



# SCRIBNER, NEBRASKA COMPREHENSIVE PLAN – 2034.

A Comprehensive 10-Year Vision & Planning Initiatives for the City of Scribner, Nebraska.



# SCRIBNER, NEBRASKA COMPREHENSIVE PLAN - 2034.

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The **Scribner, Nebraska Comprehensive Plan** was prepared as a component of the **Scribner Comprehensive Planning Program**, funded by the **Nebraska Investment Finance Authority** and the **City of Scribner**. The **Plan** was completed with the guidance and direction of the **Scribner Planning Commission** and the **Scribner Economic Development Director**.

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# SECTION 1

## THE SCRIBNER PLANNING PROCESS.



# SECTION 1

## THE SCRIBNER PLANNING PROCESS.



### INTRODUCTION.

This **Scribner, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for the future development and stability of Scribner, Nebraska and the City’s respective One-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing demographic, economic and development trends within the City, including existing and future land use, public facilities, utilities, transportation and energy usage.

The **Scribner Planning Process** included the development of a **General Plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “**Community & Economic Preservation & Growth/Development Initiatives**” aimed at preserving the existing environment and preparing the Community for new growth and development opportunities relating to residential, commercial and industrial development.

The **Comprehensive Plan** was prepared under the direction of the **Scribner Economic Development Director and the Scribner Planning Commission**, with the assistance of **City Staff and Planning Consultants, Hanna:Keelan Associates, of Lincoln, Nebraska.**

### **PLANNING PERIOD.**

The planning period for achieving the goals, programs, and community and economic development activities identified in this **Comprehensive Plan** is **10 years, 2024 through 2034**. The **Plan** highlights necessary, broad-based community and economic development activities to meet the City's goals. This approach allows the Community of Scribner to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

### **PLANNING JURISDICTION.**

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

### **AUTHORITY TO PLAN.**

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

### **RESPONSIBLE GROWTH AND DEVELOPMENT.**

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

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

## COMMUNITY SUMMARY.

The City of Scribner is located in northeast Nebraska, along and east of the newly constructed Highway 77 bypass, in north central Dodge County. The Community is an estimated 20 miles northwest of Fremont and 13 miles south of West Point, Nebraska.

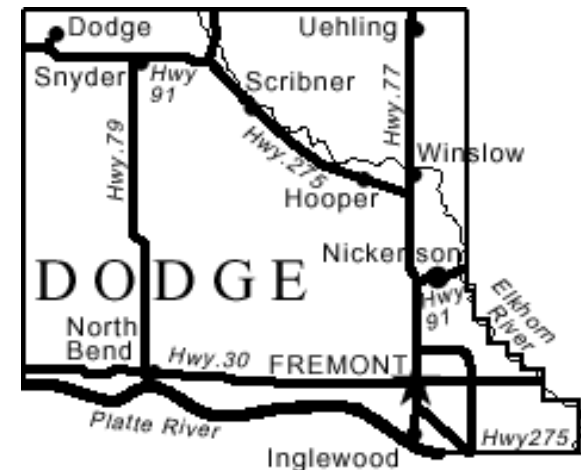
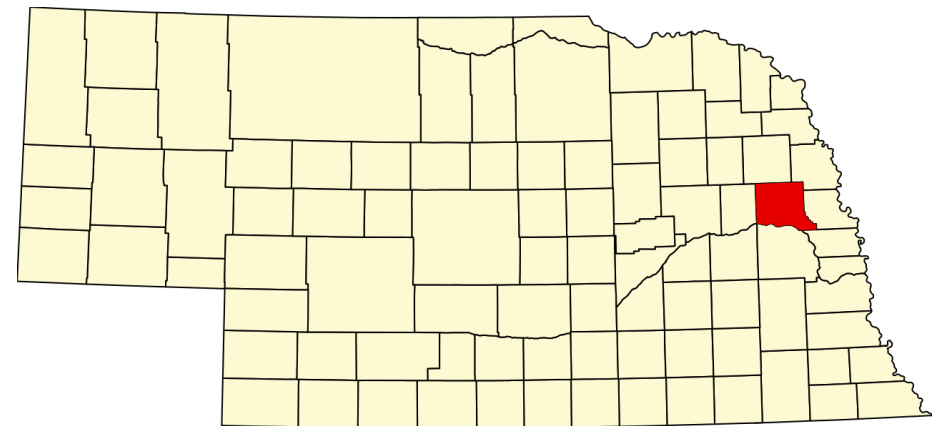
Downtown Scribner is located along Main Street, between Pearl and Baker Streets. Additional downtown businesses exist along Third Street between Howard and Baker Streets and along portions of Fulton and Horton Streets. Additional commercial and industrial operations exist along and generally west of the former Highway 77 Corridor (Railroad Street).

The population of Scribner has declined, but remained generally stable from the 2010 and 2020 Censuses. The population decreased from 857 in 2010 to 843 in 2020.

## ORGANIZATION OF THE PLAN.

This Comprehensive Plan includes the following Sections:

- ❖ The Scribner Planning Process.
- ❖ Citizen Participation & Community Profile.
- ❖ Community & Economic Preservation & Growth/Development Initiatives.
- ❖ Existing & Future Land Use Planning.
- ❖ Education, Public Facilities/Utilities & Transportation.
- ❖ Energy Element.



Additionally, three appendices are included that highlight the raw statistical and citizen data and additional planning efforts conducted to support this Comprehensive Plan. These appendixes include the following:

- ❖ “Executive Summary” Scribner, Nebraska Community Housing Study.
- ❖ Scribner, Nebraska Community Opinion/Workforce Housing Needs Survey Results.
- ❖ Scribner, Nebraska Table Profile.

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

### **Element 1.**

This **Comprehensive Plan** is organized in three elements. The **first** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the Plan’s **Community & Economic Preservation & Growth/Development Initiatives**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Scribner. The careful research of past and present data allowed for the projection of future population and development needs.

### **Element 2.**

The **second** element of the **Comprehensive Plan** is the **Community & Economic Preservation & Growth/Development Initiatives**. The **Initiatives** represent the foundation for which planning components are designed and eventually implemented. The **Initiatives** identified in this **Comprehensive Plan** address each component of the **Plan** itself.

### **Element 3.**

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



# SECTION 2

## CITIZEN PARTICIPATION & COMMUNITY PROFILE.



# SECTION 2 CITIZEN PARTICIPATION & COMMUNITY PROFILE.

## INTRODUCTION.

*Planning for the Community's future, as it relates to affordable housing, is most effective when it includes opinions from as many citizens as possible.* The **Scribner, Nebraska Comprehensive Plan** included both qualitative and quantitative research activities. Discussed in this **Section** is the comprehensive **citizen participation program** that was implemented to gather the opinions of the Scribner citizenry, including results from the Scribner “Community Opinion” and “Workforce Housing Needs” Surveys and a summary of population, income and economic information collected from a variety of local, State and National data sources.

## SCRIBNER COMMUNITY OPINION SURVEY.

A **Community-Wide “Opinion Survey”** was made available to households in Scribner on pertinent Community websites and social media outlets. A total of **153 Surveys** were completed and returned, providing valuable public information. **Survey** participants were asked to provide their opinion about a variety of Community issues, needs and opportunities, including housing needs/wants, commercial and industrial development, desired public services, transportation issues and protecting community appearance and sustainability. The following summarizes the results of the **Survey**. The complete results of the **Survey**, including community growth, land use, zoning and community development opportunities are highlighted in “**Appendix I**” of this **Comprehensive Plan**.

### RESIDENCY.

- 38 percent of Survey participants have lived in Scribner for more than 21 years. Additionally, 38 percent of participants identified residing in a two-person household. Additionally, 36 percent, or 55 Survey participants, identified both living and working in Scribner. An additional 46 participants (30 percent) lived in Scribner but traveled elsewhere for work.

### DEVELOPMENT OPPORTUNITIES.

- When asked what new public recreational activities should be considered for Scribner, popular responses from participants included, but were not limited to amenities relating to youth and family activities, sports court/field improvements, dog park, walking trail connections and swimming pool improvements. **90 percent of Survey participants (133 total participants) would support the development of a senior center in Scribner.**
- When asked what new businesses participants would like to see in Scribner, participants identified were most interested in daycare opportunities, fast food restaurants and a truck stop/travel center.
- When asked what services participants would like to see in the City of Scribner, the top responses included improved water quality, better internet/broadband connection, and improvements to public infrastructure, including water and sewer and garbage collection.
- When asked to rate the quality/availability of Community Services and Public Facilities in Scribner, participants ranked the churches, pharmacy, fire protection, City Offices, existing park/recreation facilities and the Scribner Post Office as some of the highest-rated community amenities.

### EDUCATION.

- A total of 110 participants, or 80 percent, agreed there are sufficient and safe routes to school for children. Improvements for school pedestrians/attendees included better crosswalk markings along Bridge Street, as well as a police presence after school.
- 76 percent of Survey participants would recommend Scribner-Snyder Community Schools to others.

### COMMUNITY BETTERMENT.

- When asked which transportation items needed to be addressed in Scribner, participants ranked pedestrian and trails connections, highway corridor enhancements and transportation shuttles to West Point and Fremont as the most needed in the Community.
- The top needs towards improving the appearance of the City of Scribner included street and pedestrian lighting, restoration and preservation of historic buildings and housing, gateway entrance signage and advertising, nuisance enforcement/property clean-up and housing development/rehabilitation.
- Participants identified water/sewer/utility replacement, improved sidewalks, streets and alleys; business retention/recruitment/expansion, increased marketing of vacant buildings reducing utility costs and improved broadband/internet access as the best approaches towards improving the sustainability of the City of Scribner.
- 79 percent, or 106 total Survey participants, supported the annexation of all land within the Elkhorn River Dike into the City of Scribner for future development.
- 83 percent of Survey participants (117 total participants) supported stricter enforcement of property maintenance in Scribner.

### WORKFORCE HOUSING NEEDS SURVEY.

**The City of Scribner**, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Community's workforce. A total of **44 Surveys** were returned.

**Survey** participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and in where participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in “**Appendix I**” of this **Comprehensive Plan**.

- A total of 34, or 79 percent of 43 respondents lived inside the Corporate Limits of Scribner.
- A majority of households (35 total) identified an annual household income at or below \$149,000.
- A majority of respondents identified a household monthly rent between \$601 and \$800, and a monthly mortgage payment between \$801 and \$1,500.
- For renters, the top issues or barriers experienced with obtaining affordable, suitable housing include a lack of availability of decent rental units in your price range and the cost of local utilities
- For owners, the top issues or barriers experienced with obtaining affordable, suitable housing include Housing purchase prices/cost to own, cost of utilities, lack of sufficient homes for sale and the condition of existing housing.
- When asked what the most was that their family could afford for a home, 32 percent, or 25 participants identified a home purchase price between \$100,000 and \$300,000.
- When asked what the most was that their family could afford for monthly rent, 32 percent or 20 participants identified a rent less than \$950.
- When asked what amenities would make Scribner a more attractive place to live or relocate, participants selected childcare, restaurants, housing choices and leisure & recreation activities.

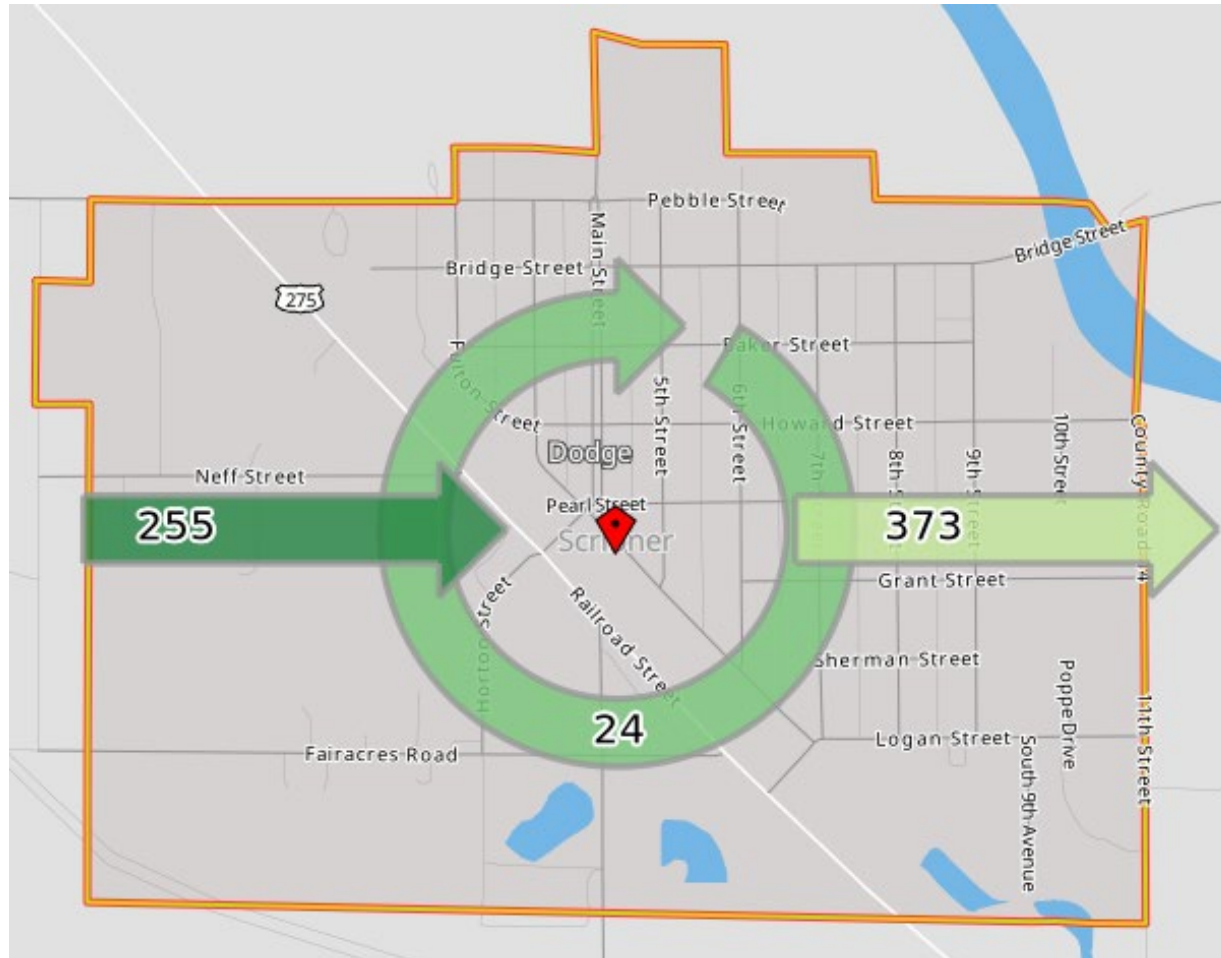
## COMMUNITY PROFILE.

Population, income and economic trends in **Scribner** serve as valuable indicators of future development needs and patterns for the Community and provide a basis for the realistic projection of the future population. The quantity and location of social and economic features play an important role in shaping the details of various development plans to meet the Community's needs. The Community should continue to promote the development of new businesses, industries and housing for individuals and families, in areas of the Community with the appropriate zoning designation, during the 10-year planning period. The population trends and projections for the years 2000 through 2034 were studied and forecasted, utilizing a process of both trend analysis and U.S. Census population estimates. A complete “**Table Profile**” is included in “**Appendix II**” of this **Comprehensive Plan**.

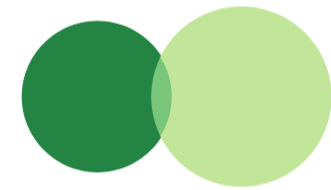
- The population from the 2000 and 2010 Decennial Censuses recorded a decline in population for Scribner, decreasing from 971, in 2000, to 857, in 2010, or by 11.7 percent. The rate of population decline in Scribner slowed significantly by the 2020 Census, which documented a population of 843, or an decrease of only 1.4 percent from the 2010 Census. **The current (2024) estimated population for Scribner is 838, representing a decrease of 0.6 percent since 2020.**
- By 2034, the population of the City of Scribner is projected to range from a “low” estimate of 816 to an estimated 869, based on a planned “**Community Growth Initiative**” that could include increases in Full-Time Employment positions, capturing employee commuter populations and/or speculative housing development activities associated with workforce/population recruitment during the next 10 years. A “medium” population projection of 833 was utilized for this **Comprehensive Plan**.
- In 2024, the City of Scribner is experiencing an estimated median age of 44.1 years, a decrease from the 2020 estimated median age of 44.6 years. **Median age is projected to continue to decrease to 39.8 years by 2034, due to the Community’s centralized location between major employment centers such as Fremont and West Point, as well as a lack of senior/elderly housing facilities in the Community.**

- The “19 and Under” and “35 to 54” age cohorts were the largest population cohorts in Scribner, as per the 2000, 2010 and 2020 Censuses and remain the largest in the Community, today. This trend is projected to continue through 2034.
- **The overall 55+ population is projected to decrease by 2034, due to a lack of senior housing options in the Community.** A variety of elderly services, amenities and appropriate housing should be considered for development in Scribner to **encourage senior/elderly populations to remain in their respective housing situations and, ultimately, remain a resident of the City of Scribner.** The Scribner Planning Commission has expressed interest in the development of senior independent and assisted living housing in the Community.
- The **median income** for all households in Scribner, in **2024**, is estimated to be **\$57,102**. **By 2034, median income in Scribner will increase an estimated 21.3 percent, to \$69,290.** The majority of Community residents are projected to have incomes at or above \$75,000.
- **In 2024**, an estimated **40 owner households** in Scribner, or 14.1 percent of all owner households, **are cost burdened or have housing problems.** **By 2034, this number is expected to decrease, slightly, to 30 households.**
- Currently, an estimated **12 renter households** in the Community of Scribner, or 14.8 percent of all renter households, **are cost burdened or have housing problems.** **By 2034, an estimated nine renter households will be of cost-burden status.** Cost burdened households are projected to remain stable, but could increase due to the rising costs associated with owning, renting and/or maintaining a place of residency in Scribner.
- Between 2014 and 2023, the **unemployment rate** in Dodge County ranged from a high of 3.6 percent to a low of 2 percent. During this period, the total number of **employed persons** increased by 1,820. By 2034, an estimated 20,488 persons will be employed in the County, with an unemployment rate maintaining 2.1 percent.

