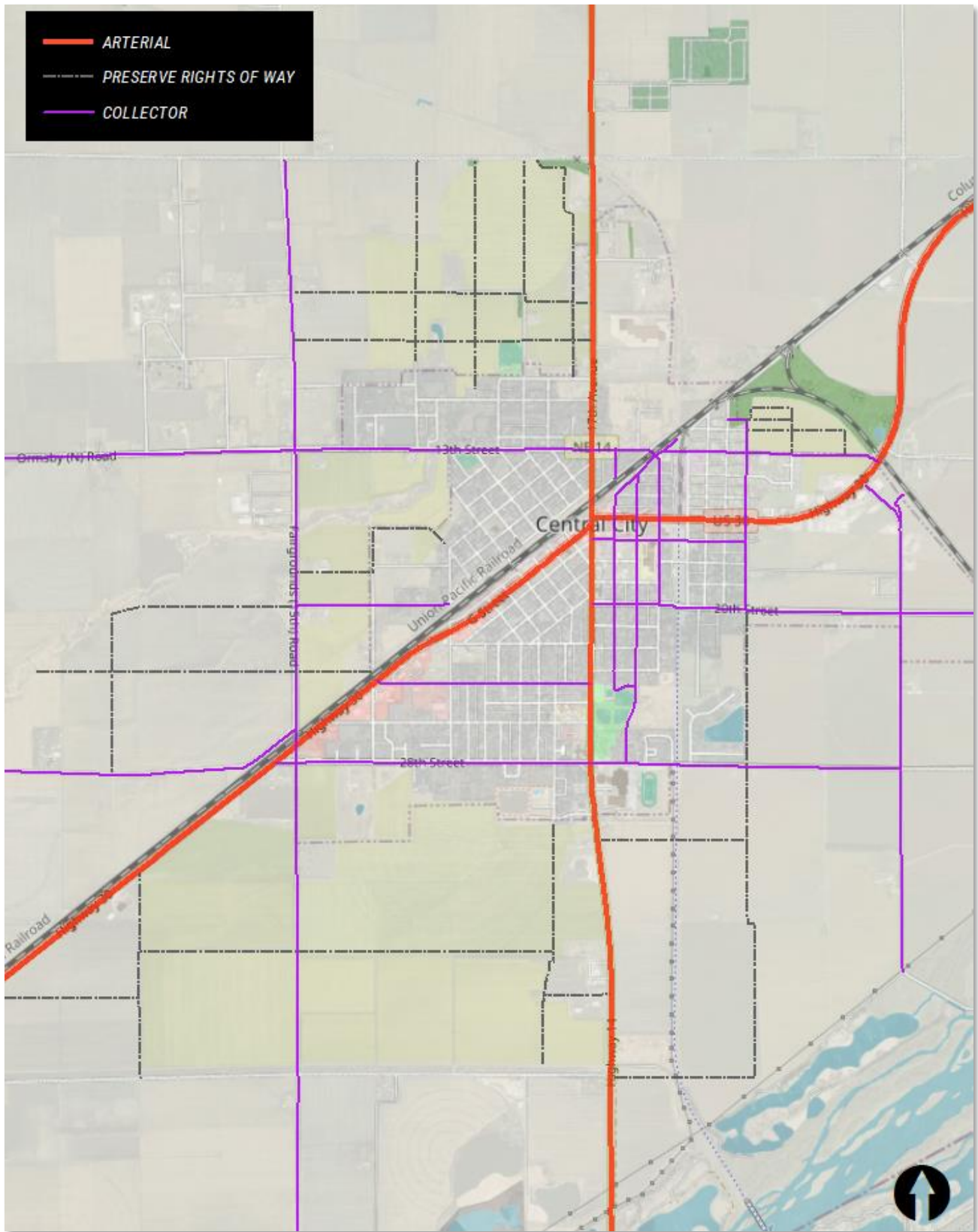
The city is also served by a small group of collector streets, that deliver residents and visitors to local streets. The presence of the railroad and highways has limited the amount of collector streets that pass completely through the city.

The remainder of the streets in Central City are classified as local streets that deliver residents and visitors directly to their homes or destinations.

MAP 4.1 Central City Streets Classification



MAP 4.2 Through Streets



Rights of Way and Corridor Preservation

Map 4.1 displays the classifications of the streets in and around the City of Central City. Map 4.2 displays the rights-of-way streets map, which shows the current collector and arterial streets as well as the street rights of way that must be preserved in order to keep the city connected as it expands.

Both maps communicate two important policies to be considered by the city's leadership when making development decisions:

1. **Preserve rights of way:** Through streets are important to affordable housing. If the city hopes to see additional housing developments, street rights of way and easements previously platted should be preserved and continue to be owned by the city. The dark gray lines on Map 4.2 highlight routes that should be preserved as through streets. These routes should not be allowed to end at cul de sacs nor should rights of way easements be vacated along these current and proposed through streets.
2. **Corridor appearance:** The appearance of arterial roads and collector streets should be a consideration as it is the main view visitors will have when looking into the community. Appropriate setbacks and design guidelines should be considered when making land use decisions for properties along these corridors. Corridors receiving extra consideration would be: U.S. Highway 30, State Highway 14, and 15th Road.



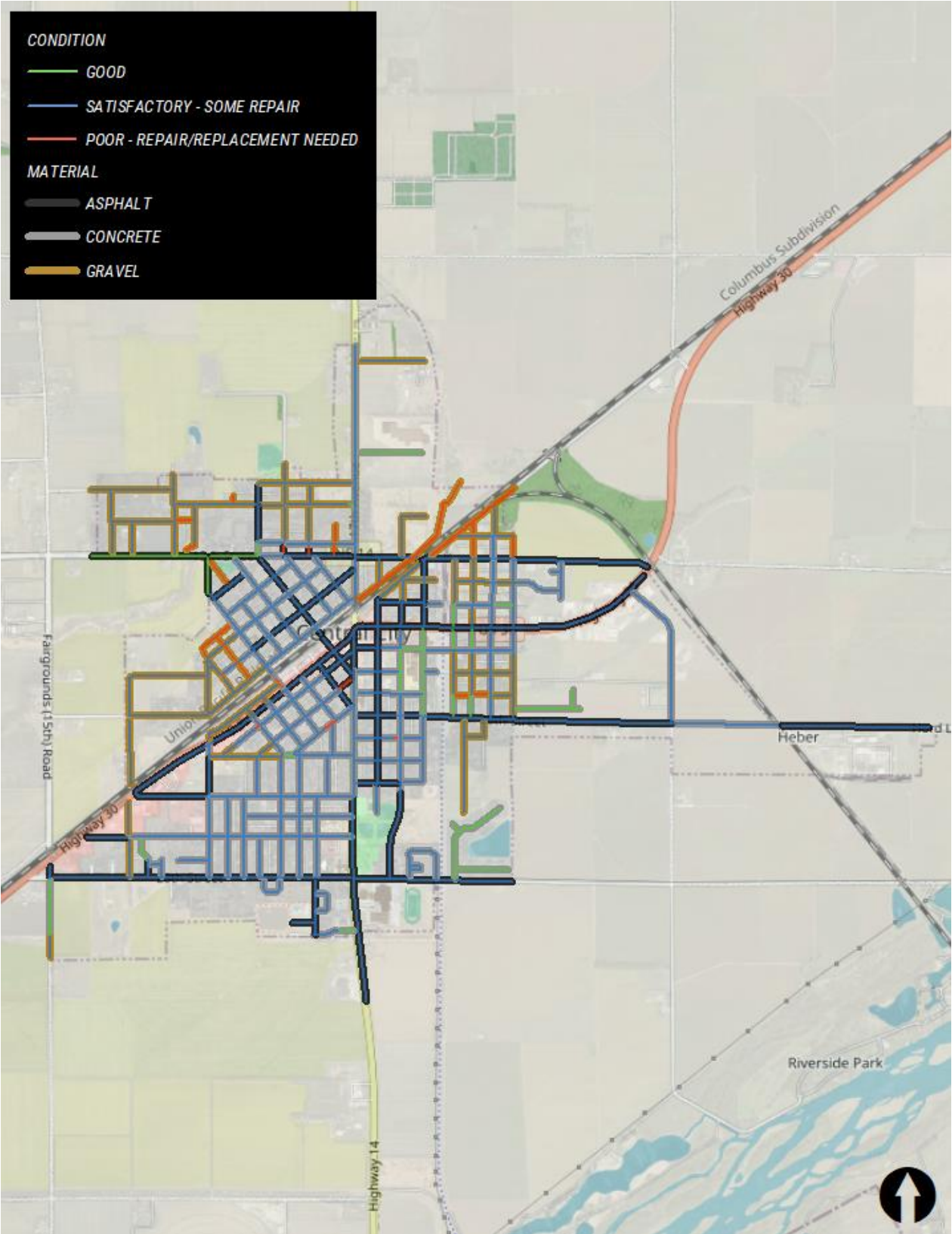
Streets and Sidewalks

The maps on the following pages are a baseline streets and sidewalks assessment.

Map 4.3 was completed at the same time as the existing land use (ELU) inventory and displays the material and condition of the streets in Central City.

Map 4.4 was also completed at the same time as the ELU inventory and displays the condition or presence of the sidewalk network in Central City.

MAP 4.3 Street Materials & Condition



Street Conditions: The streets in Central City are mainly asphalt and concrete and rated in satisfactory to good condition. Most of the streets rated in poor condition are adjacent to or nearby the railroad.

Street Material: Long-term maintenance of a street is an important budgeting decision for any municipality, as this budget item can consume the majority of the city's budget. The city's street network consists of a combination of concrete and asphalt streets. Concrete streets are the largest upfront investment but will have the lowest maintenance cost in the long term.