- The **Illustration** (below) highlights commuting patterns for persons living and/or working in **Scribner**. The Center for Economic Studies (CES), through the U.S. Census, estimates that in 2021, an estimated 397 **City of Scribner** residents were employed; 24 in the City and 373 elsewhere. An additional 255 local employed persons commuted to Scribner for work.



Inflow/Outflow Job Counts in 2021  
All Workers

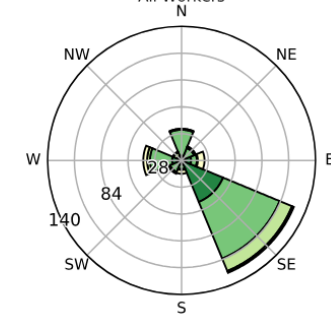


255 - Employed in Selection Area, Live Outside  
373 - Live in Selection Area, Employed Outside  
24 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs)

	2021	
	Count	Share
<a href="#">Employed in the Selection Area</a>	279	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	255	91.4%
<a href="#">Employed and Living in the Selection Area</a>	24	8.6%
<a href="#">Living in the Selection Area</a>	397	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	373	94.0%
<a href="#">Living and Employed in the Selection Area</a>	24	6.0%

Job Counts by Distance/Direction in 2021  
All Workers





# SECTION 3

## COMMUNITY & ECONOMIC PRESERVATION & GROWTH/DEVELOPMENT INITIATIVES.



# SECTION 3 COMMUNITY & ECONOMIC PRESERVATION & GROWTH/DEVELOPMENT INITIATIVES.

## INTRODUCTION.

This **Section** provides proposed **Community & Economic Preservation and Growth/Development Initiatives for the City of Scribner, Nebraska, including the Community’s One-Mile Planning Jurisdiction.**

The **Initiatives** address a wide spectrum of land use and development topics, including but not limited to housing development and rehabilitation, business and industrial development; public facility, infrastructure and utility needs and improvements, transportation and park/recreation needs. The end goal is to create “**balance**” in the Community through all levels of planning and project implementation, all in an effort to address the health, safety and overall general welfare of all Scribner residents.

The following **Community & Economic Preservation and Growth/Development Initiatives** are the product of both **qualitative and quantitative research activities** conducted for the **Comprehensive Planning Program.** **Additional supportive information is documented in the 2024 Scribner, Nebraska Community Housing Study.**



A **qualitative research** process included meetings with the Scribner Economic Development Director and the Scribner Planning Commission, as well as the implementation of two important Community Surveys. The **Community Opinion Survey** allowed the local **Citizenry** to provide their opinion regarding community and economic development activities in **Scribner**. A total of **153 residents** of the Community completed the **Survey**. A **“Workforce Housing Needs Survey”** was implemented to target selected local major employers regarding their housing needs and desires, as well as identifying barriers and/or impediments to obtaining affordable housing in Scribner. A total of **44 employees** completed the **Survey**. The results of the two **Surveys** are included in **“Appendix III”** of this **Plan**.

**Quantitative research** activities included the collection, analysis and projection of pertinent population, income, economic and agricultural data from local, State and National sources, all in an effort to understand both past and present demographic and land use development trends in **Scribner**. An important statistical analysis of land use in Scribner was the preparation of **Existing** and **Future Land Use Matrices**, presenting both the current and projected land use requirements in the Community, which were based on on-site field observations and utilizing parcel data from the Dodge County Assessor and GIS information. The **Matrices** are highlighted in **Section 4** of this **Comprehensive Plan**.



**In essence, the Community & Economic Preservation and Growth/Development Initiatives address the important components of planning implementation.** The Initiatives are separated into three categories including the **“preservation”** of existing Community operations and development patterns, **“growth/development”** through supporting new business, industry, housing and public recreation opportunities to enhance an already thriving Community and **“funding/implementation and Plan maintenance”**.

The three categories of the Preservation & Growth/Development Initiatives for Scribner are identified as:

**1. Community & Economic “Preservation” Initiatives.**

**Agricultural Land Areas & Associated Farmsteads.**  
**Existing Parks/Recreation & Other Public Amenities.**  
**Existing Health & Wellness Amenities.**  
**Street/Transportation Systems.**  
**Commercial & Industrial Retention.**  
**Housing Rehabilitation & Preservation.**  
**Public Facilities/Services, Utilities & Infrastructure.**  
**Education Facilities & Programs.**

**2. Community & Economic “Growth/Development” Initiatives.**

**Land Use Planning & Zoning.**  
**Future Parks/Recreation & Other Public Amenities.**  
**Future Health, Wellness & Quality of Life Amenities.**  
**Residential Development.**  
**Commercial & Industrial Development.**  
**Public Utilities & Infrastructure.**  
**Future Transportation System Needs.**  
**Alternative Energy Practices.**

**3. Project Funding/Implementation & Plan Maintenance/Review**

**Project Funding/Implementation.**  
**Plan Maintenance/Review.**

## 1. COMMUNITY & ECONOMIC “PRESERVATION” INITIATIVES.

### **Agricultural Land Areas & Associated Farmsteads.**

As the City of Scribner is poised for potential growth in several Community indicators, it is critical for City leadership to create and foster relationships with land owners in the One-Mile Planning Jurisdiction, especially those who own land adjacent the Scribner Corporate Limits. These land areas are critical to the continued growth and expansion of the Community. **Areas of high importance to Scribner for future growth are located between the west and south Corporate Limits and the newly constructed Highway 275 Bypass, as well as within the Elkhorn River Dike (north and east of the Community).** Partnerships with agricultural and farming operations adjacent the Scribner Corporate Limits are important in creating an understanding of Scribner’s desires to become a growing and thriving Community, while allowing traditional farming operations to continue.

Local leadership should, also, remain cognizant of the existing **agricultural industry around Scribner** and preserve sensitive agricultural lands in areas where land annexation by the City is not anticipated during this 10-year planning period.

Protecting agricultural land areas should also include **protecting existing natural resources**, especially those along the Elkhorn River Corridor in the northeastern portion of the Community and throughout the Scribner Planning Jurisdiction. This is accomplished by controlling and prohibiting, in specific regions, large scale intensive agricultural and livestock/confinement facilities in areas deemed inappropriate for such activities.



### Existing Parks/Recreation & Other Public Amenities.

A total of 104 participants, or 85 percent of 121 respondents rating the quality of local park/recreation amenities in the **Scribner Community Opinion Survey** identified the quality of existing park and recreation amenities in Scribner as “good” or “excellent”. An estimated 17.2 acres of park and recreation land exist in two public Parks in Scribner, including City Park and the Robert Hunt Family Sports Complex. These Parks should be maintained by the City to ensure continued safe use by all sectors of the population, which could include the replacement of existing playground features and shelters as needed, enhanced park accessibility and parking areas and improved connectivity with existing local trails and sidewalks.

Park and recreation land can also play a vital role in the health, well-being and overall quality of life in Scribner. Participants of the Community Opinion Survey expressed a strong desire for a **local trails system**, which could circle the Community and potentially provide access to the nearby Elkhorn River.

**Improved sidewalks** throughout the Community could also enhance the walkability of the Community. Segments of sidewalk, especially in older neighborhoods, are in need of either rehabilitation or replacement to ensure the safe movement of all pedestrians in Scribner. The City should continue to replace sidewalks, as needed, and improve the safety and well-being of pedestrians at intersections, with large amounts of

vehicular traffic, with streetlights and painted/signed crosswalks. Special attention should be given to plans and procedures to ensure the safe movement of children attending Scribner-Snyder Community Schools, including improved crosswalk identifiers along Bridge Street.

**Walking trails at City Parks** should also be monitored for sidewalk/trail rehabilitation needs and, potentially, include additional amenities along their respective trails such as lighting, benches, landscaping, outdoor fitness equipment and a “storybook walk” for kids along existing and future trail systems.

The **Dodge County Fairgrounds** are located in the southern portion of the Community and feature a variety of both local and County art and livestock shows, food vendors and carnival rides. The Fair is a significant boost to the Scribner economy each year, thus the importance of working closely with the Fair Board of Directors in maintenance and improvement of related buildings and infrastructure.



### Existing Health & Wellness Amenities.

Maintaining a high quality of life in Scribner should be a top priority for the City, public organizations and residents. The **Franciscan Healthcare System**, which maintains a Scribner Clinic, can provide access to a variety of services including, but not limited to cardiopulmonary rehab, home health & hospice, maternity services, patient care, rehabilitation & wellness and respiratory therapy. To remain a viable, healthy Community, residents of the City of Scribner are encouraged to utilize these operations when needed. The City should maintain a strong relationship with local health providers to ensure these amenities remain in operation to serve the Scribner citizenry.

### Street/Transportation Systems.

The condition of the **local Street system** should also continue to be monitored and, when and where necessary, rehabilitated or resurfaced with new pavement. This includes monitoring the brick-surfaced streets through the Downtown Business District, as well as providing paving on gravel-surfaced streets throughout the Community. Currently, street segments in need of rehabilitation or resurfacing exist in the older and established neighborhoods of the Community.



### Commercial & Industrial Retention.

Future commercial and industrial developments in Scribner, Nebraska should be guided by the **City of Scribner Economic Development Plan**, which directs the Community in utilizing LB840 local sales tax dollars for economic development purposes. **This plan was updated and approved by the Scribner City Council in 2024.** The **Plan** provides a listing of priority economic and community development activities for Scribner. An important component of the **Plan** is the recommendation for the City to foster a partnership of support with both local business owners/franchisees and small, locally-based business owners in an effort to support business industry retention and development in Scribner.

The City of Scribner is also recognized as an **“Economic Development Certified Community”** which means, as per the Nebraska Department of Economic Development, has *“demonstrated preparedness for business growth and are ready to meet the needs of companies seeking new business and industrial locations.”*

The City, with the assistance of economic development leaders in the Community, should continue to work to maintain a strong ag-industrial and ag-business sector, including assisting those existing industries with both maintaining a stable employment base and production goals, as well as expansion opportunities, and securing new light industrial enterprises for land areas currently available in the Scribner for development.



### Housing Rehabilitation & Preservation.

Homes in need of moderate- to substantial rehabilitation exist in Scribner. An estimated 31 structures were rated by the Consultant, via on-site field analysis, as being in a “poor” or “dilapidated” condition. An additional 217 structures were rated in “Average/Fair” condition. In an effort to preserve the existing housing stock in the Community, the **Scribner, Nebraska Community Housing Study** identified the following housing rehabilitation and demolition expectations of the Community by 2034:

*Up to 43 units by 2034 could be targeted for moderate rehabilitation in Scribner. Moderate rehabilitation generally includes cosmetic improvements to a housing unit, including but not limited to paint, doors, windows, landscaping, etc.*

*Up to 25 units by 2034 could be targeted for substantial rehabilitation in Scribner. Substantial rehabilitation focuses on the same elements of moderate rehabilitation, but also includes structural elements to a home that are in need of replacement, including bowing and/or sagging walls and roof lines and foundation issues.*

*Up to six housing units by 2034 should be demolished and replaced due to dilapidated conditions and the structure not being cost effective to rehabilitate. Cost will depend on property acquisition and unit replacement potential.*



### **Public Facilities/Services, Utilities & Infrastructure.**

The City of Scribner maintains modern public facilities and services traditional to many Second Class Cities in Nebraska. These include a City hall/government, the Mohr Auditorium facility, fire protection, law enforcement, a library, parks, ballfields and swimming pool, public schools, churches and modern water and sewer systems. These operations and their respective facilities will need to be cognizant of the potential population growth in the Community and expand services and capacity as needed. This would include any necessary technology, as well as vehicular and pedestrian street and sidewalk upgrades.

With the potential for population growth in Scribner, maintenance and upkeep of existing public utilities and infrastructure components will be critical to the sustainability of the existing neighborhoods. The City of Scribner, in 2018, completed the construction of a new water treatment plant and two water wells for added storage and accessibility. Participants of the Community Opinion Survey either agreed or strongly agreed that the provision of efficient water services and clean, potable water to residents will greatly improve the sustainability and quality of life in Scribner. The sewer system should be continuously monitored for breakages and needed replacement, especially with older segments that exist around Scribner.

### **Educational Facilities & Programs.**

Scribner is home to the administrative offices and educational facilities supporting **Scribner-Snyder Community Schools**. All academic grade levels and administrative offices are offered/located in Scribner. District enrollment has steadily decreased in recent years. The 2024-2025 total enrollment, as recorded by the Nebraska Department of Education, was 154 total students. This represents a decrease from the 2022-2023 student enrollment of 171. Currently, no major facility improvements, additions or expansions are planned for any School facility, but School administrators expressed interest in expansion of the campus grounds for future use. The School District should continue to provide necessary building/classroom space and additional multimedia and learning resources. Increased enrollment within the School District will ultimately depend on the future housing development in Scribner. **A sufficient amount of teachers, faculty staff, continued education support programs and facility maintenance** must be secured. Many of these District needs are highlighted in the **Scribner-Snyder Community Schools Strategic Plan 2022-2027**.

## 2. COMMUNITY & ECONOMIC “GROWTH/DEVELOPMENT” INITIATIVES.

### **Land Use Planning & Zoning.**

By 2034, the population of the City of Scribner is projected to remain stable, but decline slightly, to a “medium” population projection of 833. The City has the potential, through increased housing development and job creation via a “**Community Growth Initiative (CGI)**”, to increase in population to an estimated 869 by 2034. Proper land use practices will ensure efficient growth of the Community throughout the 10-year planning period. This includes utilizing and understanding both the existing and future land use capacity matrices in designating specific land uses to undeveloped tracts of land in an effort to maintain current City and National Planning Standards and having land “set aside” for future developments.

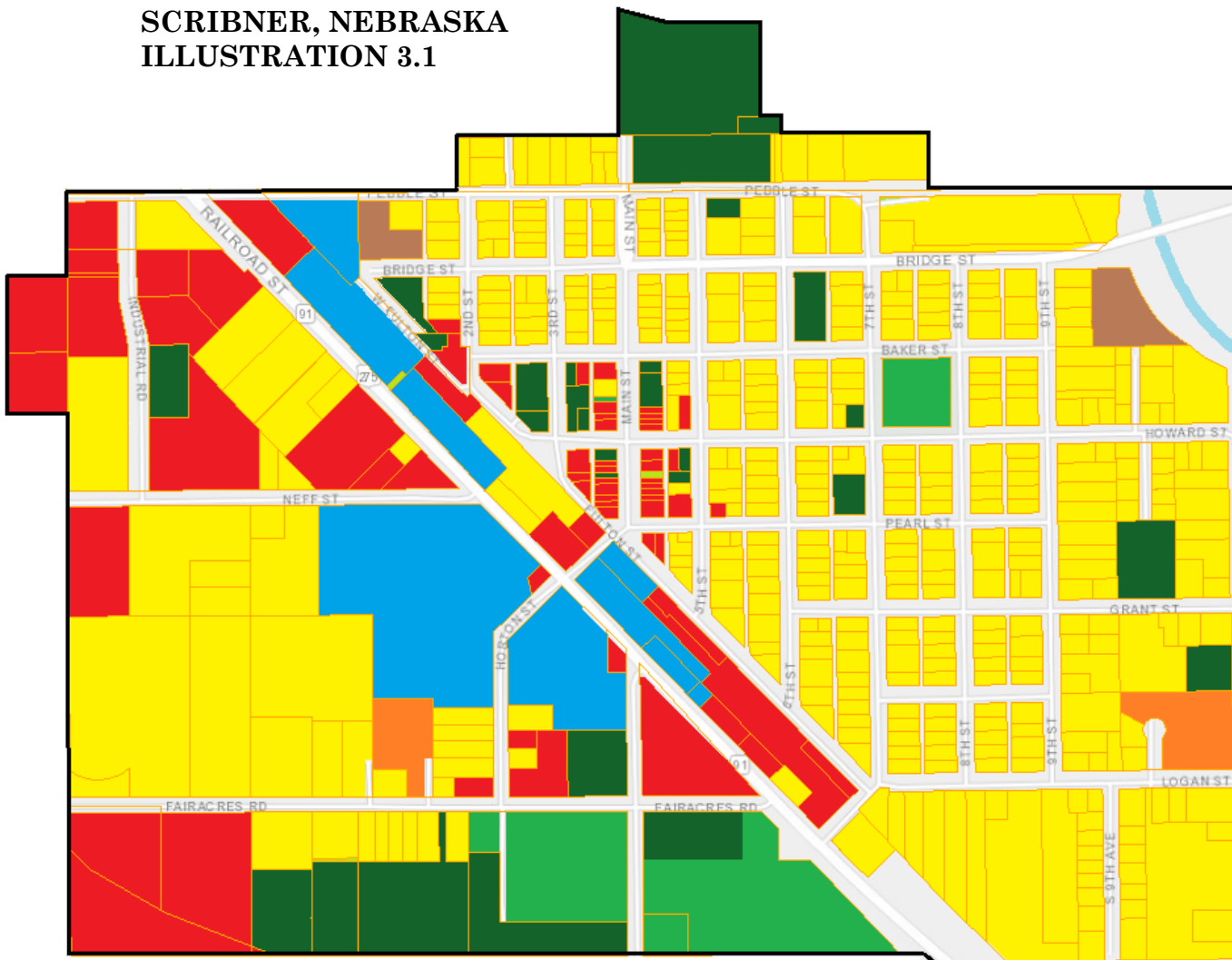
The Scribner **Future Land Use Maps, including the Scribner Corporate Limits and One-Mile Planning Jurisdiction**, are presented on **Pages 3.11 through 3.12**.

Adhering to the growth and development patterns projected in this **Comprehensive Plan**, the Community will need to utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Scribner. **Scribner leadership have expressed an interest in annexing all land within the Elkhorn River Dike system, an initiative also supported by 79 percent of Community Opinion Survey participants.** Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features and soil conditions.

Maintain and amend, when needed, the local **zoning and subdivision regulations** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these Regulations that support mixed use, sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards.

# FUTURE LAND USE MAP

CORPORATE LIMITS  
SCRIBNER, NEBRASKA  
ILLUSTRATION 3.1

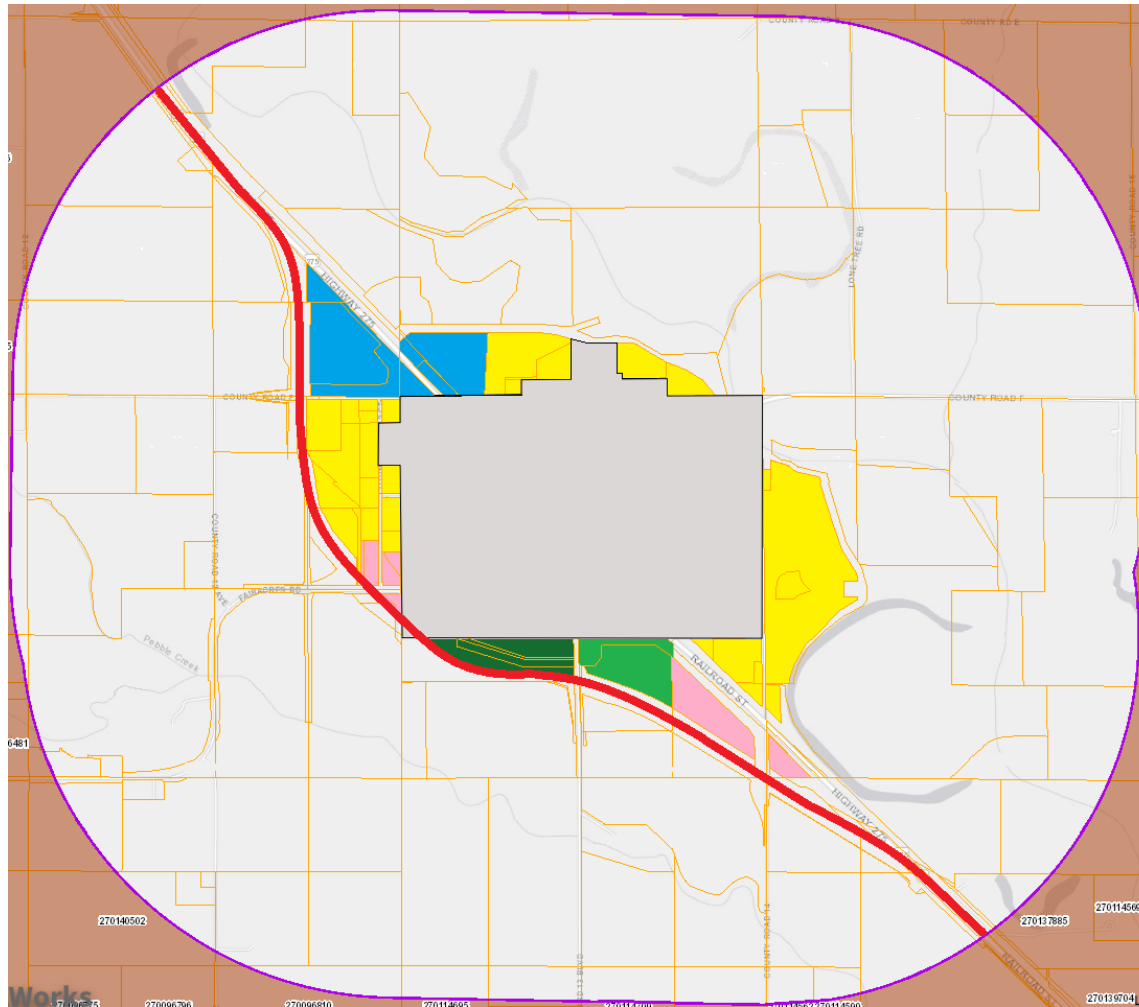


### LEGEND

- PARK/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE & TWO-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- BODY OF WATER
- CITY OF SCRIBNER CORPORATE LIMITS

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**FUTURE LAND USE MAP**  
**PLANNING JURISDICTION**  
**SCRIBNER, NEBRASKA**  
**ILLUSTRATION 3.2**



**LEGEND**

- PARK/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL/FARMSTEAD
- COMMERCIAL
- INDUSTRIAL
- CITY OF SCRIBNER CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION BOUNDARY
- HIGHWAY 275 CORRIDOR/BYPASS

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**COMMUNITY PLANNING & RESEARCH**

### Future Parks/Recreation & Other Public Amenities.

Currently, an estimated 75.3 acres of land in Scribner are used for park and recreation purposes. By 2034, an estimated 118.8 acres should be planned for future park and recreation land uses, totaling 194.1 acres of park and recreation land in Scribner. As new residential neighborhoods continue to be platted, developed and established in the Community, land should be set aside for the provision of trails, playground equipment, athletic fields and natural greenspace purposes.

Existing parks and public facilities/amenities in Scribner should be connected by a safe and efficient sidewalk system. This could also include the development of a City-wide walking/biking trail loop connecting various points of interest in Scribner. **There were 84 Community Opinion Survey participants, or 60 percent of all participants who either agreed or strongly agreed that the sustainability of the City of Scribner could be improved by new and improved park, recreation and trail amenities.** The development of “all-inclusive” park spaces and equipment should be considered within the 10-year planning period.

The Community currently lacks a designated “Senior Center” for senior/elderly-related programs and clinic services. Both, participants of the Community Opinion Survey and members of the Scribner Planning Commission expressed interest in the creation of a new, or use of an existing facility to support senior and elderly related functions. Additionally, senior-only social and educational gatherings were also discussed and should be researched throughout the 10-year planning period of this Comprehensive Plan.



### Future Health, Wellness & Quality of Life Amenities.

Currently, Scribner maintains both a medical clinic and a fitness center in the Downtown. These services are vital to quality of life indicators in the Community and should continue to be supported. It is critical to analyze current capacity of these facilities and be prepared for the expansion of services, should population increase occur. Residents expressed interest in the creation of a local trails system (potentially utilizing the Elkhorn River Dike) and the rehabilitation of sidewalks throughout the Community for the safe transportation of pedestrians.



### Residential Development.

Recent housing development in the City of Scribner has largely consisted of single family residential units for moderate- to upper income households. **While development and construction of these types of units and price points should continue, it is important to be cognizant of the significant need for other housing types, such as multifamily housing, senior independent living housing and workforce housing.**

The Future Land Use Maps developed for this Comprehensive Plan identify areas within the Community of Scribner for new housing construction. The **2024 Community Housing Study** highlights the following housing information, including current tenure and projected housing unit target demand requirements for the next 10 years:

*Currently, an estimated 364 households reside in Scribner, consisting of an estimated 283 owner and 81 renter households. By 2034, owner households will account for an estimated 77.2 percent of all households in the Community.*

*Based on the 2034 “Medium” population projection, the total estimated **housing unit “target” demand** for Scribner, from 2024 to 2034, consist of a total of **32 housing units, including 18 owner and 14 rental units**, at an estimated development cost of **\$8.65 Million** should be constructed in Scribner. **By 2034, the “CGI” population projection of 869 will require the development of 46 housing units (21 owner, 25 rental).***

Additional information regarding target population sectors, price points (products) and land use projections by housing type are presented in the **Community Housing Study**.

The Future Land Use Maps also identify residential growth areas adjacent and beyond the Scribner Corporate Limits for development and eventual annexation into the Community. All residential land needs (acres) would support the housing unit target demand statistics presented in the **Community Housing Study**.

A **Land Use Capacity Matrix**, prepared for this Comprehensive Plan, identifies a slight excess in the number of acres developed for single family housing in Scribner, when compared to National Planning Standards (number of acres developed per 100 population). This includes an estimated 111.8 acres of land currently supporting single family housing. By 2034, a total of 3.8 additional acres of land (up to 115.6 total developed acres) should be developed for single family housing, with up to an additional 7.6 acres planned for new single family residential development; a total of 123.2 acres both developed and planned to maintain the Scribner Planning Standard. This will ensure the Community is consistent in both maintaining its current planning standard and planning for future growth.

For multifamily housing, **the Community of Scribner is experiencing a critical shortfall**, supporting an estimated 5.1 acres for multifamily housing. National Planning Standards recommends an estimated 16.8 acres of land for a Community similar in size to Scribner. By 2034, up to 12.3 additional acres of land could be developed for multifamily housing to meet the National Planning Standard of 17.4 acres. Additionally, 83 percent of Community Opinion Survey participants identified general rental housing as being either “somewhat” or “greatly” needed in the City of Scribner.

### **Commercial & Industrial Development.**

Top responses to new businesses desired in Scribner, as identified by participants of the **Community Opinion Survey** included restaurants, a convenience store and more discount/department stores. All facets of local leadership and community and economic development should continue to target these operations for locations in the Community to serve the local population. Three distinct areas of commercial development exist in Scribner, including the original Downtown, the former Highway 275 Corridor and select access points from the Highway 275 Bypass. Downtown Scribner should be targeted for revitalization of vacated historic buildings that will further enhance this central business/entertainment point of destination. Current vacant land parcels along the former Highway 275 Corridor could be targeted for continued development of local goods-based, automotive-oriented businesses, as well as new, clean industries that support both the agricultural and manufacturing base of Scribner and Dodge County. Lastly, access points along the Highway 275 Corridor at both Fairacres Road and 11<sup>th</sup> Street should be planned for highway commercial development.

While a sufficient amount of land has been developed in Scribner for industrial land uses, additional development in the Scribner Industrial Park and along the Highway 275 Bypass in the northwestern portion of Scribner, along and north of Industrial Road, should be considered for multiple industrial entities. The City will want to consider establishing, via local Zoning Regulations, these industrial land areas for new both clean and light manufacturing industries.

### **Public Utilities & Infrastructure.**

The expansion of public water, sewer and electrical capacity will promote growth and development in Scribner, especially in newly platted subdivisions in close proximity to the Scribner Corporate Limits, or in areas where annexation is of interest to the Community, as per the Scribner Future Land Use Map. Specific projects, including utility distribution and condition studies will not only analyze how the existing infrastructure/utility system serves the current population, but also how they will serve new developments throughout the Community in the wake of annexation and expansion.



### Future Transportation System Needs.

One of the most important transportation issues to be resolved in Scribner is the revitalization of and development along the former Highway 275 Corridor. The Nebraska Department of Transportation is in the process of completing construction on the new Highway 275 Bypass, which travels south, west and northwest of the Community. The former Corridor will be turned over to the City for their use and maintenance. The former Highway Corridor will continue to have an important role in providing a transportation link to the eastern and western portions of the Community; thus, necessary revitalization, paving and beautification efforts should be considered throughout the 10-year planning period.



In addition to the Highway 275 Bypass, access points to the Community should be monitored and enhanced with appropriate safety measures including street and highway lighting and markings, as well as directional signage leading into the Community.

### Alternative Energy Practices.

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as “**Net Metering**.” This Law allows individual residences and businesses to supplement their standard electric service with one, or combinations of multiple alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal. By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Scribner Planning Commission can choose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Conditional Use Permit**, if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations**. Additional initiatives relating to alternative energy policies are discussed in the “**Energy Element**” section of this Comprehensive Plan.

### **3. PROJECT FUNDING/IMPLEMENTATION & PLAN MAINTENANCE/REVIEW.**

#### **Project Funding/Implementation.**

The preservation and growth/development initiatives highlighted in this section all have one common goal; to create a Community that operates in the best interests of health, safety and overall quality of life of both new and existing residents. All facets of community and economic development and governmental leadership will need to seriously consider these and other necessary development and betterment projects as a high priority through 2034 and acquire eligible funding from local, State and Federal funding sources to implement such projects. Funding opportunities are highlighted throughout this Comprehensive Plan.

#### **Plan Maintenance & Review.**

The City of Scribner leadership, including City Council, Planning Commission and staff, in conjunction with the Economic Development Director and local development and funding entities, community development stakeholders and other public entities should regularly review this **Comprehensive Plan**, in an effort to continue efficient, sustainable community development and track progress of meeting specific goals. This can be done by establishing an **annual review process of the Comprehensive Plan**. The **Comprehensive Plan** should be made available to allow for public and private sector review and input. Encourage public participation and involvement in the review process.



# SECTION 4 EXISTING & FUTURE LAND USE PLANNING.



# SECTION 4 EXISTING & FUTURE LAND USE PLANNING.



## INTRODUCTION.

The identification of land use development patterns, which have occurred in Scribner since the adoption of the previous Comprehensive Plan, consists of examining both **existing and future utilization of land** in and around the Community, with the intent of **identifying growth and development areas** in close proximity to the City of Scribner. A discussion of the **environmental and physical characteristics** of Scribner precedes a description and analyses of **existing and future land use** conditions in the City.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices. In Scribner, the major development constraints are associated with the Scribner Dike System, which surrounds the Community from its environs and offers flood protection in the mostly flat terrain of the Community. While the Dike System protects the Community from major flooding events, it also restricts surrounding structural development potential which can inhibit future growth of the Community.



## **THE NATURAL ENVIRONMENT.**

### **SOIL ASSOCIATIONS**

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

The four soil associations depicted in **Illustration 4.1** are the Moody-Nore-Belfore, Zook-Kennebec-Judson, Moody-Thurman-Leisy and Moody-Fillmore **Associations**.

The majority of the lands throughout the Scribner Planning Jurisdiction are associated with the Elkhorn River and Pebble Creek waterways. The entirety of the City of Scribner is located within the regulatory floodway of both waterways, hence the creation of the Scribner Dike System in 1989 that mitigated flood flows around the City.

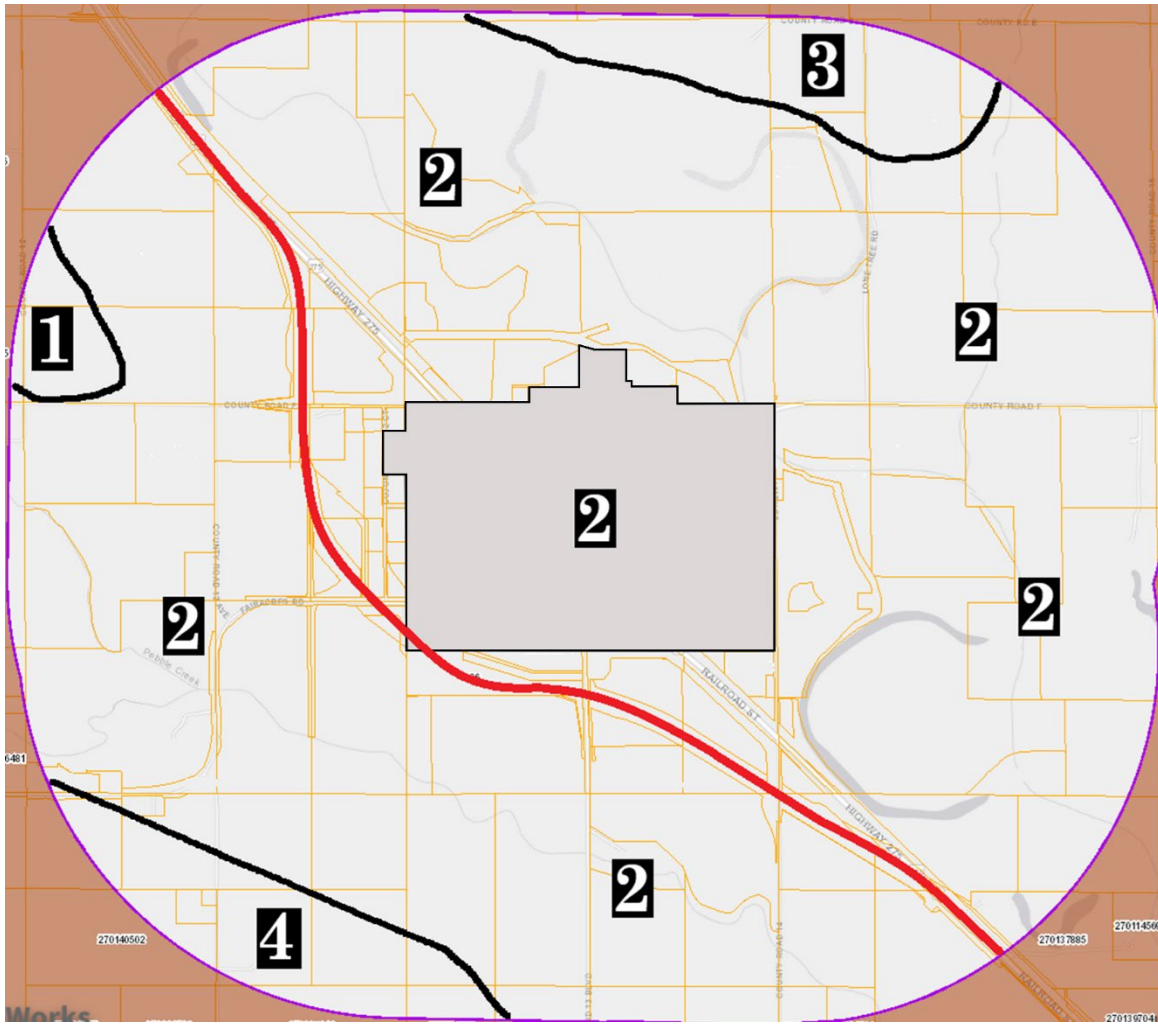
#### **❖ MOODY-NORE-BELFORE ASSOCIATION.**

The **Moody-Nora-Belfore** soils occupy upland hills above the Elkhorn River Valley, including the extreme northwestern portions of the One-Mile Planning Jurisdiction. Soils of this Association are described as ***“Deep, Well-drained, nearly level to moderately steep, silty soils on uplands.”*** Most of the land comprised by this Association throughout Dodge County is cultivated. Sewage lagoons, septic tanks, and leach fields associated with rural dwellings are moderately limited by slow permeability and severely limited where slopes exceed eight percent. Dwellings have moderate limitations due to frost action and high shrink/swell potential.