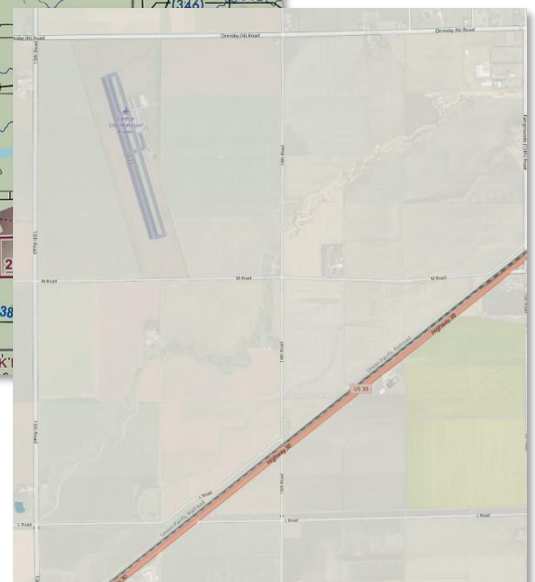
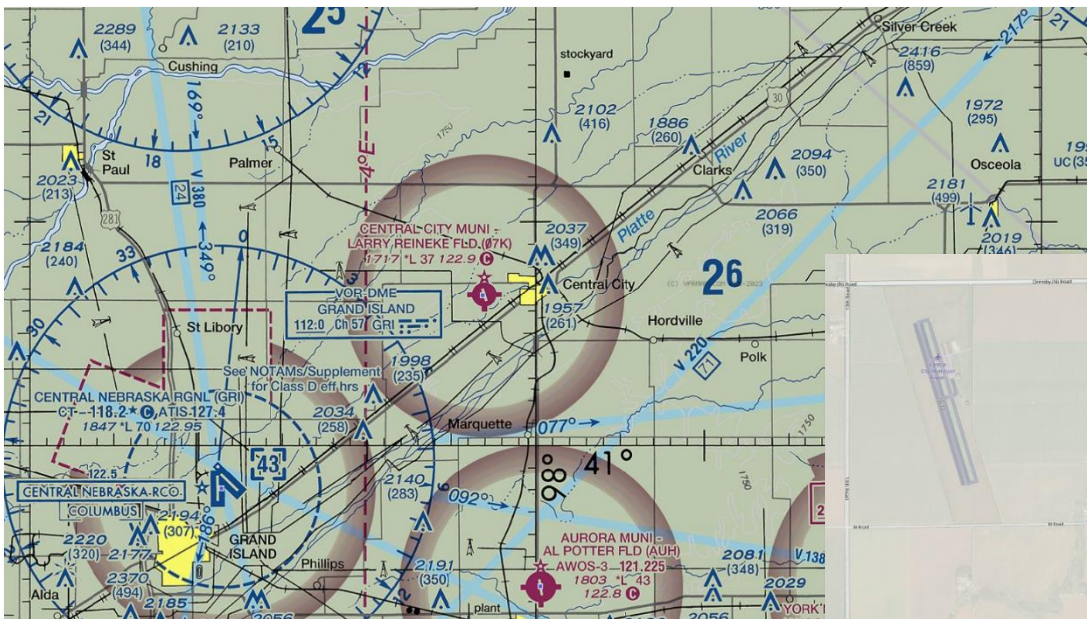
Sidewalks: The sidewalk network is more consistent in the older neighborhoods and more inconsistent as neighborhoods move away from the core. In a community the size of Central City, due to the absence of sidewalks, residents and vehicles often share the street. This lack of a sidewalk system can compromise pedestrian safety in high traffic areas near the school, library, recreational facilities, and residential areas.

Sidewalk networks that would also serve as pedestrian and/or cyclist transportation routes should be prioritized for repairing/replacing missing pieces of the sidewalk network. Streets that connect to the schools, aquatic center, Central and South Park as well as networks crossing the railroad tracks and highways are important routes that should provide safe sidewalk options as these are the most heavily traveled streets by vehicles. These routes also have most services that residents would want to access, such as the school, ballfields, park areas, and downtown businesses.

Currently, the Dark Island Trail is considered a recreational amenity; however, an inter-city trail system would add to the overall surface transportation network.

CENTRAL CITY MUNICIPAL AIRPORT

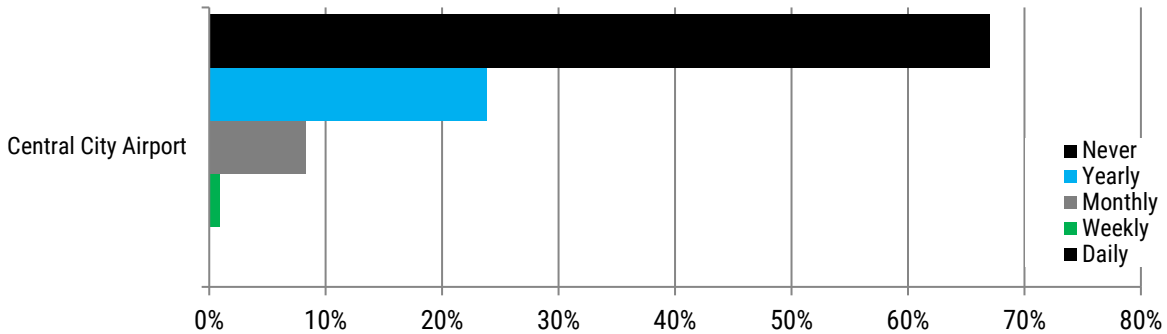
Larry Reineke Field is located 3 miles west of the city and is owned by the City of Central City. The airport has two runways and is open to the public and aircraft can purchase fuel. The concrete surface is rated in excellent condition by the Federal Aviation Administration (FAA) as of May 18, 2023.



TOP: CENTRAL CITY VISUAL FLIGHT RULES MAP
RIGHT: CENTRAL CITY RUNWAYS IN RELATION TO HIGHWAY 30

While it is under city ownership, the airport experiences limited usage by residents. Nonetheless, it serves as a crucial asset, offering significant support for economic development, emergency services, and local pilots. Thus, ensuring its continued operation and proper maintenance is of utmost importance.

Chart 4.1 On average, how often do you interact with each service or facility?

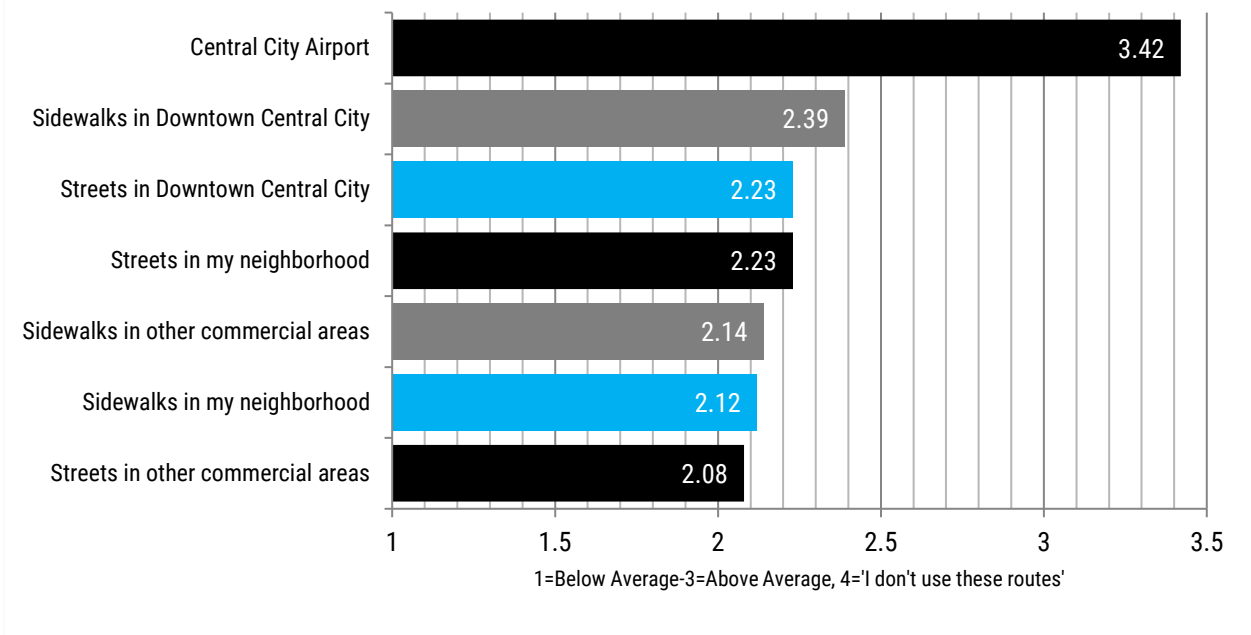


RESIDENT INPUT

Typically, in similar communities, the maintenance of streets often lags behind other priorities and remains a major concern for residents.

According to Chart 4.2, which showcases resident satisfaction with the city's transportation routes, the data is presented using weighted averages, where 2 represents the average rating. Notably, streets in commercial areas and neighborhood sidewalks received the lowest ratings. However, it is important to highlight that no route fell below the average rating, suggesting that the city is performing comparatively well in terms of street condition and maintenance when compared to similar communities.

Chart 4.2 Rate the adequacy of these transportation routes in Central City.



Highway 30 and Highway 14 Intersection

The intersection of Highways 30 and 14 have been a concern for residents and passersby for well over twenty years. The presence of the railroad and the city's downtown business district add to the activity in this small area. Stakeholders and advocates that attended the workshops agreed that this intersection often causes residents and visitors to feel overwhelmed and unsafe when visiting or passing through this location.



When questioned about their level of safety, most respondents said they felt moderately to very safe in Downtown Central City. Yet, 79% of respondents also stated they are somewhat to very likely to shop other places based on their level of safety in this area.

The city is in communication with the Nebraska Department of Transportation regarding the re-route of these highways to improve traffic flow and safety.



TRANSPORTATION-KEY TAKEAWAYS

Central City's city leadership should consider the following statements when making transportation decisions that will impact the city's future land use characteristics.

Maintain Collector Street Rights of Way: The city has little to no control over the highways that intersect it. Further, the active railroad tracks and the highways limit accessibility and options for connecting the community.

The ability to develop along through streets that are not impeded by floodways or private developments [such as cul-de-sacs] will impact the type and amount of affordable housing that can be constructed. Therefore, to meet the community's demand for housing and services, the city will need to construct neighborhoods consisting of affordable housing and business districts easily accessible by residents. To do this, through street rights of way need to be maintained and/or acquired.

Whenever possible, maintaining rights of way for existing collectors and acquiring through streets will be a priority.

Preserve Commercial Corridors: Chart 2.7 on page 17 of this Plan showed that residents are the least satisfied with the appearance of all Highways 30 and 14. Nebraska Department of Transportation 2022 Average Daily Traffic Counts (ADT) displayed in the accompanying graphic show that more than 5,000 vehicles pass through the city daily.

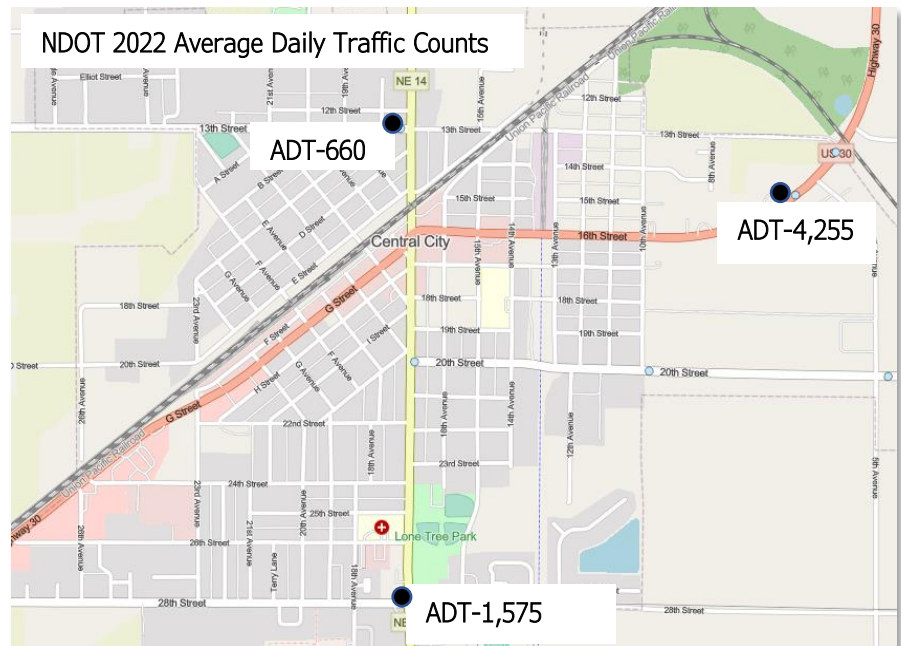
These highways serve as the community's front porch, and the source of judgments passersby will make when traveling along these routes. Some of these passersby may be potential future residents.