#### **❖ ZOOK-KENNEBEC-JUDSON ASSOCIATION.**

A large majority of the Scribner One-Mile Planning Jurisdiction, including all land within the Scribner Corporate Limits, are located within the **Zook-Kennebec-Judson** soil association. Soils of this Association are described as ***“Deep, poorly-drained, nearly level to gently sloping, silty and clayey soils on bottomlands and footslopes.”*** Most of the land comprised by this Association throughout Dodge County is cultivated for corn, soybean, alfalfa, wheat and grain sorghum crops. Occasional flooding and soil wetness, due to the underlying water table, are limitations for development in this Association.

**SOIL ASSOCIATIONS**  
**CORPORATE LIMITS**  
**SCRIBNER, NEBRASKA**  
**ILLUSTRATION 4.1**



**LEGEND**

- 1 - MOODY-NORA-BELFORE ASSOCIATION
- 2 - ZOOK-KENNEBEC-JUDSON ASSOCIATION
- 3 - MOODY-THURMAN-LEISY ASSOCIATION
- 4 - MOODY-FILLMORE ASSOCIATION
- ▭ SCRIBNER CORPORATE LIMITS
- SCRIBNER ONE-MILE PLANNING JURISDICTION BOUNDARY
- HIGHWAY 275 EXPRESSWAY CORRIDOR

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**COMMUNITY PLANNING & RESEARCH**

❖ **MOODY-THURMAN-LEISY ASSOCIATION.**

The extreme northern portion of the One-Mile Planning Jurisdiction is included in the **Moody-Thurman-Leisy Association**. Individual soils are generally described as “*Deep, somewhat excessively drained and well-drained, nearly level to moderately sloping, sandy, loamy, and silty soils on uplands.*” These soils are mostly cultivated, with approximately 20 percent of the Association consisting of pasture, hay, and wooded areas.

Although these soils have moderate limitations to the foundations of buildings, they are severely limited to lagoons, septic tanks, and leach fields in areas where slopes exceed seven percent.

❖ **MOODY-FILLMORE ASSOCIATION.**

The extreme southwestern portion of the One-Mile Planning Jurisdiction, is located in the **Moody-Fillmore Association**. The Association is characterized as “*Deep, well drained and poorly drained, nearly level to gently sloping, silty soils on loess uplands.*”

Nearly all acreage within this Association are cultivated for corn, soybean, alfalfa, wheat and grain sorghum crops. Cash grain and livestock farms are able to utilize these soil types. Small areas of tame pastureland for grazing purposes are also evident. Farmland can be irrigated by center pivot. Hazards within this Association include soil erosion in gently sloping areas and ponding of rain water after heavy precipitation.

### WATERSHEDS.

The topography and terrain of Scribner and the Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits, creating areas of nearly level lands on stream terraces. The natural topography of Scribner is nearly level due to its location between the Elkhorn River and Pebble Creek waterways. Rolling hills begin to gently form north of the Elkhorn River and south of Pebble Creek.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Scribner Planning Jurisdiction. The City of Scribner relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the municipal wells. A total of two wells service the Community of Scribner.

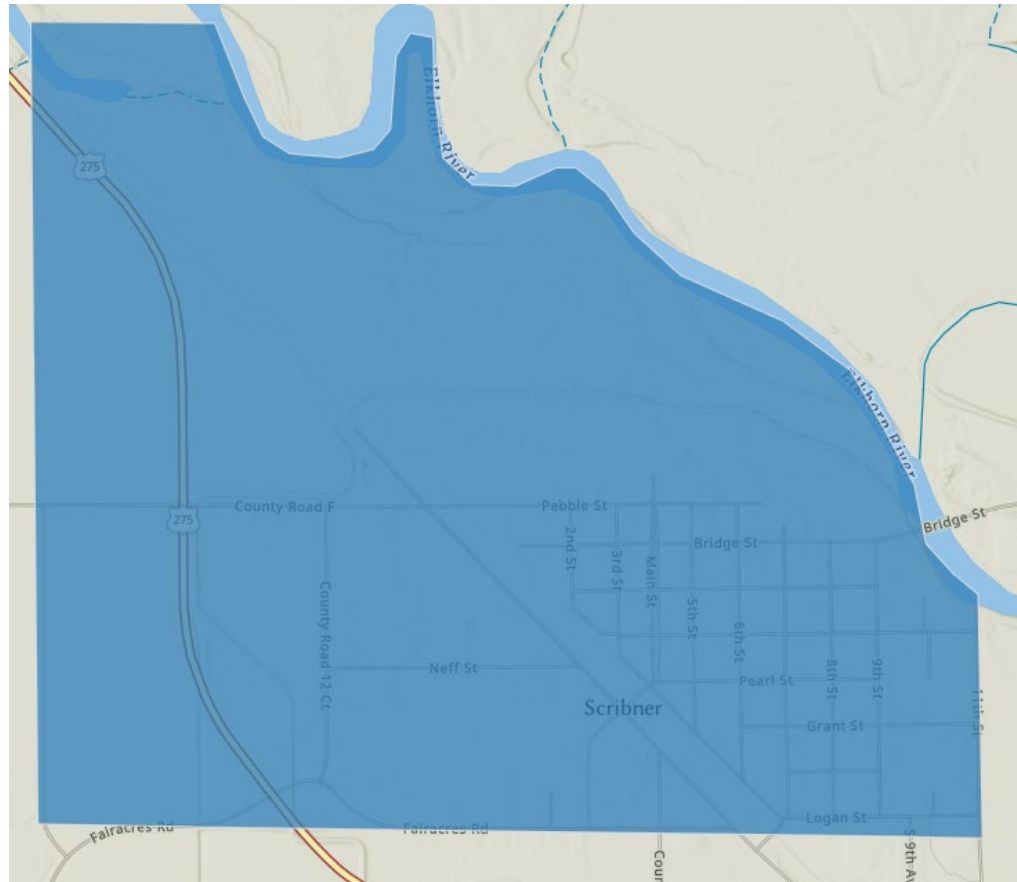
The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Scribner One-Mile Planning Jurisdiction is very important.

### WELLHEAD PROTECTION PROGRAM.

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

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public. The approaches of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

The **Wellhead Protection Area (WHPA)** in the Scribner One-Mile Planning Jurisdiction is highlighted, below.



**CLIMATE.**

The climate of the Scribner area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 18°F in January and maximum of 88°F in July. The total annual precipitation is 28.2 inches, including an annual average snowfall of 29.7 inches. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.



### **THE BUILT ENVIRONMENT.**

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

**Table 4.1, Page 4.8,** highlights an Existing Land Use Capacity Matrix for the City of Scribner. Existing land use for both the Community of Scribner and the One-Mile Planning Jurisdiction are highlighted in **Illustrations 4.2 (Page 4.9)** and **4.3 (Page 4.10)**, respectively. Total land acreage in Scribner is an estimated 417.9 acres and consists of a variety of land uses. The acreage for each land use is divided by 1/100 of the total estimated 2024 population for Scribner (838) to determine the amount of acres per 100 persons in the Community, known as the “Scribner Planning Standard.” This is then compared to the “National Planning Standard” to determine excess or shortfall of required land use designation in the Community.

**Currently, a shortage of land developed to support multifamily residential housing structures exists in Scribner.**

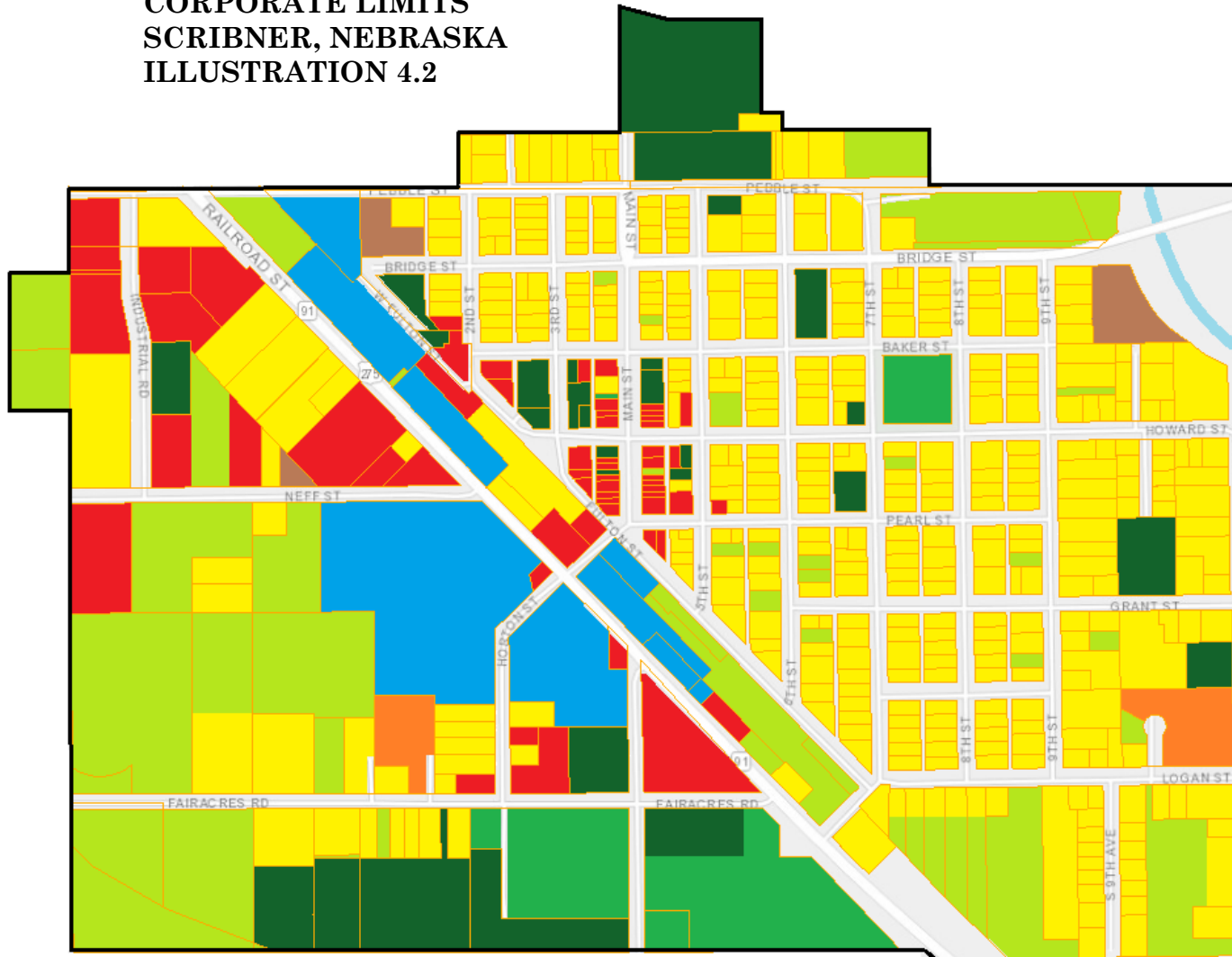
**TABLE 4.1  
EXISTING LAND USE CAPACITY MATRIX  
SCRIBNER, NEBRASKA**

**2024 ESTIMATED POPULATION - 838**











	<b>2024</b>			<b>SCRIBNER PLANNING STANDARD</b>	<b>NATIONAL PLANNING STANDARD</b>
	<b><u>ACRES</u></b>	<b><u>PERCENT</u></b>			
<b>Parks &amp; Rec./Open Space</b>	<b>17.2</b>	<b>4.1 %</b>		<b>2.1</b>	<b>2.0</b>
<b>Public/Quasi-Public</b>	<b>36.0</b>	<b>8.6 %</b>		<b>4.3</b>	<b>2.8</b>
<b>Residential</b>	<b>120.8</b>	<b>28.9 %</b>		<b>14.4</b>	<b>10.0</b>
<i>Single &amp; Two-Family</i>	<i>111.8</i>	<i>26.7 %</i>		<i>13.3</i>	<i>7.5</i>
<i>Multifamily</i>	<i>5.1</i>	<i>1.2 %</i>		<i>0.6</i>	<i>2.0</i>
<i>Mobile Home</i>	<i>3.9</i>	<i>0.9 %</i>		<i>0.5</i>	<i>0.5</i>
<b>Commercial</b>	<b>29.4</b>	<b>7.0 %</b>		<b>3.5</b>	<b>2.4</b>
<b>Industrial</b>	<b>27.3</b>	<b>6.5 %</b>		<b>3.2</b>	<b>2.3</b>
<b>Streets/Alleys</b>	<b>114.0</b>	<b>27.3 %</b>		<b>13.6</b>	<b>9.0</b>
<b>Total Developed</b>	<b>344.7</b>	<b>82.4 %</b>		<b>41.1</b>	<b>28.5</b>
<b>Total Vacant</b>	<b>73.2</b>	<b>17.5 %</b>		<b>8.7</b>	<b>6.5</b>
<i>Developable*</i>	<i>54.6</i>	<i>13.0 %</i>		<i>6.5</i>	<i>6.5</i>
<i>Not Developable</i>	<i>18.6</i>	<i>4.5 %</i>		<i>2.2</i>	<i>NA</i>
<b>Total Acreage</b>	<b>417.9</b>	<b>100.0 %</b>		<b>49.8</b>	<b>35.0</b>

^Based on Net Area Acreage.  
 Note 1: Scribner and National Planning Standards identify number of acres per 100 persons.  
 \*Vacant Land Capable of Development.  
 Source: Hanna:Keelan Associates, 2024.

**EXISTING LAND USE MAP**  
CORPORATE LIMITS  
SCRIBNER, NEBRASKA  
ILLUSTRATION 4.2

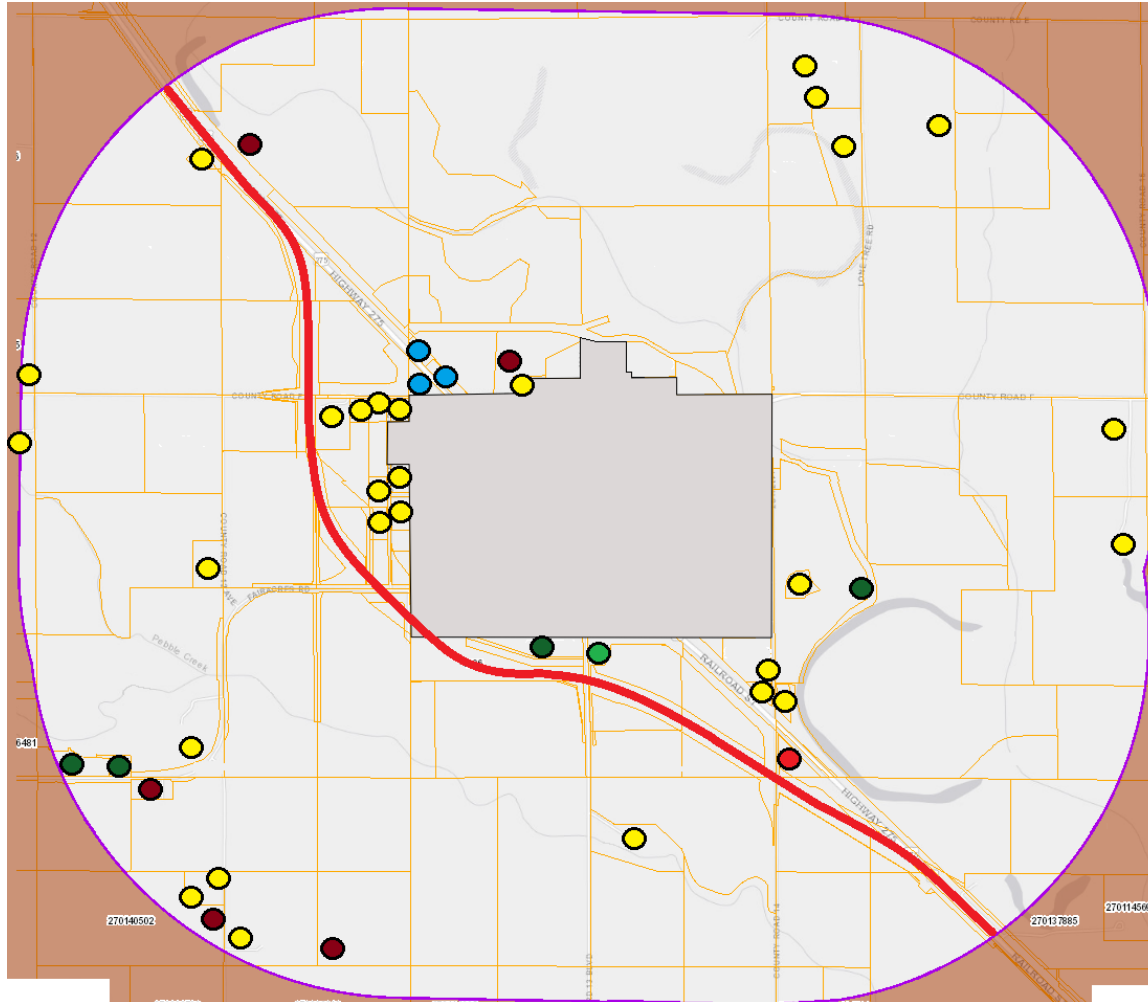


**LEGEND**

-  VACANT/UNDEVELOPED
-  PARK/RECREATION
-  PUBLIC/QUASI-PUBLIC
-  SINGLE & TWO-FAMILY RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  BODY OF WATER
-  CITY OF SCRIBNER CORPORATE LIMITS

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**EXISTING LAND USE MAP**  
PLANNING JURISDICTION  
SCRIBNER, NEBRASKA  
ILLUSTRATION 4.3



**LEGEND**

- PARK/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL/FARMSTEAD
- OTHER STRUCTURE (OUTBUILDING)
- COMMERCIAL
- INDUSTRIAL
- CITY OF SCRIBNER CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION BOUNDARY
- HIGHWAY 275 CORRIDOR/BYPASS

**HANNA:KEELAN ASSOCIATES**  
COMMUNITY PLANNING & RESEARCH

## EXISTING LAND USE OBSERVATIONS.

### **Parks & Recreation.**

The Scribner City Park, Robert Hunt Memorial Family Sports Complex and Spear Memorial Athletic Field comprise all 17.2 acres of park and recreation land uses in Scribner. City Park is located on a full city block in the northeast portion of the Community, while ballfields associated with the sports complex are located along the southern corporate limit boundary. Additional information regarding park amenities and future needs are highlighted in **Section 5** of this **Comprehensive Plan**.