These corridors are also responsible for inviting customers off the highway and into local businesses.

Landowners along these highway corridors need to be encouraged to maintain their property and acknowledge that their appearance will impact the ability of the city to attract other new businesses as well as residents.

The properties along these corridors must also be reserved for businesses that will bring commerce to Central City and provide services and secondary jobs to residents.

Impacts of Highways 30 and 14: When NDOT completes the re-routing of these highways, the impacts to the adjacent landowners and overall land use patterns will be significant and, at this time, are impossible to predict. Central City will need to create an overall redevelopment plan for the Downtown as well as any properties that are next to these highways now or will be next to the highways as a result of the re-route project.



PRESENT AND PROJECTED COMMUNITY FACILITIES

NRS § 19-903(3)

The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services.



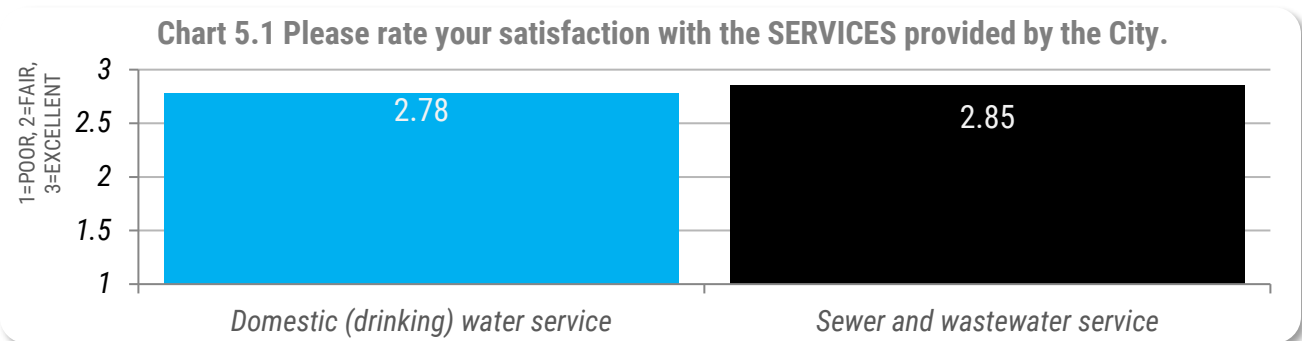
LEFT: CITY WATER TOWER SITE
BOTTOM: WASTEWATER TREATMEN PLANT
MAY 2022

DOMESTIC WATER & SANITARY SEWER SYSTEM

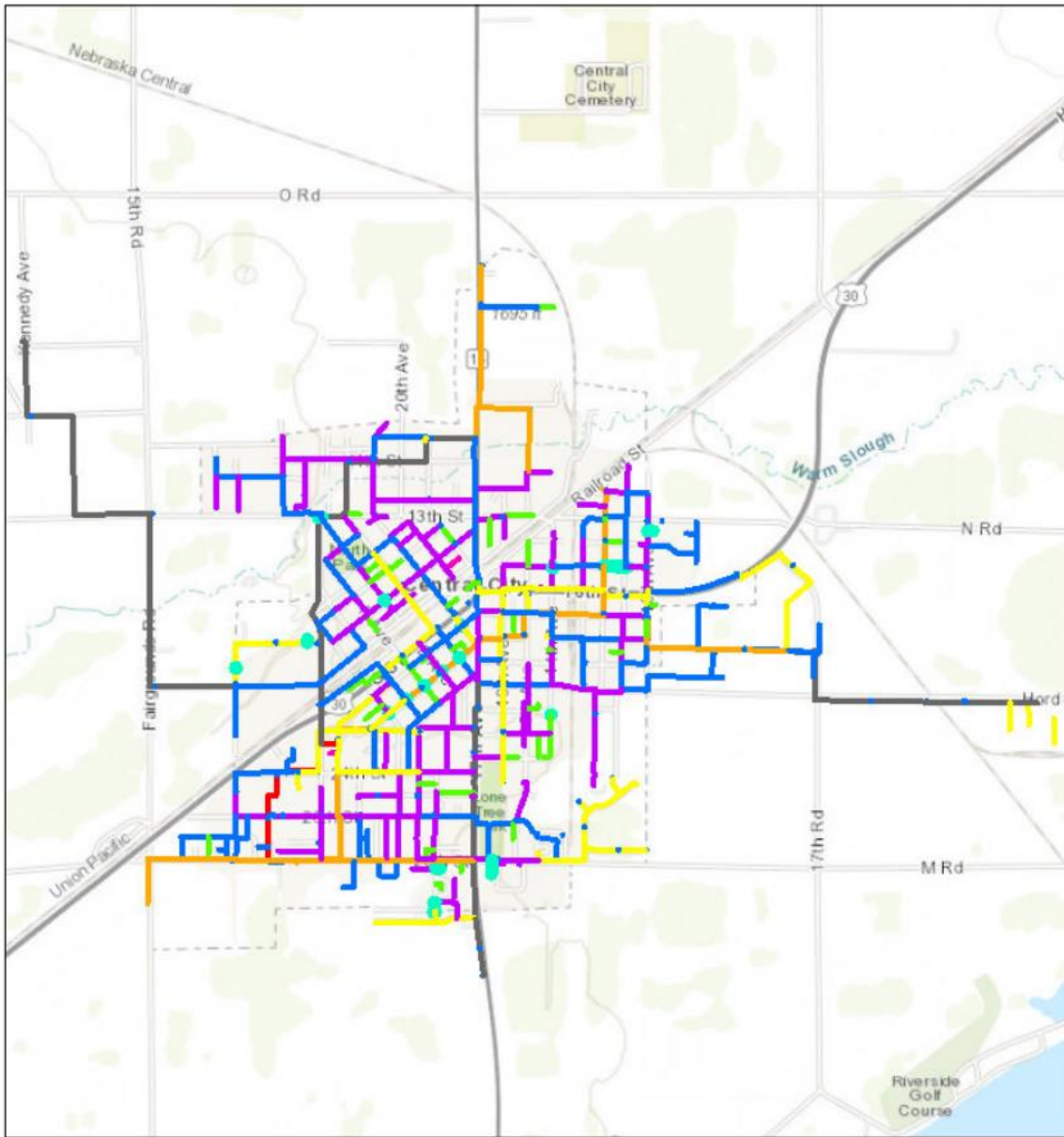
Second only to land availability, the ability to provide clean water and sanitary sewer service are the most important factors that will impact the city's ability to sustain itself and grow. Not only is it a necessity for life, but utility services are also important revenue generators for a city. This is only possible if its customer base is growing and the rates charged to customers are, at a minimum, covering the cost of providing clean water and sanitary sewer services.

When asked about their level of satisfaction with these services, community survey respondents rated both services between fair and excellent.

Maps 5.1 and 5.2 on the following pages are provided by gWorks and illustrate the location and size of the city's water and sanitary sewer lines.