### **Public/Quasi-Public.**

The City of Scribner maintains public and quasi-public land uses that are scattered throughout the Community. Services include but are not limited to City government and public safety offices, education facilities, churches, Scribner Post Office, Library, Dodge County Fairgrounds and Scribner Fire & Rescue. Currently, an estimated 36 acres of land are designated for public/quasi-public land uses. Additional information regarding public/quasi-public amenities and future needs are highlighted in **Section 5** of this **Comprehensive Plan**.



### **Residential.**

Residential development is the most prevalent land use in the City of Scribner, comprising an estimated 120.8 acres, nearly 30 percent of total land area inside the Scribner Corporate Limits. Single family housing units have been the dominant development type in Scribner, comprising an estimated 92.5 percent of all residential land uses. Much of Scribner's new residential housing development has been scattered throughout the Community, generally located in the southwest and northwest portions of Scribner.

## Section 4 Existing & Future Land Use Planning.

The remaining residential land uses in Scribner are designated for multifamily and mobile home residential developments. A total of two multifamily apartment complexes exist in Scribner, utilizing an estimated 5.1 acres of land, well short of the recommended two acres with the National Planning Standard. Mobile homes account for 3.9 acres of developed land in Scribner, matching the National Planning Standard of 0.5 acres per 100 persons in the Community.

### **Commercial.**

Downtown Scribner is home to most of the City's locally-based commercial businesses and professional offices, while agriculture-based businesses and medium to large-scale shop operations, garages and construction businesses exist along and south/west along the former Highway 275 Corridor. Combined, all commercial uses in Scribner utilize an estimated 29.4 acres of land within the Scribner Corporate Limits, or 3.5 acres per 100 persons living in Scribner (above the nationally recommended 2.4 acres per 100 population).



### **Industrial.**

Industrial land uses comprise an estimated 27.3 acres of land within the Scribner Corporate Limits. Industrial operations are largely associated with grain storage elevators owned by Central Valley Ag and Scribner Grain and Lumber. While land designated for Industrial land uses in Scribner is higher than the National Planning Standard recommendation, much of this is due to a few major operations with very high land requirements for operation.

### **Vacant/Undeveloped.**

Vacant/undeveloped land in the City of Scribner totals an estimated 73.2 acres. Much of this vacant land is zoned for either commercial or industrial land uses in the western portion of Scribner, along both the former Highway 275 Corridor and the new Highway 275 Bypass. Additional vacant/undeveloped land areas for residential development are scattered throughout the Community.

### **FUTURE LAND USE & ANNEXATION.**

The City of Scribner, has proposed a goal of implementing appropriate community and economic development initiatives to sustain a “medium” population of **833 people through 2034** and potentially **869 persons by 2034**, via a local “**Community Growth Initiative**”. If met, this growth will require the creation of jobs, housing and the availability of vacant land for development.

**One of Scribner’s biggest challenges is the Community’s “landlocked” status, due to the Scribner Dike System, which limits, but does not eliminate, future annexation of developable land into the Community.**

**Table 4.2, Page 4.15**, highlights the “**Future Land Use Capacity Matrix**” for the City of Scribner, determining necessary land acreage to both maintain the existing “Scribner Planning Standard” and achieve the “National Planning Standard”. An additional 14.8 acres of land could be annexed into the Community, for a total of 432.7 acres to support both the “Community Growth Initiative” population projection (869) and maintain the Scribner Planning Standard. **Additionally, a total of 37.2 acres of vacant and undeveloped agricultural land should be planned/designated for future growth and development in the Community.** The current estimation of 54.6 acres of vacant land capable of development within the corporate limits of Scribner supports the statement that a sufficient amount of land is available for both development and land designation activities in Scribner.

The infill of vacant land within the Corporate Limits of Scribner is highlighted in the Future Land Use Map for the City of Scribner, **Illustration 4.4, Page 4.15**. Land adjacent but outside the Corporate Limits of Scribner, surrounding the current corporate limits to accommodate for the potential, future annexation of all land within the Scribner Dike System, are designated as “growth areas,” and are highlighted in **Illustration 4.5, Page 4.16**.

**TABLE 4.2  
FUTURE LAND USE CAPACITY MATRIX  
SCRIBNER, NEBRASKA**

2034 PROJECTED (MEDIUM) POPULATION - 833

2034 PROJECTED (CGI) POPULATION - 869

	TOTAL ACRES NEEDED (Scribner / National)			Future Land Use Map Scribner Adjusted (Per Note 2)
	2024	2034**	2034***	
<b>Parks &amp; Rec./Open Space</b>	17.2 / 16.8	17.5 / 16.7	18.2 / 17.4	20.2 Acres
<b>Public/Quasi-Public</b>	36.0 / 23.5	35.6 / 23.3	37.4 / 24.3	40.2 Acres
<b>Residential</b>	120.8 / 83.8	120.0 / 83.4	125.1 / 86.9	133.7 Acres
<i>Single &amp; Two-Family</i>	111.8 / 62.9	110.8 / 62.5	115.6 / 65.2	123.2 Acres
<i>Multifamily</i>	5.1 / 16.8	5.0 / 16.7	5.2 / 17.4	5.4 Acres
<i>Mobile Home</i>	3.9 / 4.2	4.2 / 4.2	4.3 / 4.3	5.1 Acres
<b>Commercial</b>	29.4 / 20.1	29.2 / 20.0	30.4 / 20.9	32.4 Acres
<b>Industrial</b>	27.3 / 19.3	26.7 / 19.2	27.8 / 20.0	28.8 Acres
<b>Streets/Alleys</b>	114.0 / 75.4	113.3 / 75.0	118.2 / 78.2	126.6 Acres
<b>Total Developed</b>	344.7 / 238.8	342.3 / 237.6	357.1 / 247.7	381.9 Acres
<b>Total Vacant</b>	73.2 / 54.5	72.5 / 54.1	75.6 / 56.5	36.0 Acres
<i>Developable*</i>	54.6 / 54.5	54.2 / 54.1	56.5 / 56.5	17.4 Acres
<i>Not Developable</i>	18.6 / NA	18.3 / NA	19.1 / NA	18.6 Acres
<b>Total Acreage</b>	417.9 / 293.4	414.6 / 291.7	432.7 / 304.2	417.9 Acres

^Based on Net Area Acreage.

Note 1: Scribner and National Planning Standards identify number of acres per 100 persons.

Note 2: Designated Land Requirements (Future Needs) should include 3x 2024 to 2034 CGI Estimates presented on the Future Land Use Map.

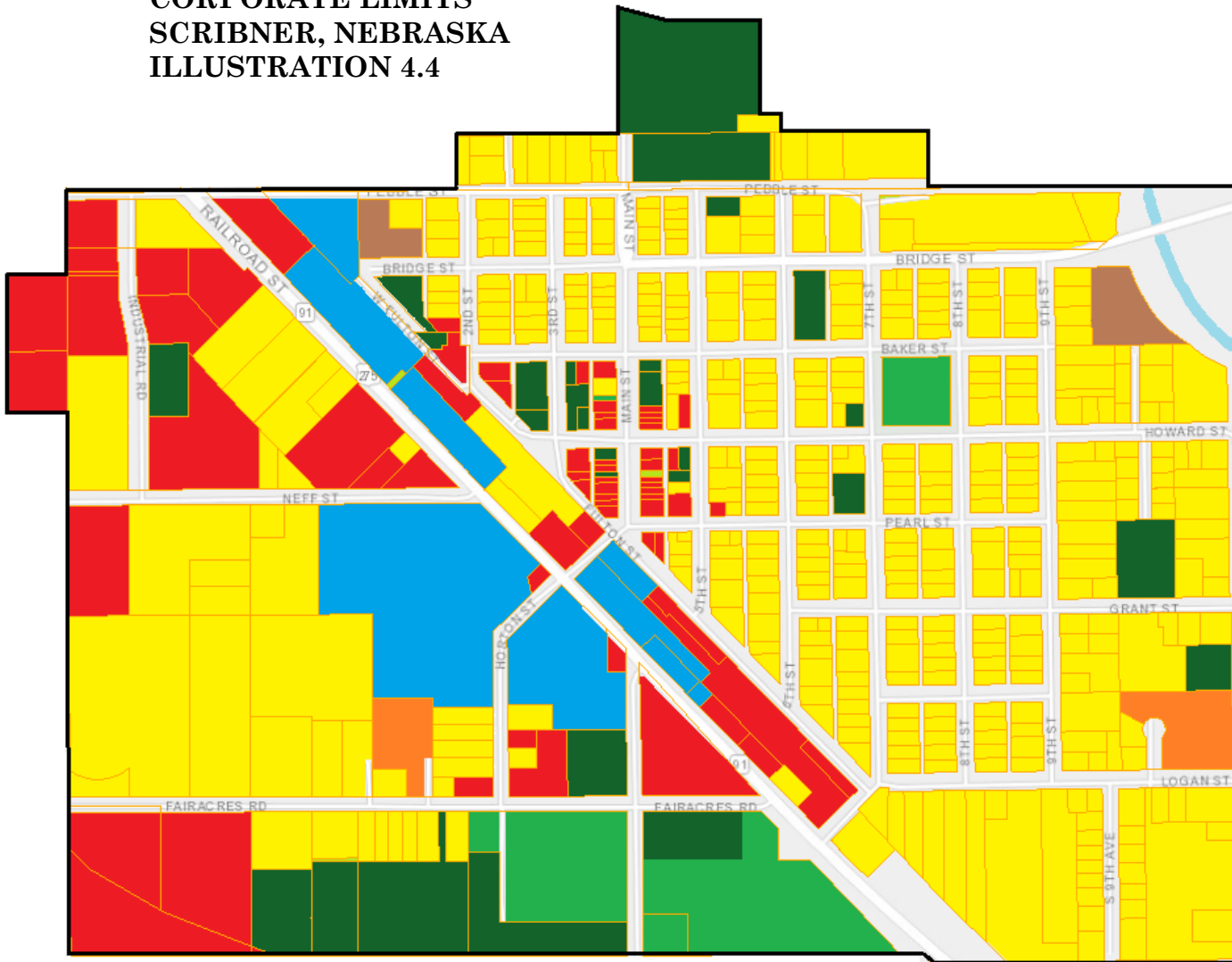
\*Vacant Land Capable of Development.

\*\*Based on Medium Population Projection.










\*\*\*Based on Community Growth Initiative (CGI) Population Projection.

Source: Hanna:Keelan Associates, 2024.

**FUTURE LAND USE MAP**  
CORPORATE LIMITS  
SCRIBNER, NEBRASKA  
ILLUSTRATION 4.4

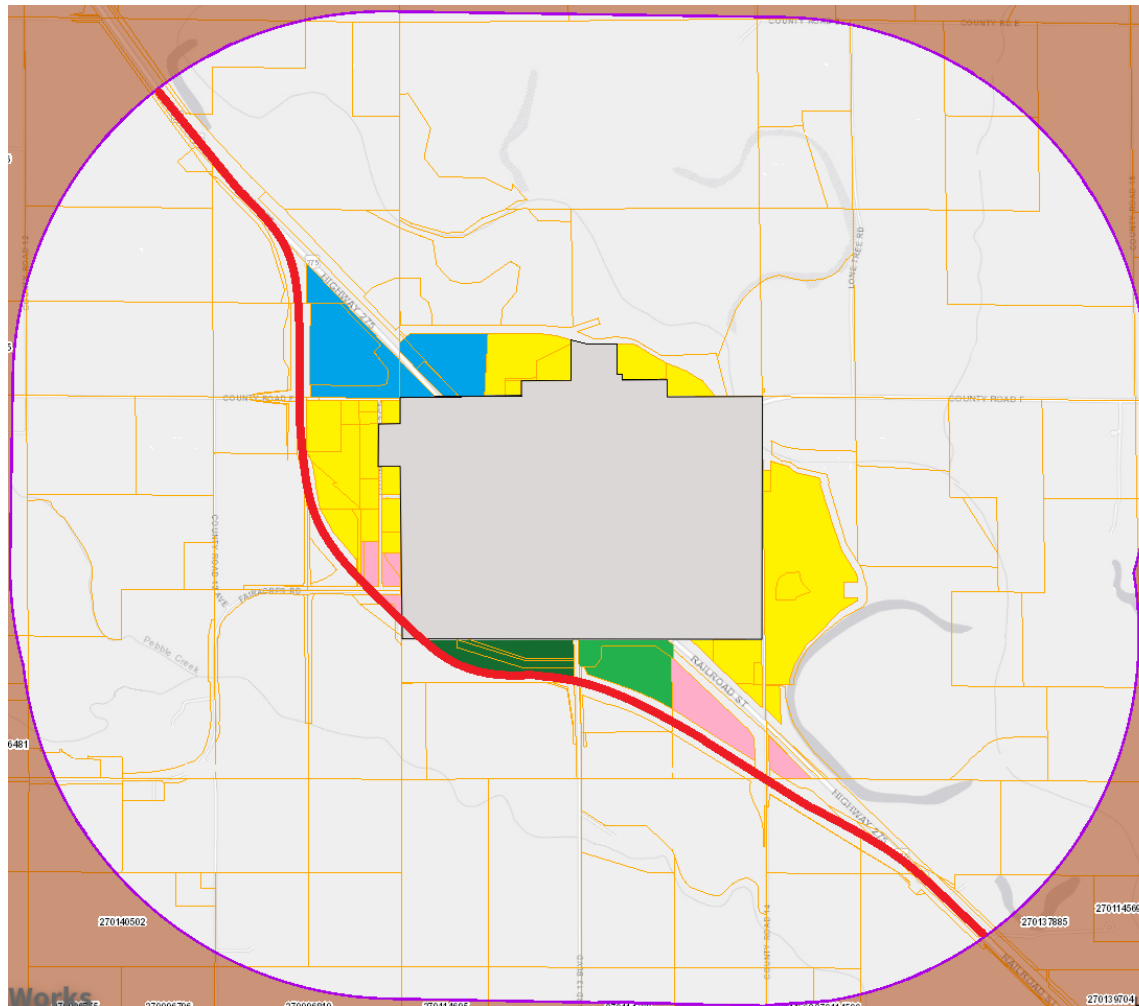


**LEGEND**









-  PARK/RECREATION
-  PUBLIC/QUASI-PUBLIC
-  SINGLE & TWO-FAMILY RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  BODY OF WATER
-  CITY OF SCRIBNER CORPORATE LIMITS

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**FUTURE LAND USE MAP**  
PLANNING JURISDICTION  
SCRIBNER, NEBRASKA  
ILLUSTRATION 4.4



**LEGEND**

-  PARK/RECREATION
-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL/FARMSTEAD
-  COMMERCIAL
-  INDUSTRIAL
-  CITY OF SCRIBNER CORPORATE LIMITS
-  ONE-MILE PLANNING JURISDICTION BOUNDARY
-  HIGHWAY 275 CORRIDOR/BYPASS

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### **Parks & Recreation.**

The City of Scribner should maintain an estimated 20.2 acres of land to support future park and recreation land uses while maintaining the Scribner Planning Standard. This would include increasing the current amount of park and recreation land uses in the Community by three acres. The expansion of existing or creation of new park and recreation land uses are recommended. The Scribner Planning Commission expressed the desire to create new park and recreation facilities, including a potential RV Park, to utilize underdeveloped and undeveloped land in close proximity to the former Highway 275 Corridor and the new Highway 275 Expressway. Additionally, newly-platted residential subdivisions and planned multifamily rental housing programs in Scribner should include dedicated park spaces/amenities for use by the Community.

**A significant number of participants of the Scribner Community Opinion Survey expressed the desire for a City-wide trails system.** This would consist of trails both circling and connecting points of interest within the Community and potentially connecting to existing trails in Dodge County and eastern Nebraska.