MAP 5.1 Water Lines



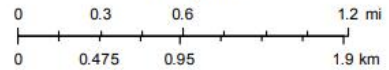
June 1, 2023

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Legend

Water Mains: Line Size		8
Unknown	10	
1.25	12	
2	18	
4		
6		

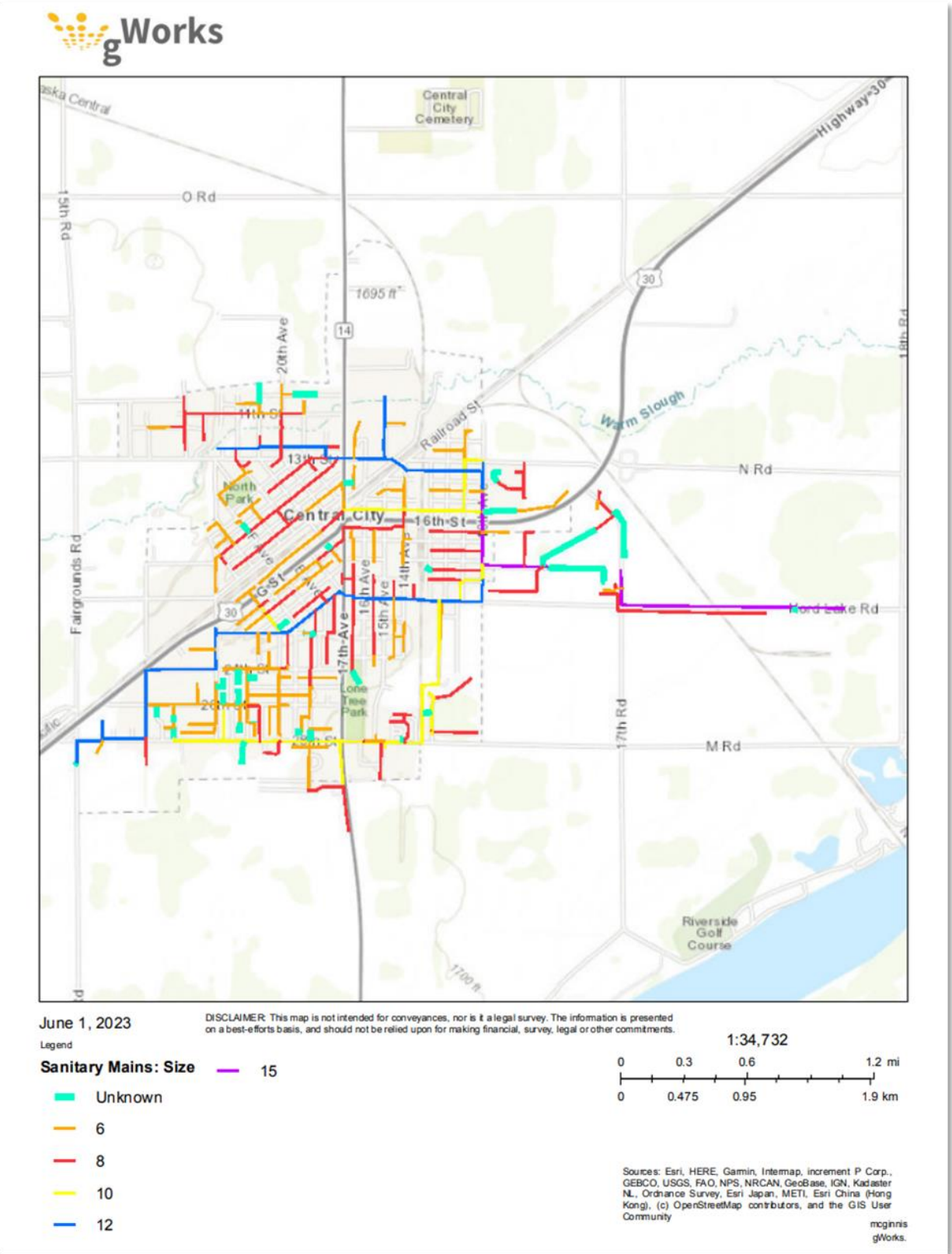
1:34,732



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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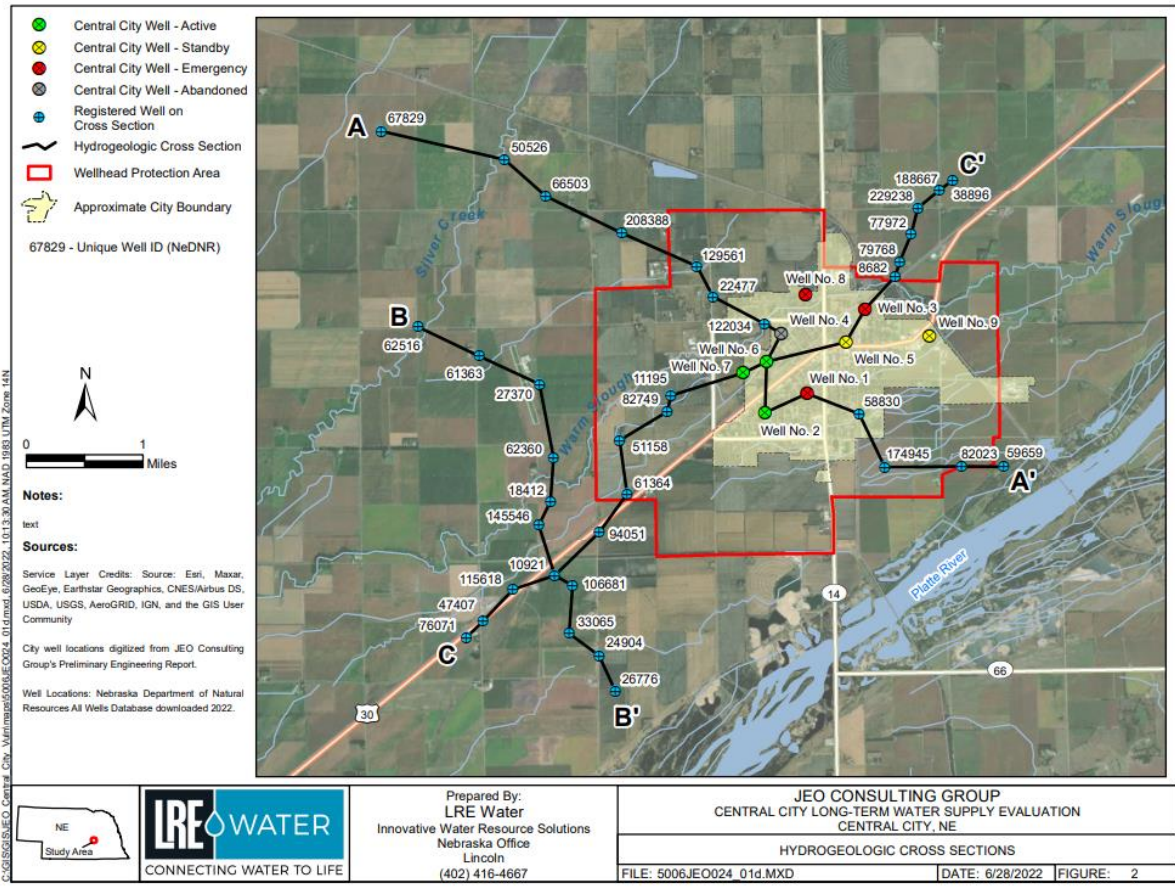
MAP 5.2 Sanitary Sewer Lines



Future Water Needs

The city's primary water source comes from the Aquifer in the Platte River Valley north of the Platte River in Merrick County. In 2022, the city worked with JEO Consulting Group to assess the Aquifer's risk for nitrate contamination as well as its ability to continue providing the city with adequate water as it expands. The graphic below was provided by this assessment and displays the city's wells and wellhead protection area.

The graphic displays 3 active wells, 2 standby wells, and 3 emergency wells. The wellhead protection area (WHPA) is a designated zone surrounding drinking water wells that is in place to safeguard the quality and integrity of the groundwater source. The primary objective of a WHPA is to prevent contamination of the water supply by managing potential sources of pollution within the area.

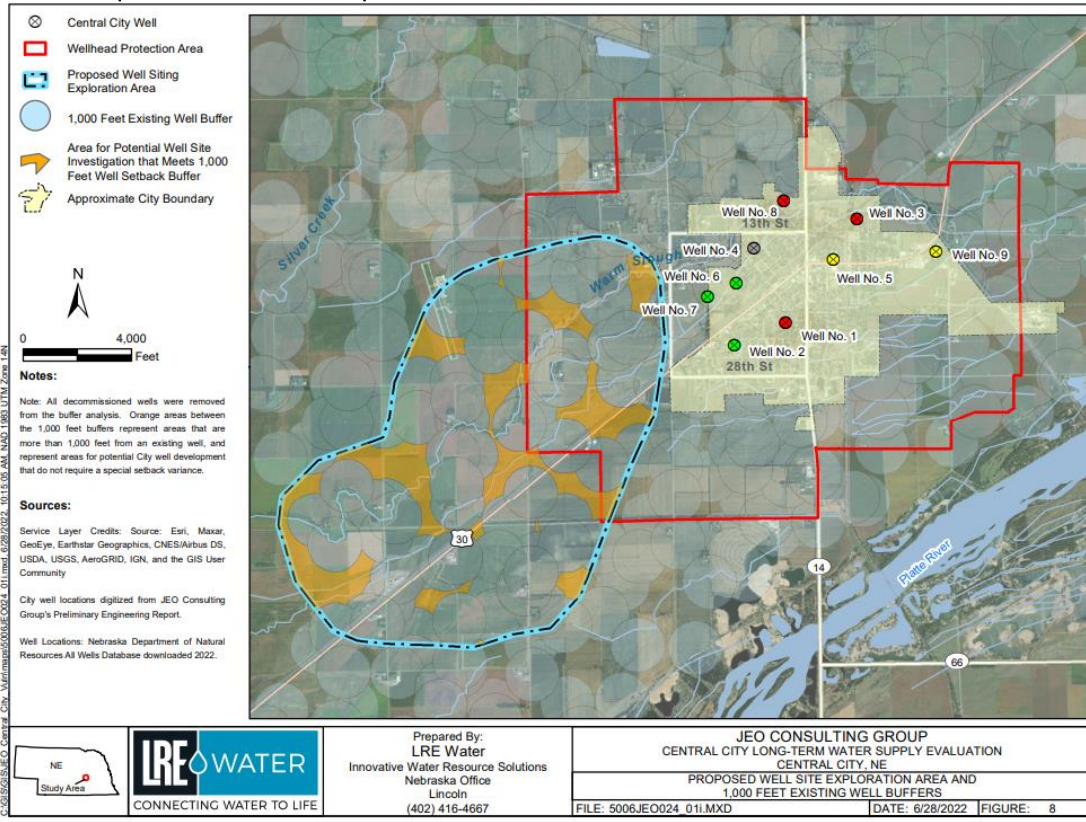


The graphics on the following page are also provided by this water source assessment. They identify the locations where the city may be able to drill additional wells based on historically recorded lower levels of nitrates and characteristics of the geology of these areas that make it less vulnerable to future contamination.

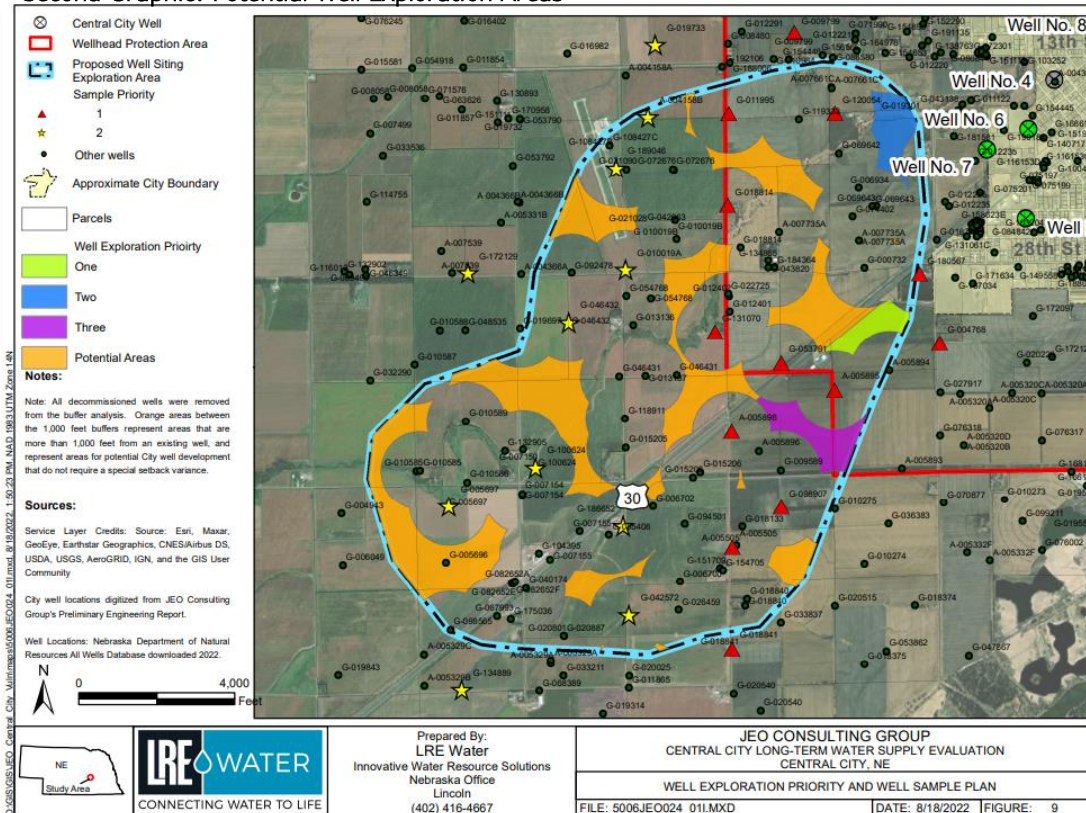
The first graphic displays areas that would be worth studying further as they are the most likely spots to access groundwater that is currently not contaminated and is less likely to become contaminated in the future. The second graphic places a priority on each of these areas.

The assessment suggests that the city move forward with hole testing, then well testing, and eventual site acquisition by the city.

First Graphic: Potential Well Exploration Areas



Second Graphic: Potential Well Exploration Areas



ADDITIONAL UTILITIES OWNED BY CENTRAL CITY

Electricity

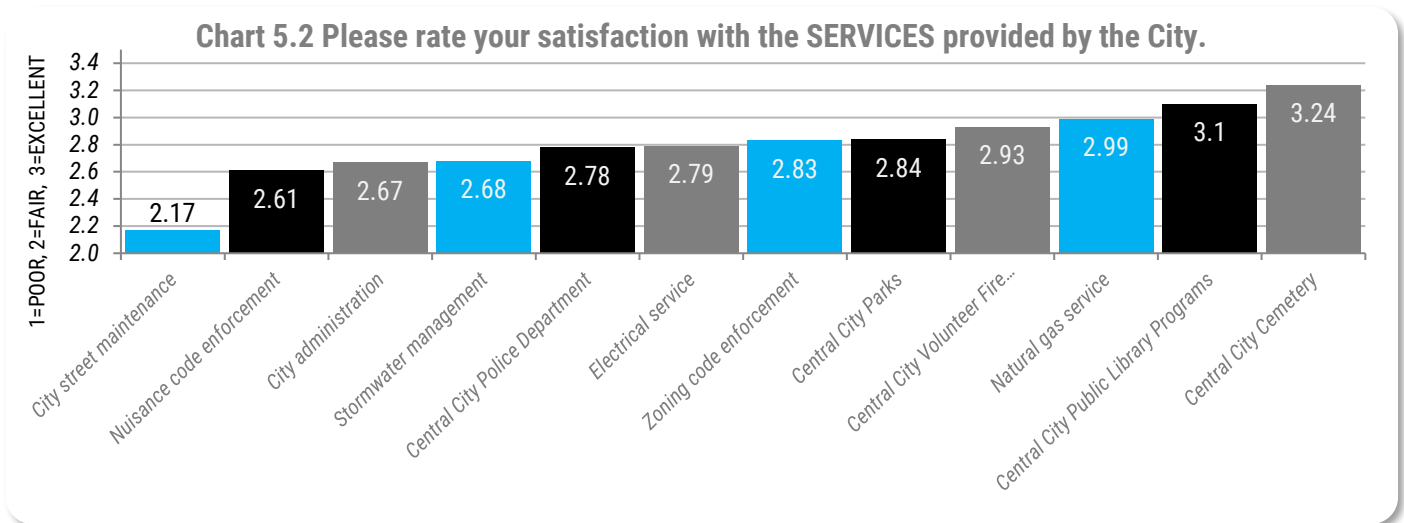
The city is fortunate to have owned and operated its electric service since 1909 and works with the Nebraska Public Power District (NPPD) to purchase electricity. The sale of electricity is another important asset and revenue generator for the community. An overview of the electric system is shown on Map 5.3 on the following page.

Natural Gas

The city has owned and operated the Natural Gas Pipeline System since it purchased the facility in the 1950s. An overview of the natural gas network is shown in Map 5.4 on the following pages.

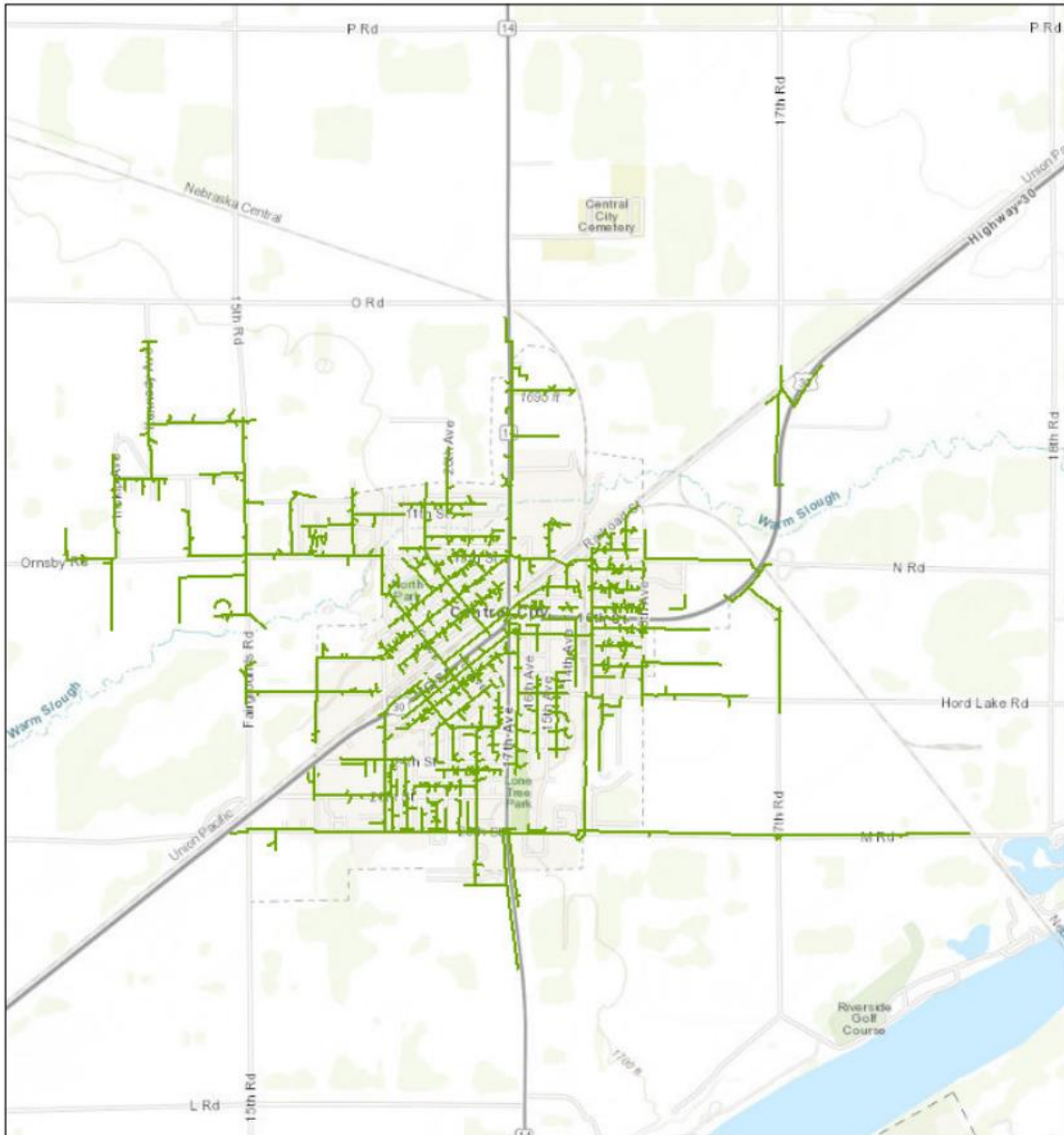
OTHER PUBLICLY PROVIDED SERVICES

Chart 5.2 lists the services that are provided to residents by the city. No service listed was rated as poor. Residents are happiest with the fire department, the natural gas service system, library programs, and the cemetery.



TOP: CENTRAL CITY VISUAL CEMETERY FROM THE NORTHEAST
 RIGHT: VETERANS' MEMORIAL
 MAY 2022

MAP 5.3 City Electrical Lines



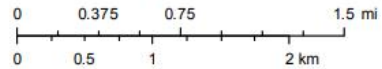
June 1, 2023

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Legend

— Overhead Utility Lines (MX7)

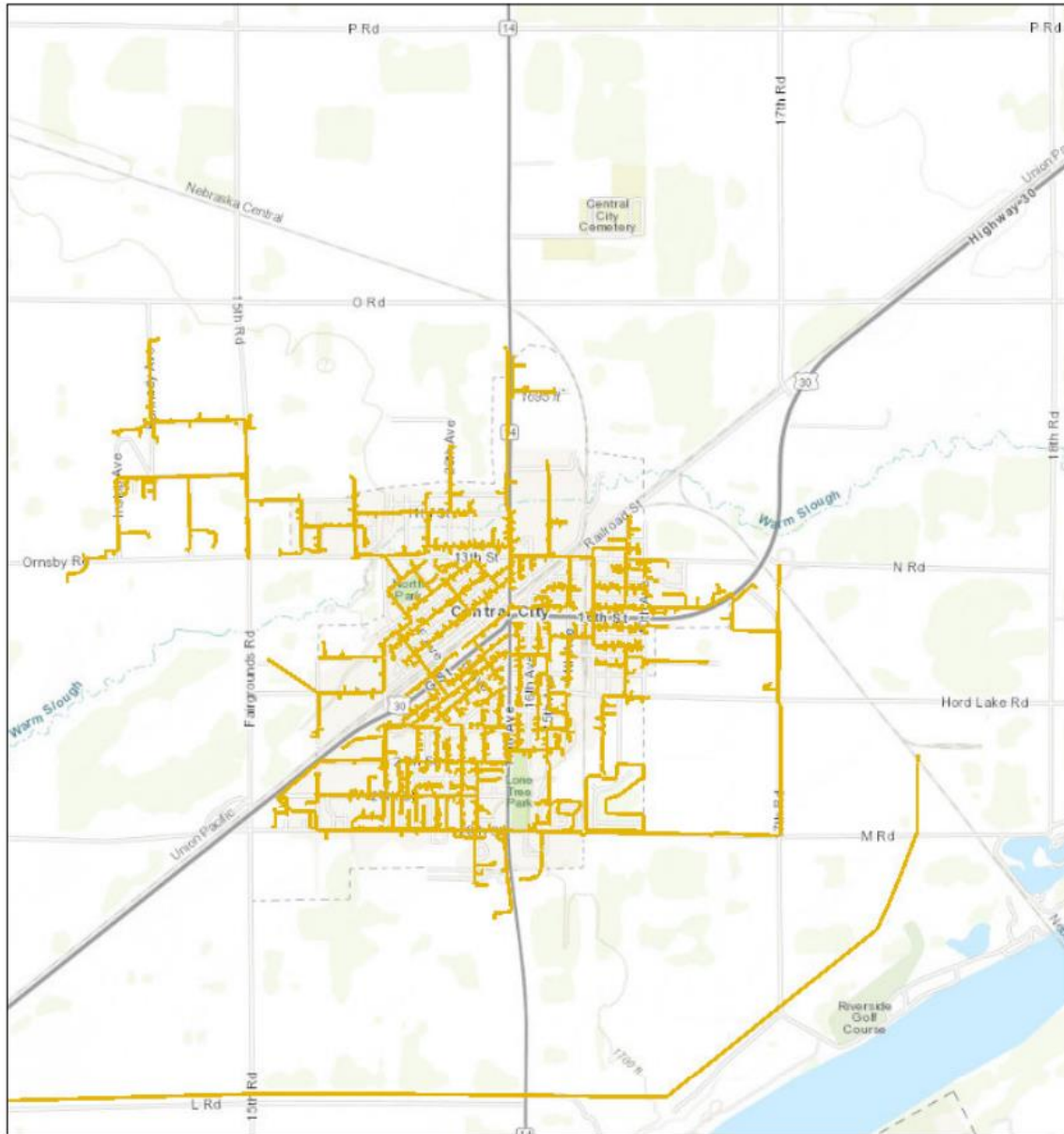
1:43,760



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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MAP 5.4 City Natural Gas Lines