### Public/Quasi-Public.

An estimated 40.2 acres of land should be designated to support future public and quasi-public land uses to maintain the Scribner Planning Standard. This would require an additional 4.2 acres of land for designation to support a future public/quasi-public facility.

The City of Scribner should consistently monitor the capacity of its public facilities and services provided to Scribner residents. A growing population will require new and modern technologies and facilities to better serve the Community.



### Residential.

The **Scribner Community Housing Study** identifies an estimated 418 housing units currently exist in Scribner, of which, only 12 are vacant and marketable for sale and eventual occupation. The Housing Study also estimates a Housing Unit "Target" Demand ranging between 32 and 46 housing units required in Scribner by 2034.



To support new housing development, a total of 133.7 acres of land should consist of both developed and planned/designated for residential land use. This would require an additional 12.9 acres of land designated for new residential development. Of the 12.9 designated acres, it is recommended that 11.4 be set aside for single family residential development.



**Multifamily housing is considered a critical need in Scribner**, as the current acreage of such development is lower than what is required by the National Planning Standard. A total of 5.4 acres should be both developed and planned in Scribner by 2034.

**Growth areas for a variety of residential housing developments are identified in all directions surrounding the Community of Scribner, in an effort to support the annexation of all land within the Scribner Dike System.**

**Commercial.**

The City should, at a maximum, maintain 32.4 acres of developed and designated commercial land uses by 2034. Local businesses and professional offices should continue to thrive in Downtown Scribner, while new, large scale commercial operations that support the local population could be developed along the former Highway 275 corridor.

Highway commercial businesses within identified growth areas should take advantage of the accessibility to the newly constructed Highway 275 Bypass. Commercial land uses of this nature should locate at intersections with streets that lead into the Community of Scribner. The best suited land areas for this type of development include the Highway 275 Bypass intersections with County Road 14/11<sup>th</sup> Street and Fairacres Road.

**Industrial.**

An additional 1.5 acres of land should be designated for future industrial development in Scribner, for a total of 28.8 acres both developed and designated in Scribner. It is anticipated that existing industrial land uses will remain in their current locations through 2034. An industrial growth area is highlighted in the northwest portion of the Scribner growth area, as a means of both expanding the existing Scribner Industrial Park and providing highway bypass access to prospective industries.



### **INTENSIVE AGRICULTURAL USES.**

The Scribner Planning Commission recognizes the importance of agricultural practices, including livestock facilities, to the economy of the Community. The expansion of existing livestock confinement operations within the Planning Jurisdiction of the City of Scribner should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited from the Planning Jurisdiction of the City.



### **LAND USE PLAN IMPLEMENTATION.**

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

### ANNEXATION.

Future annexation activities in the City of Scribner, both **voluntary and involuntary**, should occur in the non-agricultural land use areas identified in **Illustrations 4.5**. Land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes, (Neb.Rev. Stat.§16-117). Specifically, if such land, lots, tracts, streets, or highways are contiguous or adjacent and are urban or suburban in character. Agricultural lands that are “rural in character” are not included under such authority. The terms “adjacent” or “contiguous” under §16-118, states that *“contiguous may be present even though a stream, embankment, strip, or parcel of land not more than 200 feet wide lies between the targeted land and the corporate limits of the city.”*

**The City of Scribner should conduct any annexation procedures set forth in Nebraska Revised Statutes 17-405.01 to 17-405.05.**

Documenting that the character of the land proposed for annexation is **“urban or suburban in character” and not “agricultural in nature”** has no clear definitions or thresholds established by State Statues. Although court cases have found that the use of land for agricultural purposes is not *“dispositive of the character of the land, nor does it mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character.”*

Standard planning methodology also advocates:

1. Lands that are planned for the growth of the City are best identified in the Comprehensive Plan of the City, specifically the “Future Land Use Maps.” Lands are identified to support future growth needs for residential, commercial, industrial, parks/recreation and open space.
2. Also, planning practice dictates that if the land is bound on two sides by the Corporate Limits of a City it should be considered for annexation. If it also has municipal water, but not sewer access; or municipal sewer, but not water access, a stronger case for the land being **“urban or suburban in nature”** is made.
3. If the land is bound on three sides by the Corporate Limits of the City and has access to municipal water and sewer service, general planning practice dictates that the land should be annexed.



# SECTION 5

PUBLIC FACILITIES/UTILITIES & TRANSPORTATION.



# SECTION 5 PUBLIC FACILITIES/UTILITIES & TRANSPORTATION.

## INTRODUCTION.

**Section 5** of the **Scribner, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Scribner.

**Public Facilities** identify existing public facilities in Scribner and determine future needs of and desires for pertinent public facilities during the planning period, 2024 to 2034. Public Facilities provide citizens with social, cultural and educational opportunities in Scribner. Facilities in Scribner include, but are not limited to health care, law enforcement, fire protection and recreational facilities such as parks and athletic fields. The locations of these public facilities are identified in the **Scribner Public Facilities Map, Illustration 5.1**.

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

**Transportation** examines the systems that provide for safe travel of pedestrians and automobiles. Quality public facilities, utilities and transportation systems are provided to ensure a high quality of life for all residents of Scribner. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the City, as well as provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and One-Mile Planning Jurisdiction.

**ILLUSTRATION 5.1  
PUBLIC FACILITIES MAP  
SCRIBNER, NEBRASKA**



**SCHOOLS/EDUCATION**

- 1. Scribner-Snyder Community Schools
- 2. Scribner Public Library
- 3. Musbach Museum

**PARKS & RECREATION**

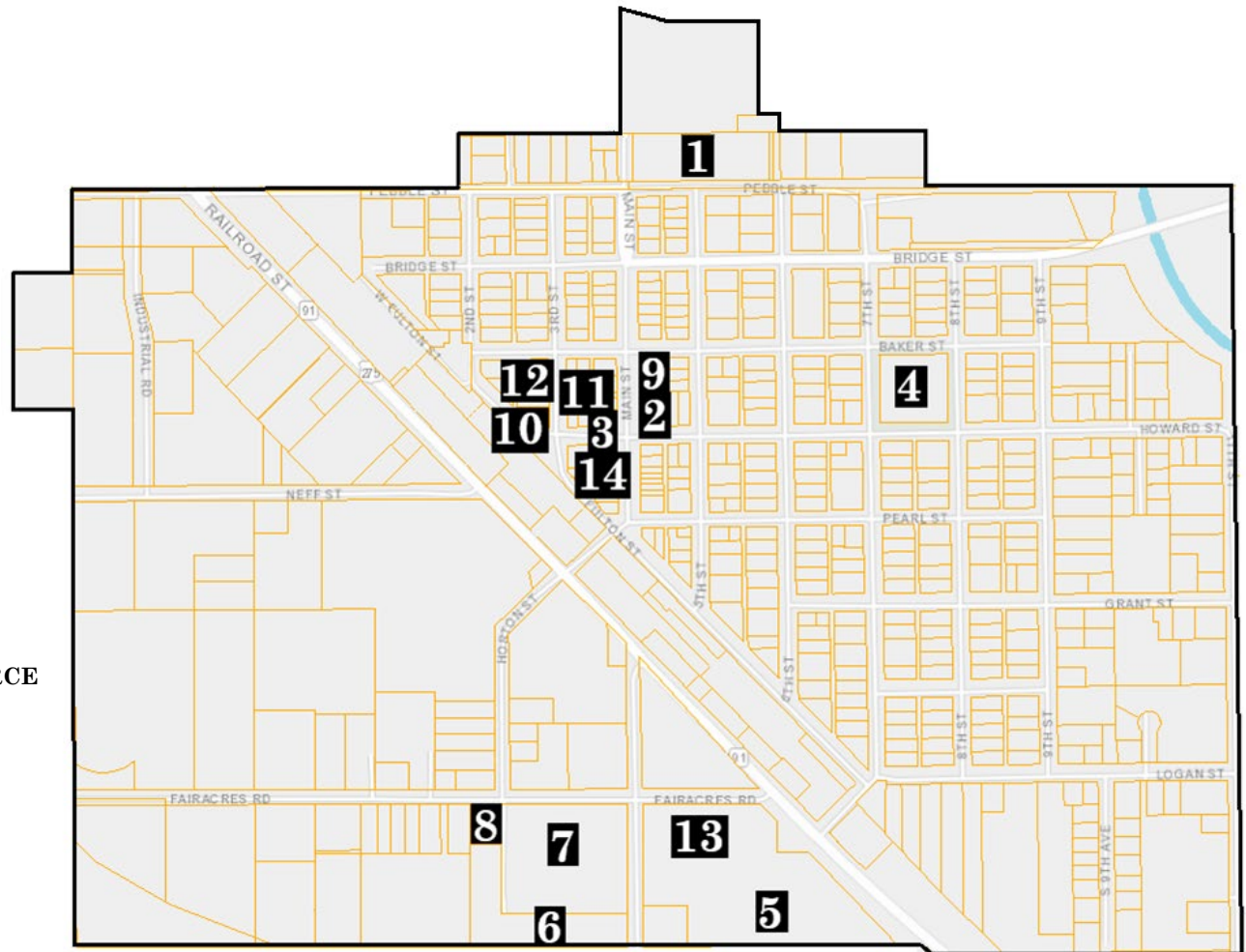
- 4. Scribner City Park
- 5. Robert Hunt Family Sports Complex
- 6. Dodge County Fairgrounds
- 7. Spear Memorial Athletic Field
- 8. Scribner Municipal Pool

**PUBLIC SAFETY, GOVERNMENT & COMMERCE**

- 9. Scribner City Offices
- 10. Scribner Post Office
- 11. Scribner Police Department
- 12. Scribner Fire & Rescue
- 13. Mohr Auditorium

**HEALTH, WELLNESS & ELDERLY SERVICES**

- 14. Franciscan Healthcare – Scribner Clinic



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❖ **EDUCATION – SCRIBNER-SNYDER COMMUNITY SCHOOLS.**

Public school education is a major factor in the quality of life for families that reside in the communities that fall within the boundaries of this education district. Scribner-Snyder Community Schools, in partnership with the Scribner Community, prepares students for a successful future by continually creating relevant learning experiences and focusing on all students' needs. The quality of the education provided by these schools has been attractive to many families relocating to the City of Scribner. It will be important that the School District continues to adapt to the potential growth anticipated within the borders of this Community.



Scribner-Snyder Community Schools are a Class C-1 school district, as identified by the Nebraska School Activities Association. Currently (2024-2025 school year), the district educates a total of 154 students in grades K-12 and employs over 48 staff members. Student enrollment has steadily declined in recent years, with the 2023-2024 school year educating 178 total students and the 2022-2023 school year supporting 171 students. The physical boundaries of Scribner-Snyder Community Schools encompass approximately 119 square miles in north central Dodge County. The district is governed by a seven-member board of education. Scribner-Snyder Community Schools has merged with Logan View Public Schools for all athletic programs and events.

❖ **OTHER AREA EDUCATIONAL FACILITIES.**

Several Colleges and Universities are located within a short distance of Scribner, many of which accept high school credits from District 145 Public Schools. These Colleges and Universities include the following:

- Midland University – Fremont, NE
- Bellevue University – Bellevue, NE
- University of Nebraska Omaha– Omaha, NE
- Nebraska Methodist College – Omaha, NE
- College of Saint Mary – Omaha, NE
- Clarkson College – Omaha, NE
- University of Nebraska Lincoln – Lincoln, NE

❖ **LIBRARY.**

The **Scribner Public Library** is located within the City Offices facility, at 524 Main Street. The Library first opened in the City Offices facility in 2017. The Library averages a monthly circulation of 200 volumes. Staff includes a director and two librarians. A five-member Library Board, each member serving four-year terms, governs decision-making processes. A “Scribner Library Foundation” and “Friends of the Scribner Public Library” also support library funding and advocacy activities.

❖ **MUSEUM.**

The **Musbach Museum** was established in 1973 after a commercial building, owned by Amos Musbach, was donated to the City for the purpose of being converted into a museum. The building is located at 439 Main Street in Downtown Scribner and was constructed in 1884. The Museum contains antique farm machinery, medical equipment and other artifacts dating back to the early German pioneer days of the Community. The Museum is supported by a six-member Board.

❖ **PARKS AND RECREATION.**

The City of Scribner has excellent parks and recreation offerings for the size of the Community. There are currently 17.2 acres of designated park and recreation sites within the Community plus a number of playground locations at various school properties. Many of these parks are located near accessible hiker/ biker trails and have recently seen many improvements and recently constructed amenities as part of the recreation experience of the Community.

❖ **CITY PARKS.**

**Scribner City Park** – This three acre park is located on a City block in northeast Scribner. The Park contains two playground areas, an original bandstand, fireman’s monument, benches, picnic tables, shelters and restroom facilities. The park is also listed as a Nebraska Arboretum Affiliate Site.



**Robert Hunt Family Sports Complex** – Located in southeastern Scribner along County Road 13, the Robert Hunt Family Sports Complex is comprised of three baseball fields (one lighted), playground equipment, concessions building and restrooms. The facilities were reconstructed after a fire in 2018 and are in good to excellent condition.

**Dodge County Fairgrounds** – The Dodge County Fair was relocated from the nearby City of Hooper to Scribner in 1936, replacing what was called the Scribner Stock Show. Camping at the fairgrounds is allowed from May 1<sup>st</sup> through October 1<sup>st</sup>. The Fair is conducted annually during the first week in August with a fair parade, livestock shows, variety contests, carnival rides and concerts. The Fair is managed by an 11-member Fair Board. Buildings on the Fairground site are routinely maintained and are in “good” to “excellent” condition. The Fair Board is discussing the construction of additional building space in the future, funding pending, to expand the Fairground’s capacity.



**Spear Memorial Athletic Field** – Nicknamed “The Hog Yard,” this baseball stadium was constructed in the early 1900s and is located at the southeast corner of Horton Street and Fairacres Road in south central Scribner. This Stadium features wooden bleachers and hosts both local and regional legion baseball games.



**Scribner Municipal Pool** – The local swimming pool is located at 149 Fairacres Road in South Central Scribner and was originally constructed in 1926 and rebuilt in 1974. The pool and bath house were identified by the City as being in “Fair” condition and in need of replacement.

### ❖ GOVERNMENT BUILDINGS.

**City Offices** – The current City Hall of Scribner is located at 524 Main Street in the northern part of Downtown Scribner. All functions of the City are conducted at this facility. The City Offices facility was constructed in 2017 and also supports the Scribner Library. The building is also home to the **Furstenau Community Center**. The City of Scribner Planning Commission and the City Council hold meetings at this facility.

**Post Office** – The Scribner Post Office is located at 501 Third Street in Scribner. The Post Office was constructed in 1966 and was identified by City staff to be in “good” condition.

❖ **PUBLIC SAFETY.**

Public administration facilities are building centers which provide critical services for the efficient functioning of the Community and conduct the business of the government. The critical nature of these services makes the centrally located nature of these buildings an important factor in the health and well-being of the Community members who rely on these services.

**Police** – The City of Scribner maintains its own police force with their main operations located at 508 Third Street. The Police Department utilizes two fully equipped vehicles, one radar sign, one radar trailer and 17 cameras around the Community. Criminals are transported to the Dodge County holding facility in Fremont, as there are no holding cells at the Scribner office.

**Fire & Rescue** – The City of Scribner Fire & Rescue Department covers 93 square miles of Dodge County and consists of 34 volunteer firefighters and 11 EMS volunteers. This includes a Fire Chief, three Assistant Fire Chiefs, one Captain, one Lieutenant. An estimated 50 fire calls and 150 EMS calls are received by Scribner Fire & Rescue. Current vehicular inventory includes three wildland trucks, two ambulances, two pumper trucks and one each of a pumper tanker, tanker, pickup truck, equipment truck, UTV, utility trailer and equipment trailer. Scribner Fire & Rescue maintains an ISO Class 4 rating. The need for more fire and rescue resources was highlighted by City staff in the next 10 years.



❖ **PUBLIC MULTIPURPOSE & HEALTH FACILITIES.**

Medical and elderly services are available to residents of Scribner within a reasonable distance of the Community. The City of Lincoln also provides modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices.

**Mohr Auditorium** – This multi-purpose facility is located in the southeastern portion of Scribner, at 650 County Road 13. The facility was constructed in 1983 and is in “good” condition. The Auditorium is routinely booked for weddings and other large scale events.

Mohr Auditorium is currently undergoing phases of reconstruction. This will include updates to the flooring and repainting. The bathrooms were redone in 2022 and an all new sound system was installed. Construction will begin in 2025 on the front half of the auditorium and include a new serving window and bar area.



**Franciscan Healthcare – Scribner Clinic** – Franciscan Healthcare Scribner Clinic is located at 429 Main Street in Downtown Scribner. The Scribner Clinic provides comprehensive health care for patients in the Community and offers access to skilled nursing and specialty medical needs at their main facility, located in the City of West Point, Nebraska. The 2,375 square foot facility was constructed in 1900 and is in “good” condition.

## **PUBLIC UTILITIES.**

It is the responsibility of any community to provide a sound public infrastructure for its citizens as well as to provide for anticipated growth. Therefore, it is important to coordinate the improvements to public utility systems with the anticipated expansion of this Community. This section describes the existing condition of the public utilities found in the City of Scribner and the potential improvements needed during the planning period for this document.

The City employs a full-time utilities systems and maintenance supervisor to review operations and maintenance of the water distribution system and waste-water distribution system. The City has purchased and maintained equipment for the activities performed by the City to maintain the public owned systems necessary for the well-being of the residents of the Community.