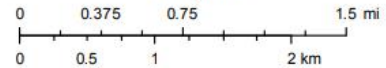
June 1, 2023

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Legend

— Gas Lines - 2020

1:43,760



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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EDUCATION

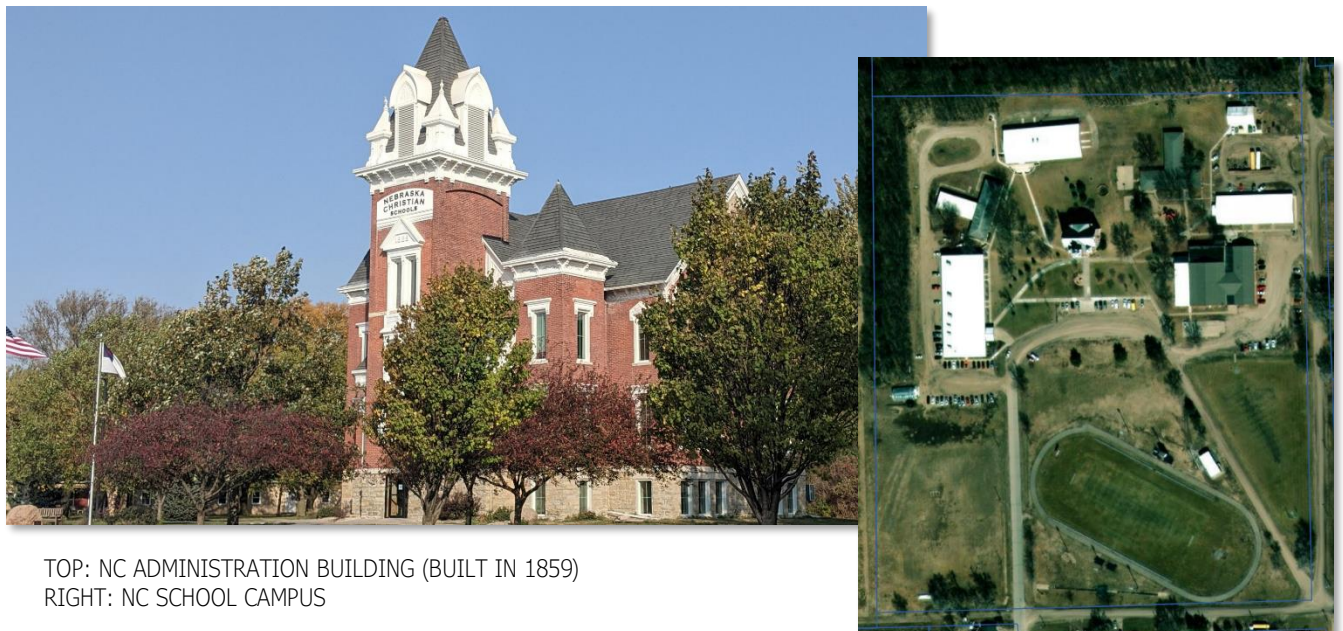
Chart 2.4 displayed that K-12 education opportunities are within the top 5 reasons that residents choose to live in Central City.

Central City Public Schools: the city's public school district has an elementary campus as well as a junior high/senior high campus within Central City. The junior high/senior high campus has newly renovated facilities and is home to the 'Dome', the district's athletic gym that serves as a storm shelter and has the capability to host large events. The campus is located along Highway 14 on the south edge of the city and is an attractive asset that can set the standard for other commercial uses that develop along this corridor. The lands around the campus will be developed with intentionality.



LEFT: SENIOR HIGH CAMPUS
BOTTOM: SENIOR HIGH FOOTBALL FIELD

Nebraska Christian Schools: since 1959, Nebraska Christian (NC) has offered preschool-12th grade education as a non-denominational Christian day and boarding school. Enrollment figures were included with total K-12 enrollment in the previous chapter. NC students accounted for 24% of the total school enrollment figures reported in the previous chapter and currently employs 19 teachers. The school campus is on 45 acres located northwest of the city.



TOP: NC ADMINISTRATION BUILDING (BUILT IN 1859)
RIGHT: NC SCHOOL CAMPUS

Merrick County Child Development Center (Center): the Center is a non-profit organization led by an eleven-member board and thirty staff members. The Center provides 0-pre-school and after school care and currently serves more than 100 children. Chart 2.8 documented that expanding the Center was the third most popular choice for projects that will have the most positive impact on the community.



PUBLIC LANDS AND BUILDINGS

The City of Central City owns multiple facilities, most of which improve the quality of life for residents. Lands and buildings owned by the city include the city office, public library, softball/baseball fields, aquatic center and other lands reserved for future development.

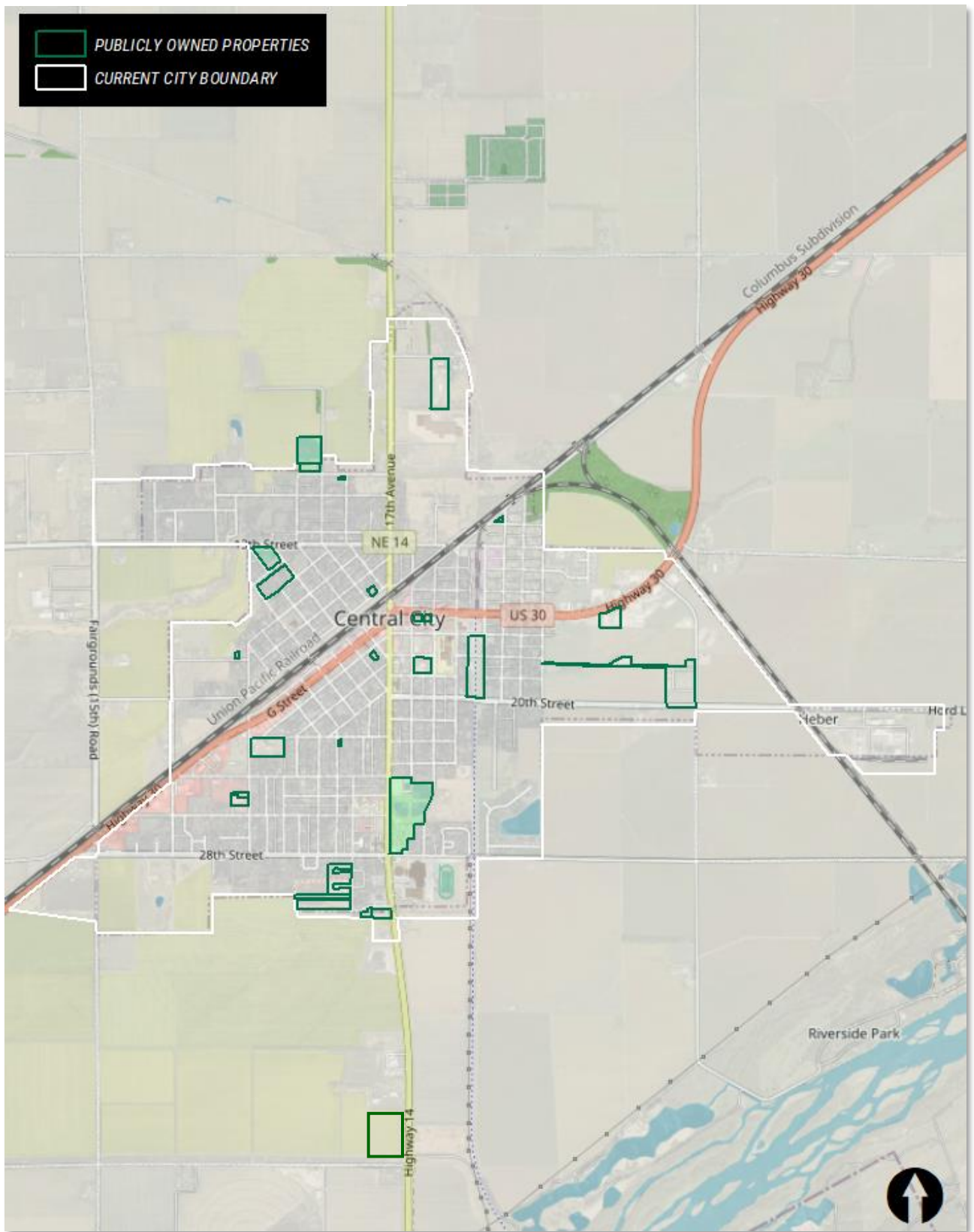
Other public facilities displayed on Map 5.5 on the following page that provide services include the fire department and the U.S. post office.

PARKS AND RECREATION

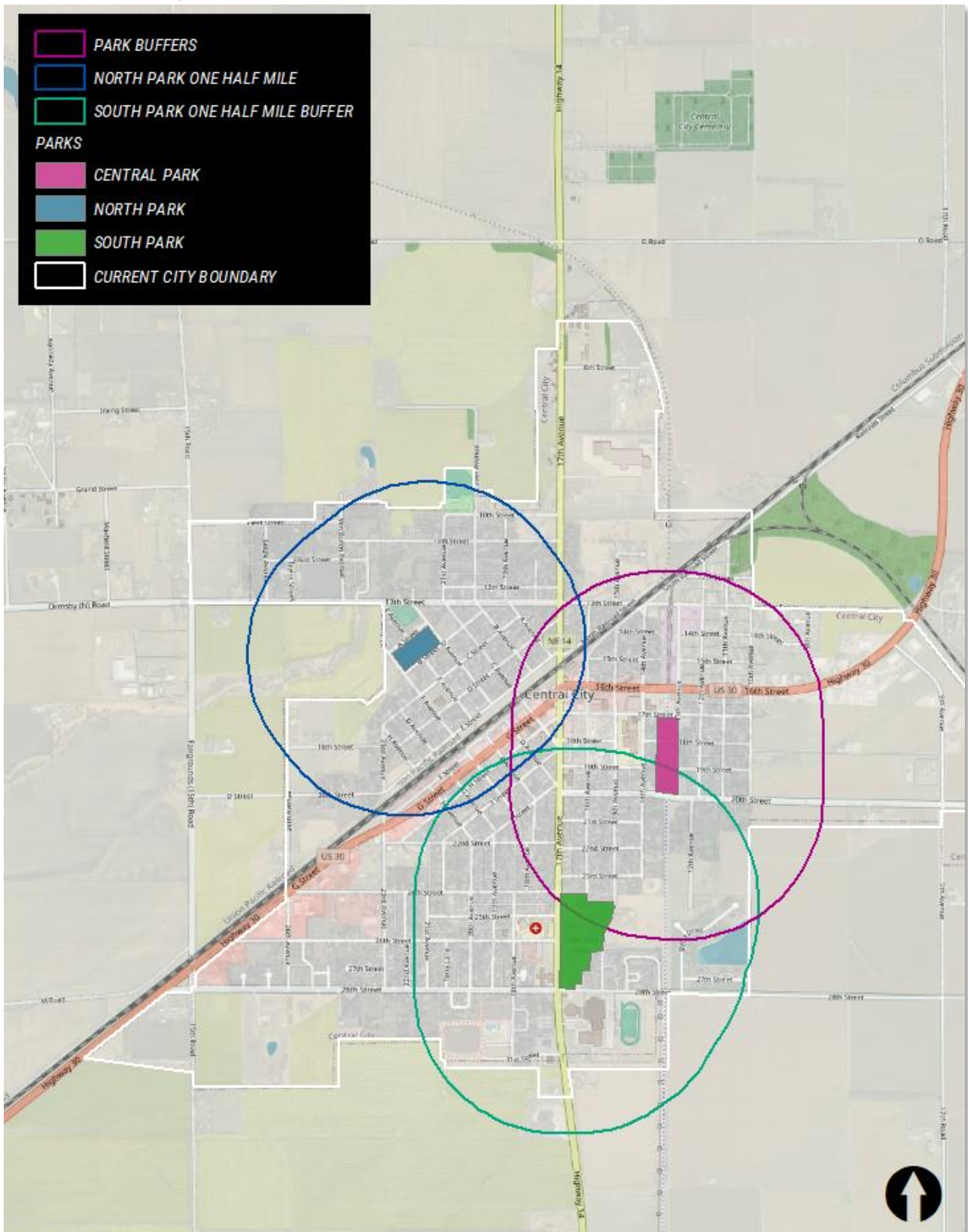
Access: Map 5.6 displays the city's parks with a ½ mile buffer around each. Residents in the southwest corner of town are the furthest away from a public park space.



MAP 5.5 Publicly-Owned Lands & Buildings



MAP 5.6 Central City Park Access



Amount: As a general guide, the American Planning Association (APA) recommends a community has 2 acres of park space for every 100 residents. With a population of 3,039, Central City should aim for 60.78 acres of park space. Currently, the city has roughly 60.9 acres of park space, a slight surplus.

<i>PARK</i>	<i>TOTAL AREA (ACRES)</i>
North Park	6.92
Central Park	6.34
South Park	26.51
Total Current Park Space	39.77
Current shortage of park space	-21.01

Dark Island Trail

The Dark Island Trail is an eight-mile stretch that spans south from the newly constructed Central Park along an abandoned railroad right of way purchased by the City of Central City. Residents indicated their support for an inner-city trail system that connects to the Dark Island Trail. Expansion of the trail north of town is also noted on Map 4.2 as a goal for the city to preserve rights of way necessary to support the expansion of this trail.



LEFT: TRAIL ENTRANCE AT CENTRAL PARK
 BOTTOM: CENTRAL PARK FROM THE NORTH



PRESENT AND PROJECTED COMMUNITY FACILITIES-KEY TAKEAWAYS

Central City's leadership should consider the following statements when making decisions regarding the facilities that it owns and the services that it provides that will impact the city's future land use characteristics.

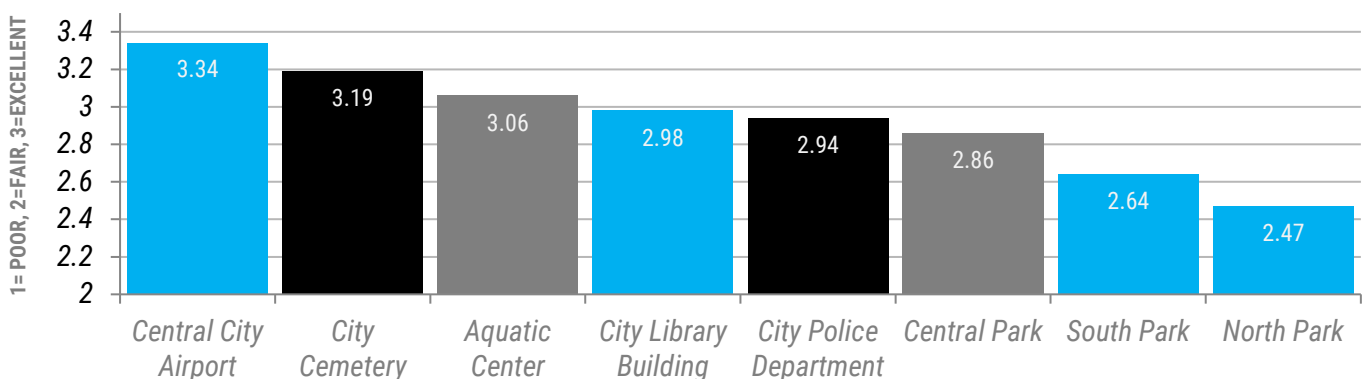
Water Source Planning & Protection: Contamination of municipal water sources is increasingly becoming an issue for communities in Nebraska. The city commissioned a water source assessment in 2022 that identified potential areas for test wells and eventual new water sources for the city as it continues to expand. As funds become available the city will move forward with test well development and land acquisition. The city's wellhead protection plan must also be updated accordingly.

Quality of Life Partnership: Initially licensed in 2002, the Merrick County Child Development Center has most likely been an important factor affecting the city's ability to attract and serve families. Both the consensus workshops and community-wide survey results identified expansion of the Center as an important priority. As the city continues to grow, childcare services will be similar to housing development in that it will continue to be an ongoing need. Also, the stakeholders, advocates, and survey respondents that participated in the plan process overwhelmingly appeared supportive of constructing a new, long-term elderly care facility. It is likely that it will take support from the Central City community and city government.

Parks & Trail Expansion/Maintenance: The Dark Island Trail is an important amenity that connects the city to the lake to the residential developments south of town and other communities. It should continue north to connect the city with other communities to the north. The trail should travel through Central City on its way to a trail link north of town.

City Parks: City parks serve families of all sizes at all stages of life. When asked to rate the city's facilities, the parks received the lowest ratings. Residents in the city are also living more than 1/2 mile from current parks and a shortage of park space exists. Central Park is a new addition to the city and appears to be popular with and appreciated by its residents. To maintain the strong quality of life the city has built, parks expansion and maintenance must be a part of every conversation with residents, city government, and potential developers.

Chart 5.3 Rate the CONDITION of the public facilities maintained by the City of Central City.



ENERGY ELEMENT

NRS § 19-903(4)

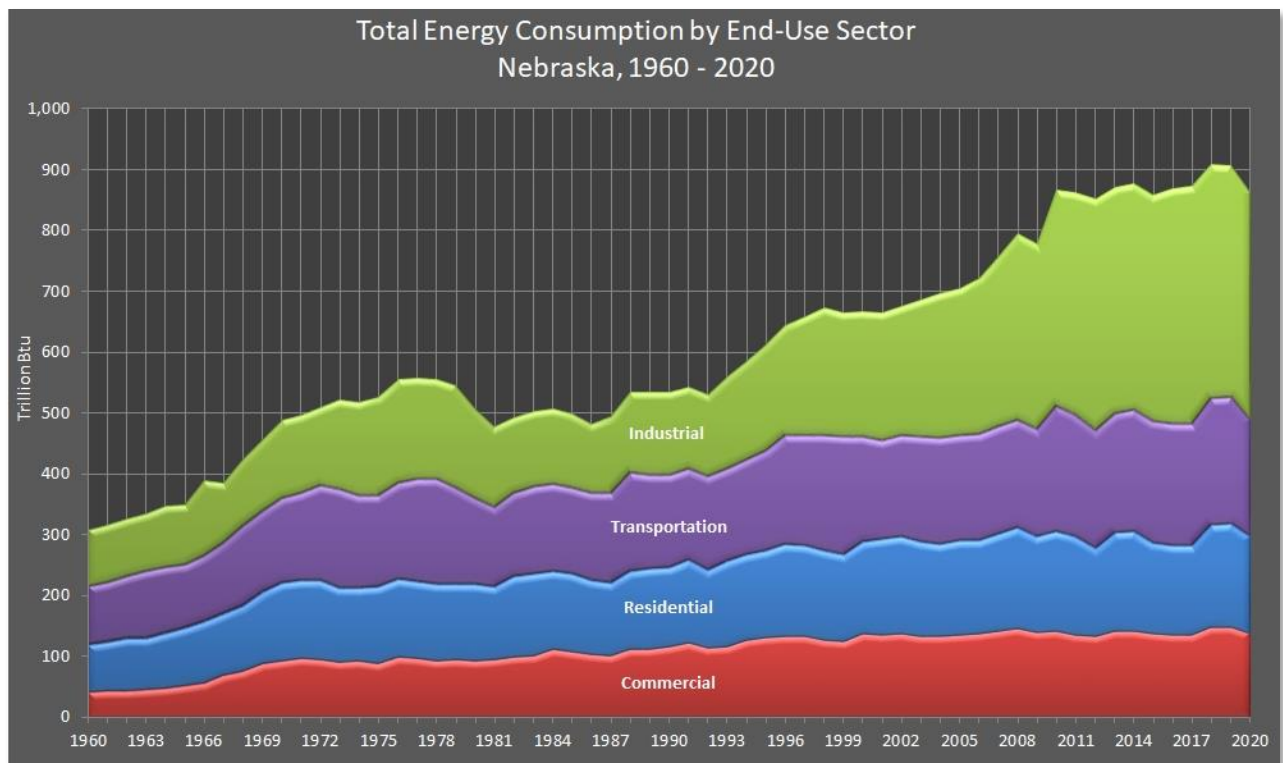
When a new comprehensive plan or a full update to an existing comprehensive plan is developed, an energy element which: Assesses energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors; evaluates utilization of renewable energy sources; and promotes energy conservation measures that benefit the community.

ENERGY PRODUCTION AND CONSUMPTION IN NEBRASKA

According to the U.S. Energy Information Administration, the industrial sector is the largest consumer of energy in Nebraska. However, in Central City, the largest users of land are from the residential and commercial sectors.

The Nebraska Energy Office defines the commercial sector as non-manufacturing business establishments. This includes restaurants, wholesale businesses, retail stores, and other service enterprises. Institutional and government offices and facilities are also included in the commercial sector. Streetlights, pumps, bridges, and other public services are also commercial.

The Nebraska Energy Office defines the residential sector as private household functions, including heating spaces, heating water, air conditioning, refrigeration, cooking, clothes drying, and lighting.