### **❖ WATER SYSTEM.**

The City of Scribner supplies its own water for its residents. The Scribner Waterworks facility is located at 301 Fulton Street, west of Downtown Scribner. All water management and distribution is maintained from this facility. Current water utility infrastructure consists of water mains ranging in size from four to 10 inches in diameter, operating at pressure ranging from 45 to 50psi. Two active production wells exist with the Waterworks facility, with a firm capacity of 500 gallons per minute. Average daily demand in Scribner, from 2019 to 2023, was 86,213 gallons per day, with historic peak demand occurring in 2024, with 244,114 gallons per day. Scribner Waterworks also maintains a 300,000 gallon, above-ground storage tank, located along 11<sup>th</sup> Street, just north of its intersection with Logan Street.

**The City of Scribner submits an annual “Water Quality Report” to the Nebraska Department of Environment and Energy and ensures compliance with the Nebraska Safe Drinking Water Act. As per the most recent (2023) report, no violations were reported.**

❖ **SANITARY SEWER SYSTEM**

The existing Sanitary Sewer System in Scribner is served by a wastewater treatment plant, with storage capacity at an estimated 688,000 gallons per day. Organic capacity of the treatment plant represents 11.9 percent of the original design capacity.

Historic average daily load is 82,991 gallons per day, while maximum daily load is 109,000 gallons per day. The wastewater system in Scribner consists of six and 15 inches in diameter, consisting of a variety of clay tile and PVC piping throughout the City. A new influent grinder is a planned improvement project at the wastewater treatment plant through the duration of this Comprehensive Plan.

❖ **ELECTRIC DISTRIBUTION SYSTEM.**

The City of Scribner owns and maintains electrical infrastructure throughout the Community, with power supplied through the Nebraska Municipal Power Pool. Electric generation and consumption are covered in greater detail in **Section 6** of this **Comprehensive Plan**.

❖ **NATURAL GAS.**

Scribner Municipal Gas the source for natural gas for the residents of the Community.

❖ **INTERNET/CABLE TV.**

Great Plains Communications is the designated provider of cable TV service to the City. Internet and phone services can potentially be bundled with cable service. Both Dish network as well as Direct TV are available for residents who would like to get Satellite Television for their household.

❖ **SOLID WASTE PICKUP.**

Solid waste collection is available to residents and businesses in the City through Waste Connections, a service based in Fremont, Nebraska.

## TRANSPORTATION.

### ❖ EXISTING TRANSPORTATION SYSTEM & VOLUME.

**Illustration 5.2, Page 5.13**, depicts the transportation system in the City of Scribner, combined with traffic volume throughout the Scribner area, including County roads and State highways. The Nebraska Department of Transportation monitors traffic volume throughout the Scribner area. The streets are primarily in a grid network with lower functioning streets connecting to higher volume streets.

The transportation system is comprised of the U.S. Highway 275 Expressway/Bypass around the southern and western portions of the Community and connects Scribner to the nearby Cities of Fremont and West Point, Nebraska, and several smaller Cities along and in close proximity to Scribner. The former Highway 275 Corridor (Railroad Street) will be turned over to the City upon full completion of the Expressway/Bypass. A “Collector” road exists along Pebble Street westward to Fifth Street, traveling southward to Bridge Street and traveling eastward. A second collector exists along County Road 13, South of Scribner. All other streets within the Corporate Limits of Scribner are classified as local streets. Local streets provide transportation throughout the City, while highway and county roads provide transportation from outside the City into the County, adjacent communities and areas beyond.

### ❖ ROAD CLASSIFICATIONS.

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

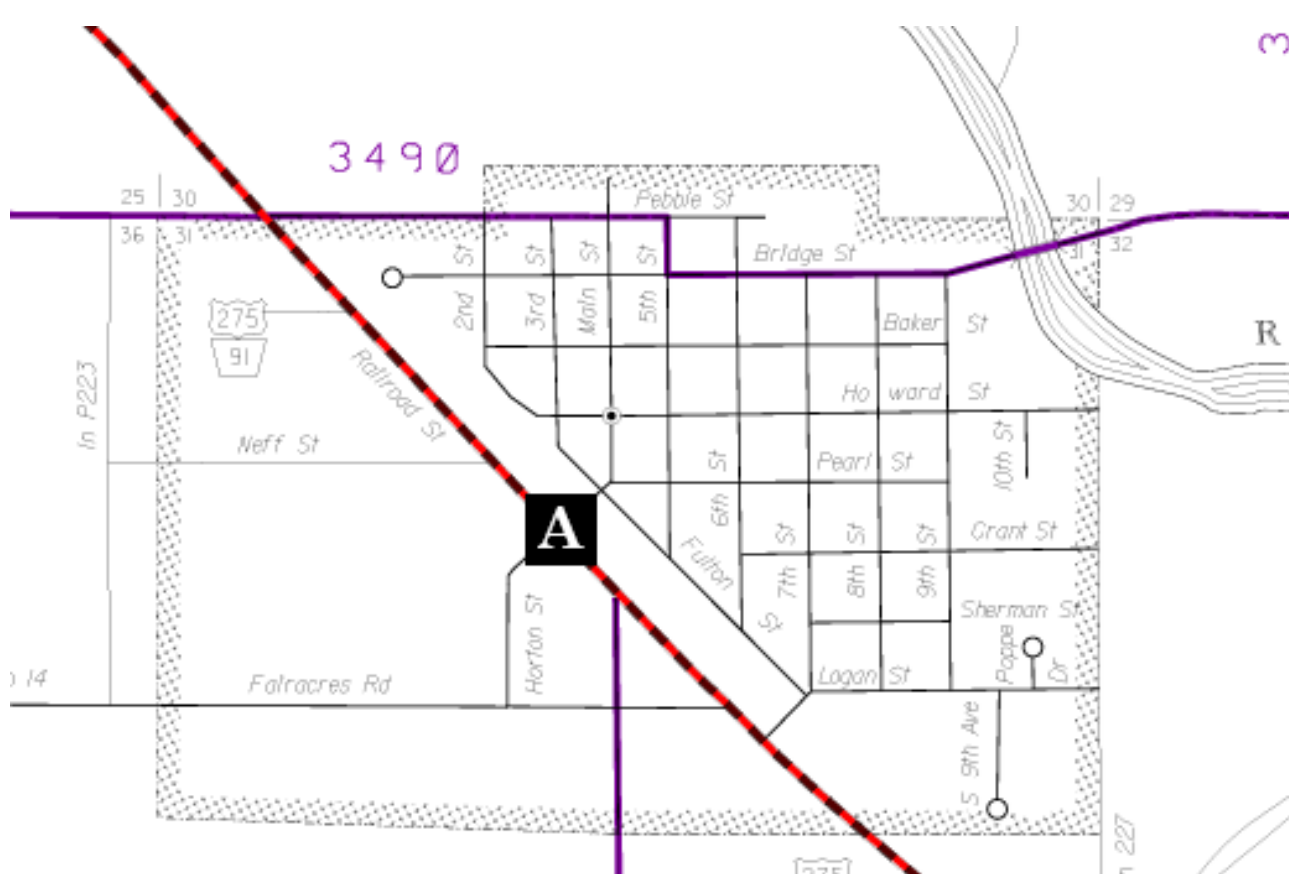
1. **Interstate:** Which shall consist of the federally designated National System of Interstate Defense Highways;
2. **Expressway:** Second in importance to the Interstate. Shall consist of a group of highways following major traffic routes in Nebraska and ultimately should be developed to multilane divided highway standards;
3. **Major Arterial:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances and travel patterns;

4. **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation, or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;
5. **Other Arterial:** Which shall consist of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;
6. **Collector:** Which shall consist of a group of highways which pick up traffic from many local or land-service roads and carry it to community centers or to the arterial systems. These highways are the main school bus routes, mail routes and farm-to-market routes;
7. **Local:** Which shall consist of all remaining rural roads, except minimum maintenance roads;
8. **Minimum Maintenance:** Which shall consist of (a) roads used occasionally by a limited number of people as alternative access roads for area served primarily by local, collector, or arterial roads, or (b) roads which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.
9. The **Rural Highways Classified**, under subdivisions (1) thru (3) of this section should, combined, serve every incorporated municipality having minimum population of 100 inhabitants or sufficient commerce, a part of which will be served by stubs or spurs and along with rural highways classified under subsection (4) of this section, should serve the major recreational areas of the State. Sufficient commerce shall mean a minimum of \$200,000 of gross receipts under the Nebraska Revenue Act of 1967.

#### **FUTURE TRANSPORTATION SYSTEM.**

The future transportation system in the City of Scribner is outlined in the **City of Scribner and State of Nebraska Department of Transportation's One- and Six-Year Road Plan**. Scribner's most recent One-Year Plan is for projects to be undertaken in 2025. The Scribner Six-Year Plan is for projects to be undertaken through 2030, or earlier if funding becomes available. The only road project planned in the next year includes paving County Road F, west of Highway 275. The only road project planned in the next six years is paving along Neff Street, west of Highway 275. Several potential pavement rehabilitation and reconstruction projects are being discussed amongst City leadership.

**ILLUSTRATION 5.2  
TRANSPORTATION SYSTEM/  
AVERAGE ANNUAL TRAFFIC VOLUME  
SCRIBNER, NEBRASKA**



**LEGEND**  
STATE FUNCTIONAL CLASSIFICATION

INTERSTATE .....	
EXPRESSWAY .....	
MAJOR ARTERIAL .....	
OTHER ARTERIAL .....	
COLLECTOR .....	
REMOTE RESIDENTIAL (Rural Only) .....	
MINIMUM MAINTENANCE (Rural Only) .....	
SCENIC RECREATION (Rural Only) .....	
URBANIZED BOUNDARY .....	

All Roads Not Otherwise Indicated Are Classified As Local

**HIGHWAY 275 TRAFFIC VOLUME  
(SEGMENT "A")**

- 2018  
TOTAL VEHICLES: 6,310  
HEAVY COMM. VEHICLES: 945
- 2020  
TOTAL VEHICLES: 5,885  
HEAVY COMM. VEHICLES: 885
- 2023  
TOTAL VEHICLES: 6,090  
HEAVY COMM. VEHICLES: 915



# SECTION 6

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## ENERGY ELEMENT.



# SECTION 6

## ENERGY ELEMENT.

### INTRODUCTION.

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

### PUBLIC POWER DISTRIBUTION.

Energy usage and consumption within the City of Scribner has followed the trends prevalent in the State of Nebraska. Energy utility services are provided to the City by the **Nebraska Municipal Power Pool (NMPP)**. NMPP was created in 1975 as 19 municipal electric utilities pooled their resources to better handle escalating fuel prices while still serving their Communities effectively and efficiently. Today, nearly 150 Nebraska Communities, including the City of Scribner, are members of NMPP. Several Communities in the States of Colorado, Iowa, Kansas, North Dakota and Wyoming are also members of this electrical supply organization.

The passage of legislation in 1981 allowed the formation of the **Municipal Energy Agency of Nebraska (MEAN)**, a wholesale electric supply organization. This organization is a program operated by NMPP. Since its inception, MEAN has relied upon member generation as part of its power supply and, with its growth, has secured additional sources of electric generation from other organizations. Today, MEAN supplies wholesale electricity to 69 Communities in Colorado, Iowa, Nebraska and Wyoming, including the City of Scribner. Collectively, these Communities benefit from local control over power supply options. MEAN Community members have a voting representation and work together to provide the lowest possible rates and achieve reliable, high-quality and economically-efficient electricity and related services.

MEAN participated with the Public Power Generation Agency along with four other regional utilities on the construction of the Whelan Energy Center Unit 2, near Hastings, Nebraska. The 220-megawatt coal-fired plant began operation in May 2011, supplying MEAN with 80 megawatts from the plant. MEAN also has a 50-megawatt, long-term participation power agreement with the **Nebraska Public Power District (NPPD)**. The agreement provides MEAN with energy priced at a fixed rate from NPPD through 2023.

### **SCRIBNER ENERGY CONSUMPTION BY SECTOR.**

**Table 6.1, Page 6.3,** identifies **total energy use and revenue,** based on paid utility bills, for the City of Scribner, Nebraska, from 2019 to 2023. In 2023, a total of 5,298 residential customer bills and 1,553 commercial customer bills were paid, averaging 441.5 residential and 129.4 commercial customer bills per month. On a monthly average, the City generated over \$51,000 in revenue from all residential customers and nearly \$37,000 from commercial customers. An additional monthly average revenue of \$1,847.69 was generated from street light usage in Scribner.

The total number of both residential and commercial customers have increased in Scribner from 2019 to 2023. While residential electricity usage has fluctuated since 2019, commercial electricity usage has steadily decreased. Dawn to dusk light use in Scribner has also decreased since 2019. This can be attributed to more efficient electrical components being used throughout the City, including LED street lighting and an increase in the use of energy efficient household products.

**TABLE 6.1  
TOTAL ENERGY USE & REVENUE  
SCRIBNER, NEBRASKA  
2019-2023**

<u>Year</u>	<u>Residential Customer</u>	<u>Residential Use (kw/h)</u>	<u>Residential Revenue</u>	<u>Commercial Customer</u>	<u>Commercial Use (kw/h)</u>	<u>Commercial Revenue</u>	<u>Dawn/Dusk Light Use</u>	<u>Dawn/Dusk Light Revenue</u>
<b>2019</b>								
Total	5,191	4,990,021	\$613,421.96	1,336	3,790,673	\$464,900.60	154,070	\$22,219.04
Avg.	432.6	415,835.1	\$51,118.50	111.3	315,889.4	\$38,741.72	12,839.2	\$1,851.59
<b>2020</b>								
Total	5,198	5,014,580	\$624,704.97	1,339	3,595,865	\$440,722.48	157,620	\$22,308.11
Avg.	433.2	417,881.6	\$52,058.75	111.6	299,665.4	\$36,726.87	13,135	\$1,859.01
<b>2021</b>								
Total	5,255	4,914,063	\$624,545.67	1,412	3,304,177	\$424,580.91	157,620	\$22,312.80
Avg.	437.9	409,505.2	\$52,045.47	117.6	275,348.1	\$35,381.74	13,135	\$1,859.40
<b>2022</b>								
Total	5,297	5,070,221	\$657,468.51	1,548	3,412,954	\$468,888.61	156,200	\$22,275.33
Avg.	441.4	442,518.4	\$54,789.04	129	284,412.8	\$39,074.05	13,016.6	\$1,856.28
<b>2023</b>								
Total	5,298	4,827,813	\$620,782.53	1,553	3,321,073	\$443,303.88	115,020	\$22,172.22
Avg.	441.5	402,317.75	\$51,731.88	129.4	276,756.1	\$36,941.99	9,585	\$1,847.69

Source: City of Scribner, Nebraska, 2024.

### NEBRASKA STATE-WIDE ENERGY CONSUMPTION.

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. Trends in the Total Energy Consumption for the State of Nebraska, published in the “*2021 Annual State Energy Report*” of the Nebraska Department of Environment and Energy, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each energy type is detailed between 1960 and 2019, as follows:

- ◆ **Coal** consumption has increased from 20 trillion British Thermal Units (BTUs) in 1960 to 240.4 trillion BTUs in 2019. Peak use of coal was reached in 2013, surpassing the previous high set in 2011. The increase through 2013 was attributable to coal energy used to generate electricity.
- ◆ **Natural Gas** consumption has risen and fallen during the 58-year period between 1960 and 2019, beginning at 140.4 trillion BTUs, peaking in 1973 at 230.8 trillion BTUs and, by 2019, declining to 198.8 trillion BTUs.
- ◆ **Diesel Fuel** consumption nearly doubled in Nebraska between 1960 and 2019. Gasoline consumption increased by nearly 29 percent, from 78.8 to 102.4 trillion BTUs, as of 2019, and peaked in 1978 at 116 trillion BTUs.
- ◆ **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTUs. Usage has since increased to 72.6 trillion BTUs as of 2019. The peak use of nuclear power was in 2007 at 115.8 trillion BTUs.

**Renewable energy** consumption has grown, beginning in 1960 at 13.4, and peaking in 2019 at 199.3 trillion BTUs. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels, or ethanol production, began equaling hydropower in 1995. As of 2019, 58.2 percent of all renewable energy produced came from biofuels, 6 percent from hydroelectric, 32.2 percent from wind and 2.8 percent from wood products. Minor amounts came from geothermal and solar energy.

### STATE-WIDE ENERGY CONSUMPTION BY SECTOR.

**Commercial Sector:** The commercial sector includes non-manufacturing business establishments, including energy use by Local, State and Federal governments. Energy use in the commercial sector closely parallels consumer energy use and economic activity in the State of Nebraska. More than 90 percent of all fuel used in the commercial sector was supplied by natural gas and electricity. Although natural gas has historically been the dominant fuel type, recent trends suggest a period of near parity between the two fuel types is likely into the near future. In 2018, a total of 148.3 trillion BTUs were consumed in the commercial sector.

**Residential Sector:** The residential sector consumed 169.2 trillion BTUs in 2019. Natural gas and electricity accounted for 87.3 percent of the total energy use in the residential sector.

**Industrial Sector:** The industrial sector includes manufacturing, construction, mining, forestry and agricultural operations. Energy use in the industrial is more diverse, with natural gas, renewable energy, electricity, coal and a variety of petroleum products all being utilized. The industrial sector consumes more energy than any other sector in the State. In 2019, it accounted for 42 percent, or 376.1 trillion BTUs, of the State's total energy consumption.

**Transportation Sector:** Public and private vehicles, railroads, aircraft and boats are all included in the transportation sector. Motor gasoline and diesel fuel products accounted for 93 percent of the energy use in the transportation sector in 2019. Approximately 206.9 trillion BTUs were used in the transportation sector in 2019.