Natural Gas & Electricity

Both types of energy available to Central City businesses and residents are delivered by the city owned and operated facilities.

For the **Commercial Sector**, the price of natural gas has steadily remained lower in the past 50 years.

Electricity has steadily increased from \$5/million in 1970 to \$26/million in 2020. Natural gas increased from \$1/million in 1970 to \$5/million in 2020.

Both sources costed 5 times more in 2020 than in 1970; however, the overall price of natural gas is roughly a quarter of the overall price of electricity.

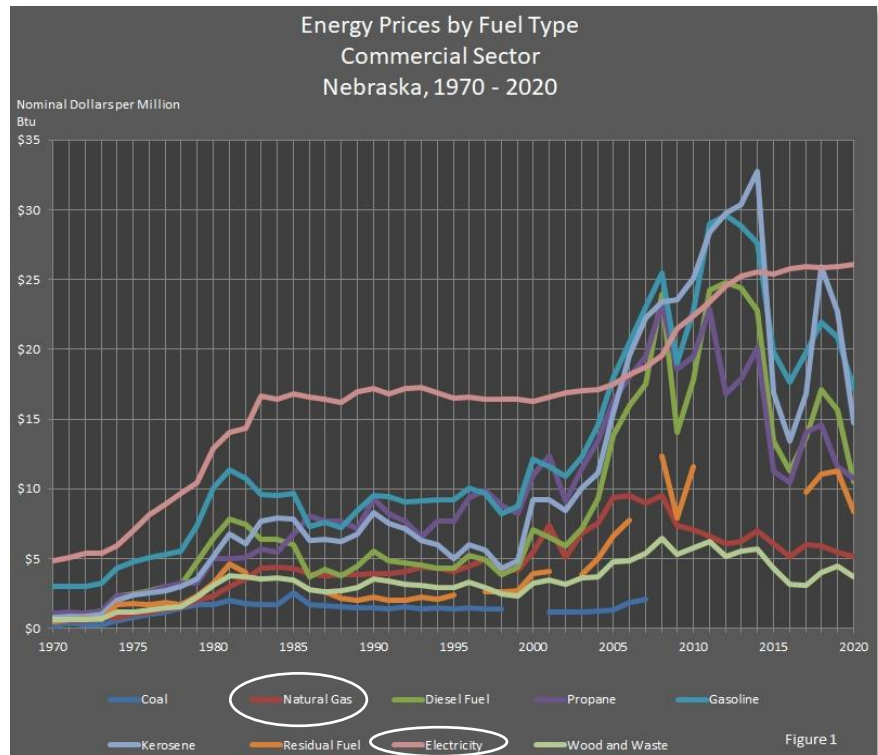


Figure 1

For the **Residential Sector**, the price of natural gas has steadily remained lower in the past 50 years.

Electricity has steadily increased from \$6/million in 1970 to \$32/million in 2020. Natural gas increased from \$1/million in 1970 to \$8/million in 2020.

Both sources costed 8 times more in 2020 than in 1970; however, the overall price of natural gas is roughly a quarter of the overall price of electricity.

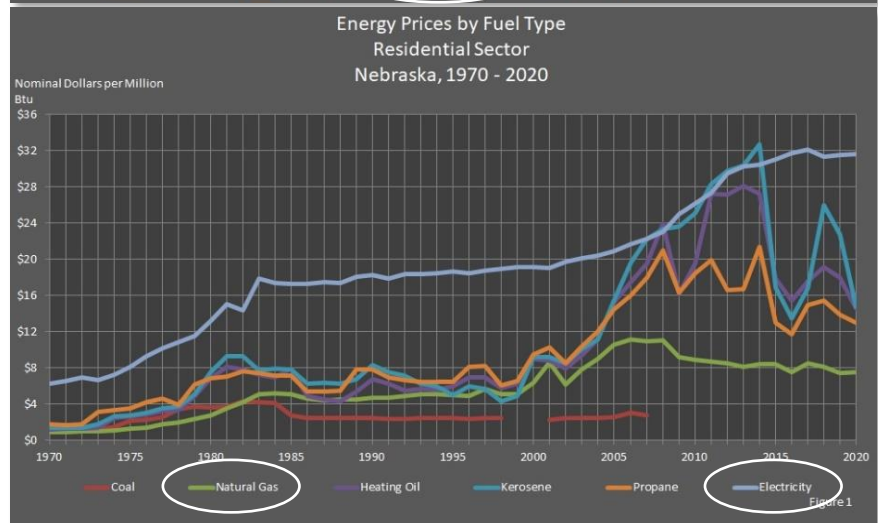


Figure 1

As Central City grows, the use of energy by the residential and commercial sectors will also grow. Natural gas and electricity are the main two sources of energy provided to residential and commercial customers. The city has continued to study, plan, and improve its infrastructure to increase the efficiency and diversity of their energy sources while also decreasing their impact on the environment.

The ability of these companies to improve their process will directly impact the cost of energy for residential and commercial customers in Central City. As they work to lessen the environmental impact through expanding renewable energy options, residents and businesses will also be impacted through land use policies and patterns.

RESIDENT PARTICIPATION

According to community-wide survey results, residents are generally aware and appreciative of the need to conserve energy. Most residents utilize energy efficient appliances, have installed energy efficient windows, and are limiting the amount they water their lawns in the summers. All three of these practices will assist with conserving water, electricity, and natural gas; all of which are provided by facilities owned and operated by the city.

Chart 6.1 How important is it that the City of Central City take steps to develop methods for conserving natural resources?

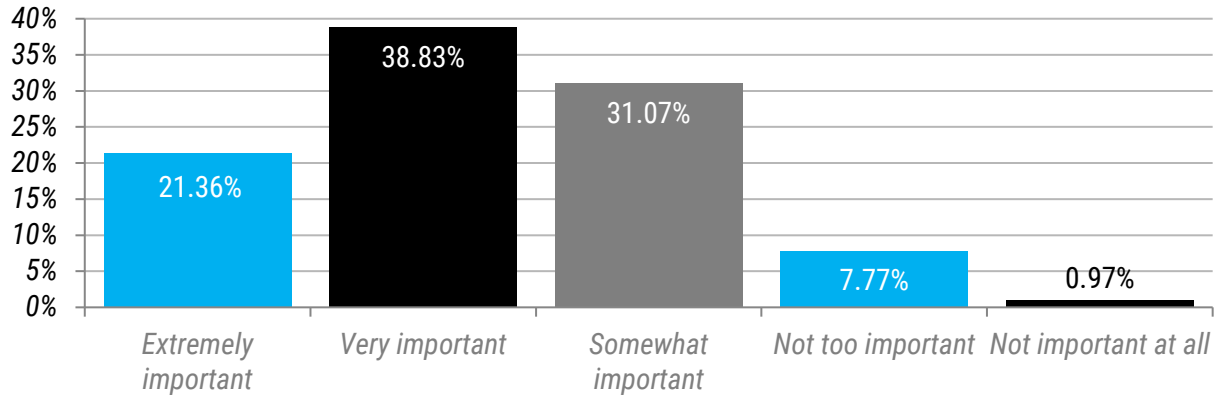
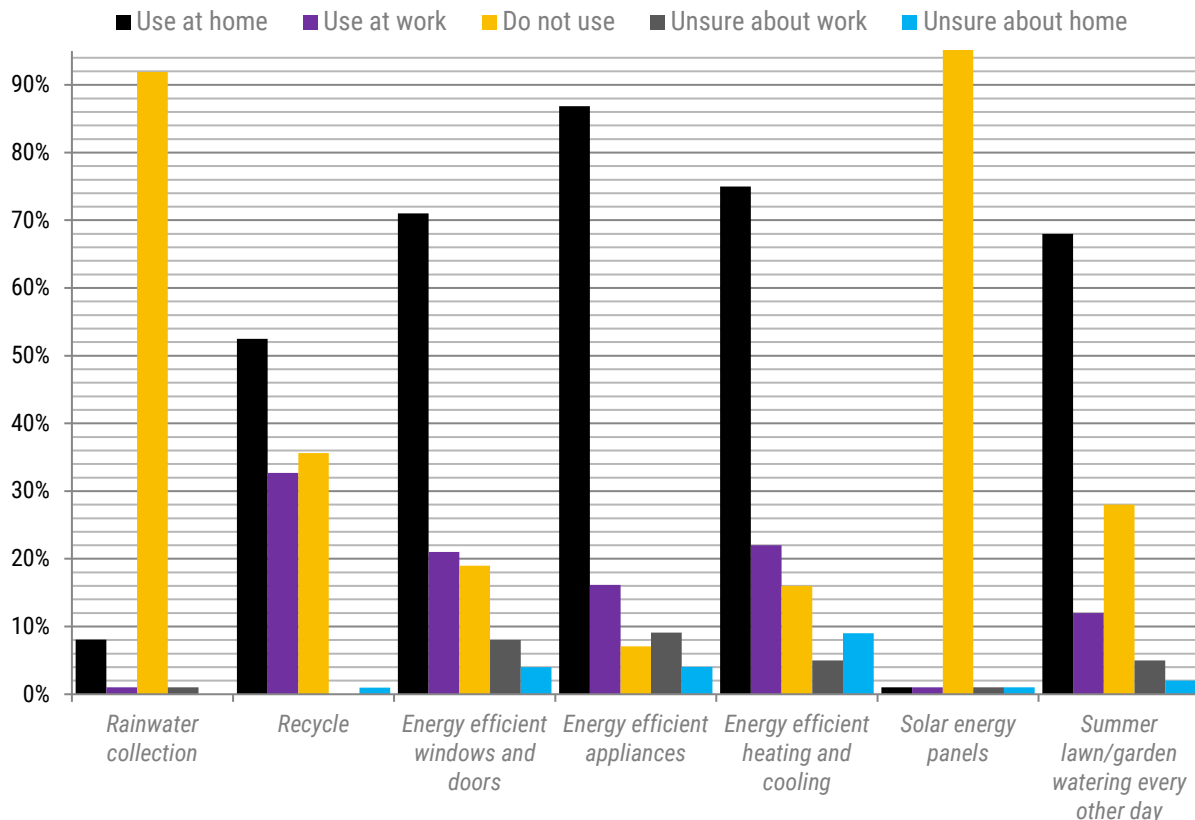


Chart 5.2 Please select the natural resource conservation measures that you use at home and/or at your workplace.



ENERGY ELEMENT-KEY TAKEAWAYS

Increasing efficiency locally: Central City residents are fortunate to be served by natural gas and electricity providers that they own. The recent solar farm addition should have a positive impact on the city's ability to serve future residents through the development of additional power generation resources.

Renewable Energy: Residential wind and solar power generation systems have grown as a source of energy and should continue to grow. The city has a solar farm located north of town on roughly 10 acres of land. The energy produced by this farm goes directly to the power grid. The city's current policy on renewable energy facilities is that they are not required to adhere to additional zoning and land use regulations and the city does not intend to regulate these types of uses in the future.