**Agricultural Sector:** As per the U.S. Department of Agriculture National Agricultural Statistics Service, there were 47,400 farms and ranches on 45.2 million acres in Nebraska in 2017, encompassing 91 percent of the State's total land area. Energy demand information in this sector is not available on a consistent or annual basis. However, energy needs in the agricultural sector is mainly due to irrigation demand. In Nebraska, 3.1 million acres were irrigated in 1966 and has increased to 9.4 million acres in 2020.

### **FUTURE OF ENERGY CONSUMPTION IN NEBRASKA.**

In October, 2024, the Nebraska Chamber Foundation released a report titled “*Nebraska’s Energy Future*” which highlights trends in energy consumption in the State in comparison to regional trends, energy resource and infrastructure throughout the State and projections of energy demand in the future. As per the Report, energy consumption in Nebraska has followed both regional and national trends in that the demand for energy capacity and customer usage has increased, despite the increase in the use of more energy efficient lighting and appliances. Reasons for energy consumption increases include “*onshoring of manufacturing, the expansion of data centers to support advanced cloud computing, Internet of Things applications, web-based commerce and growth in artificial intelligence applications, and growth in cryptocurrency mining.*” The report concludes that challenges in local infrastructure must be addressed, as both the overall State population and energy demands continue to increase, but that the State of Nebraska maintains a system of both reliable and affordable energy.

### **LOCAL ENERGY CONSERVATION POLICIES.**

The most effective means for the City of Scribner to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate. The following is a list of policies to guide energy practices throughout the City:

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

- ◆ Promote the development of vocational education opportunities in the Scribner-Snyder Community Schools, trade schools, Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ❖ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- ❖ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial and industrial (which includes agricultural and public uses).**
  - ◆ Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the City of Scribner One-Mile Planning Jurisdiction.
  - ◆ Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
  - ◆ Implement conservation programs supported by NPPD for its member communities. For example, the ENERGYSMART Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce energy costs.
- ❖ **Increase Building Efficiency.**
  - ◆ Lighting — transition City street lighting to a Light Emitting Diode (LED) system.
  - ◆ Retrofit Residential Buildings — provide incentives and construction advice to the public to expand the restoration of homes including windows, doors, attic ventilation, insulation and alternative energy systems such as solar panels.

- ◆ Retrofit Old Public and Commercial Buildings — provide incentives and construction advice to the public for Restoration Best Management Practices for windows, doors, attic ventilation, insulation, solar panels, lighting.
- ◆ New Construction Codes Implement Best Management Practices (BMPs) to city codes and educate homeowners and realtors.

❖ **Increase Transportation Efficiency.**

- ◆ Seek out funding sources to establish an “Electric / Natural Gas” City Fleet of Vehicles to replace existing older vehicles.
- ◆ Promote Pedestrian Uses — sidewalks, crossing guards.
- ◆ Increase and encourage bicycling; carpooling.
- ◆ Increase residential development density- with parking requirements.
- ◆ Redevelop vacant parcels and/or dilapidated structures.
- ◆ Redevelop older existing neighborhoods by establishing architectural design standards as an overlay district within residential districts of the Scribner Zoning Regulations.

❖ **Plant Urban Forests.**

- ◆ Trees / Urban Forests — provide incentives for city rebate programs to replant new trees. Shade from trees reduce peak electric demands during the summer and provide wind breaks during the winter.
- ◆ Compost brush and trimmings — utilize the Best Management Practices utilized by other communities to provide a public deposit site to compost brush and trimmings.
- ◆ Create a waste wood recycling/composting/energy generation program.

- ◆ Establish and maintain a dead-tree wood recovery and re-use program.

❖ **Support Low Impact Development (LID) and Green Infrastructure Programs.**

- ◆ Specify LID design options in engineering services contracts for subdivision development, storm water and parking lot improvements.
- ◆ Provide continuous education to the City Planning/Zoning Staff, City Administrator and Public Works Staff in the new LID designs and BMPs (Best Management Practices) for operation and maintenance of LID projects.
- ◆ Calculate and track the public and private construction and life cycle cost savings for LID projects.
- ◆ Promote Water Conservation through use of low impact lawn care, rain barrels, alternatives to paved driveways, gray water & potable water systems and xeriscaping.
- ◆ Require LID and Green Infrastructure Storm Water Detention and urban forestry practices in Subdivision Agreements.
- ◆ Provide incentives to the public and developers to expand energy efficiency, LID and Green Infrastructure, within the annual City Budget.

❖ **Create a Zero Waste Community.**

- ◆ Reduce waste disposal with a 10-year Zero Waste strategy in support of achieving 90 percent resource recovery (recycling, reuse, repair, composting, redesign).
- ◆ Provide universal access to curbside recycling services for all residential dwellings and businesses.
- ◆ Gather annual data on waste disposal and resource recovery by volume.
- ◆ Provide access to recycling in public areas and major Community events.

- ◆ Establish designated public drop-off sites and promote the benefits of recycling facilities and develop the most efficient collection and transport of recycled materials possible.
- ◆ Support creation of publicly owned Zero Waste facilities, including contracting approaches for private operations, or explore public-private partnership opportunities for Zero Waste infrastructure and services.
- ◆ Provide Community Gardens & Composting — divert organic compost to a local compost operation.
- ◆ Establish education and awareness campaigns promoting the benefits of Zero Waste for the local economy, the environment and public health.



# APPENDIX I

## SCRIBNER SURVEY RESULTS.



**SCRIBNER, NEBRASKA COMMUNITY OPINION SURVEY RESULTS**

1. How long have you lived in Scribner?

Answer Choice	Response Count	Response Percentage
Less than 1 Year	2	1%
1-5 Years	28	18%
6-10 Years	26	17%
11-20 Years	23	15%
21+ Years	58	38%
I do not live in Scribner	13	8%
Total Responses	150	

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

Answer Choice	Response Count	Response Percentage
One	13	8%
Two	57	38%
Three	23	15%
Four	26	17%
Five	22	14%
Six or More	8	5%
Total Responses	149	

Appendix I  
Scribner Survey Results.

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

Less Than 18 Years

Answer Choice	Response Count	Response Percentage
1	25	36%
2	20	29%
3	15	22%
4	5	7%
5	3	4%
Mean	2.13	
Median	2	
Total Responses	68	

18 to 24 Years

Answer Choice	Response Count	Response Percentage
1	19	67%
2	8	28%
3	1	3%
4	0	0%
5	0	0%
Mean	1.36	
Median	1	
Total Responses	28	

## Appendix I Scribner Survey Results.

### 25 to 34 Years

Answer Choice	Response Count	Response Percentage
1	12	34%
2	20	57%
3	1	2%
4	0	0%
5	2	5%
Mean	1.86	
Median	2	
Total Responses	35	

### 35 to 44 Years

Answer Choice	Response Count	Response Percentage
1	21	47%
2	23	52%
3	0	0%
4	0	0%
5	0	0%
Mean	1.52	
Median	2	
Total Responses	44	

## Appendix I Scribner Survey Results.

### 45 to 54 Years

Answer Choice	Response Count	Response Percentage
1	17	44%
2	20	52%
3	0	0%
4	1	2%
5	0	0%
Mean	1.61	
Median	2	
Total Responses	38	

### 55 to 64 Years

Answer Choice	Response Count	Response Percentage
1	16	50%
2	12	37%
3	1	3%
4	1	3%
5	2	6%
Mean	1.78	
Median	1.5	
Total Responses	32	

## Appendix I Scribner Survey Results.

### 65 to 74 Years

Answer Choice	Response Count	Response Percentage
1	10	29%
2	19	55%
3	1	2%
4	0	0%
5	4	11%
Mean	2.09	
Median	2	
Total Responses	34	

### 75 to 81 Years

Answer Choice	Response Count	Response Percentage
1	5	38%
2	8	61%
3	0	0%
4	0	0%
5	0	0%
Mean	1.62	
Median	2	
Total Responses	13	

## Appendix I Scribner Survey Results.

### 82+ Years

Answer Choice	Response Count	Response Percentage
1	7	77%
2	2	22%
3	0	0%
4	0	0%
5	0	0%
Mean	1.22	
Median	1	
Total Responses	9	

### 4. Please identify your employment status.

Answer Choice	Response Count	Response Percentage
Employed in Scribner.	55	36%
Employed and travel outside of Scribner.	47	31%
Work from Home.	9	6%
Unemployed.	6	4%
Unemployed and seeking employment.	1	0%
Retired.	32	21%
Total Responses	150	

### 5. What new public recreational opportunities should be considered for Scribner?

Look into seeing if the corp of engineers would allow a sidewalk or some sort of rock surface on the dike for a walking path/nature trail/exercise area

Soccer fields, tennis & basketball courts, paved walking trail, theater.

Paved walking trail, new swimming pool, senior center.

Total Responses 93

**Appendix I  
Scribner Survey Results.**

6. What three new businesses would you like to see in Scribner?

promote businesses combining together to ensure profitability and longevity. For example, the hardware store is closing. For example, pharmacy and drugstore, or grocery and hardware. DG and Walmart make \$ by selling all sorts do things, not just1

Fast food, full service gas station, clothing store.

Truck stop, variety store, Bed and Breakfast.

Total Responses 98

7. What three public services would you like to see offered in the City of Scribner that are currently not available? (Ex. Internet, improved utilities, etc.).

Improve internet

Better internet and utilities, especially water.

Senior Center, Recycling center, better internet.

Total Responses 91

8. Please rate the quality/availability of the following Community

Services & Public Facilities in or around your Town. (4 = Excellent, 3 = Good, 2 = Fair, 1 = Poor).

Church

Answer Choice	Response Count	Response Percentage
1	6	4%
2	6	4%
3	45	31%
4	85	59%
Mean	3.47	
Median	4	
Total Responses	142	

Appendix I  
Scribner Survey Results.

Grocery Store		
Answer Choice	Response Count	Response Percentage
1	24	16%
2	53	35%
3	47	31%
4	25	16%
Mean	2.49	
Median	2	
Total Responses	149	

Pharmacy		
Answer Choice	Response Count	Response Percentage
1	2	1%
2	18	12%
3	51	34%
4	76	51%
Mean	3.37	
Median	4	
Total Responses	147	

Fire Protection		
Answer Choice	Response Count	Response Percentage
1	1	0%
2	4	2%
3	20	13%
4	123	83%
Mean	3.79	
Median	4	
Total Responses	148	

Appendix I  
Scribner Survey Results.

City office

Answer Choice	Response Count	Response Percentage
1 ( )	3	2%
2	10	6%
3	38	25%
4 ( )	97	65%
Mean	3.55	
Median	4	
Total Responses	148	

Parks/Recreation

Answer Choice	Response Count	Response Percentage
1	5	3%
2	16	10%
3	57	39%
4	68	46%
Mean	3.29	
Median	3	
Total Responses	146	

Answer Choice	Response Count	Response Percentage
1	7	4%
2	14	9%
3	48	33%
4	73	51%
Mean	3.32	
Median	4	
Total Responses	142	

## Appendix I Scribner Survey Results.

### Garbage Collection

Answer Choice	Response Count	Response Percentage
1	5	3%
2	10	6%
3	56	38%
4	76	51%
Mean	3.38	
Median	4	
Total Responses	147	

### Local Government

Answer Choice	Response Count	Response Percentage
1	18	12%
2	21	14%
3	56	38%
4	51	34%
Mean	2.96	
Median	3	
Total Responses	146	

### Cable TV

Answer Choice	Response Count	Response Percentage
1	40	28%
2	41	28%
3	42	29%
4	19	13%
Mean	2.28	
Median	2	
Total Responses	142	

**Appendix I  
Scribner Survey Results.**

Public (Senior) Transit

Answer Choice	Response Count	Response Percentage
1 ( )	93	72%
2	23	17%
3	9	6%
4 ( )	4	3%
Mean	1.41	
Median	1	
Total Responses	129	

Discount/Variety Store

Answer Choice	Response Count	Response Percentage
1	82	59%
2	28	20%
3	15	10%
4	13	9%
Mean	1.7	
Median	1	
Total Responses	138	

Downtown Businesses

Answer Choice	Response Count	Response Percentage
1	11	7%
2	31	21%
3	73	50%
4	30	20%
Mean	2.84	
Median	3	
Total Responses	145	

## Appendix I Scribner Survey Results.

### Senior Center

Answer Choice	Response Count	Response Percentage
1	105	81%
2	10	7%
3	5	3%
4	9	6%
Mean	1.36	
Median	1	
Total Responses	129	

### Post Office

Answer Choice	Response Count	Response Percentage
1	3	2%
2	21	14%
3	61	41%
4	61	41%
Mean	3.23	
Median	3	
Total Responses	146	

### Restaurants/Cafes

Answer Choice	Response Count	Response Percentage
1	8	5%
2	29	20%
3	52	35%
4	56	38%
Mean	3.08	
Median	3	
Total Responses	145	

## Appendix I Scribner Survey Results.

### Convenience Stores

Answer Choice	Response Count	Response Percentage
1	39	27%
2	42	29%
3	33	23%
4	29	20%
Mean	2.36	
Median	2	
Total Responses	143	

### Streets/Sidewalks

Answer Choice	Response Count	Response Percentage
1	15	10%
2	38	25%
3	58	39%
4	36	24%
Mean	2.78	
Median	3	
Total Responses	147	

### Utilities

Answer Choice	Response Count	Response Percentage
1	37	25%
2	46	31%
3	44	30%
4	19	13%
Mean	2.31	
Median	2	
Total Responses	146	

## Appendix I Scribner Survey Results.

### Retail Goods/Services

Answer Choice	Response Count	Response Percentage
1	35	25%
2	50	36%
3	31	22%
4	20	14%
Mean	2.26	
Median	2	
Total Responses	136	

### Employment Opportunities

Answer Choice	Response Count	Response Percentage
1	52	36%
2	58	40%
3	23	16%
4	10	6%
Mean	1.94	
Median	2	
Total Responses	143	

### Recycling/Garbage Service

Answer Choice	Response Count	Response Percentage
1	35	25%
2	36	25%
3	37	26%
4	31	22%
Mean	2.46	
Median	2	
Total Responses	139	

## Appendix I Scribner Survey Results.

### Repair Services

Answer Choice	Response Count	Response Percentage
1	16	11%
2	38	26%
3	54	38%
4	34	23%
Mean	2.75	
Median	3	
Total Responses	142	

### Entertainment/Theater

Answer Choice	Response Count	Response Percentage
1	105	78%
2	23	17%
3	2	1%
4	4	2%
Mean	1.29	
Median	1	
Total Responses	134	

### Library

Answer Choice	Response Count	Response Percentage
1	3	2%
2	6	4%
3	32	22%
4	103	71%
Mean	3.63	
Median	4	
Total Responses	144	

## Appendix I Scribner Survey Results.

### Medical Clinic

Answer Choice	Response Count	Response Percentage
1	7	4%
2	34	24%
3	51	36%
4	49	34%
Mean	3.01	
Median	3	
Total Responses	141	

### Banks

Answer Choice	Response Count	Response Percentage
1	14	9%
2	22	15%
3	48	32%
4	62	42%
Mean	3.08	
Median	3	
Total Responses	146	

### Schools

Answer Choice	Response Count	Response Percentage
1	19	13%
2	18	12%
3	36	25%
4	69	48%
Mean	3.09	
Median	3	
Total Responses	142	

## Appendix I Scribner Survey Results.

### Child Care Opportunities

Answer Choice	Response Count	Response Percentage
1	117	84%
2	15	10%
3	2	1%
4	4	2%
Mean	1.22	
Median	1	
Total Responses	138	

### Internet/Telecommunications

Answer Choice	Response Count	Response Percentage
1	45	31%
2	50	34%
3	28	19%
4	21	14%
Mean	2.17	
Median	2	
Total Responses	144	

### Affordable Youth Activities

Answer Choice	Response Count	Response Percentage
1	75	55%
2	37	27%
3	13	9%
4	9	6%
Mean	1.67	
Median	1	
Total Responses	134	

**Appendix I  
Scribner Survey Results.**

9. Check all that apply.

Answer Choice	Response Count	Response Percentage
I am a graduate of Scribner-Snyder Community Schools.	47	31%
I have children attending Scribner-Snyder Community Schools.	39	26%
Public Schools were a factor in my decision to locate in Scribner.	31	20%
Not Applicable.	53	35%
Total Responses	148	

10. Are there sufficient and safe routes to School for children?

Answer Choice	Response Count	Response Percentage
Yes	111	80%
No	27	19%
Total Responses	138	

11. Would you recommend Scribner-Snyder Community Schools to others?

Answer Choice	Response Count	Response Percentage
Yes	107	75%
No	34	24%
Total Responses	141	

12. Which Transportation items need to be addressed in Scribner?

Traffic Safety Improvements

Answer Choice	Response Count	Response Percentage
Not Needed	55	39%
Somewhat Needed	63	44%
Greatly Needed	23	16%
Mean	1.77	
Total Responses	141	

## Appendix I Scribner Survey Results.

### Pedestrian/Trails Connections

Answer Choice	Response Count	Response Percentage
Not Needed	37	26%
Somewhat Needed	52	36%
Greatly Needed	53	37%
Mean	2.11	
Total Responses	142	

### School Traffic Circulation

Answer Choice	Response Count	Response Percentage
Not Needed	56	41%
Somewhat Needed	48	35%
Greatly Needed	30	22%
Mean	1.81	
Total Responses	134	

### Improved Traffic Control Signals/Signage

Answer Choice	Response Count	Response Percentage
Not Needed	60	43%
Somewhat Needed	46	33%
Greatly Needed	31	22%
Mean	1.79	
Total Responses	137	

### Improved/Established Truck Routes

Answer Choice	Response Count	Response Percentage
Not Needed	56	40%
Somewhat Needed	48	34%
Greatly Needed	34	24%
Mean	1.84	
Total Responses	138	

**Appendix I  
Scribner Survey Results.**

Highway Corridor Enhancement

Answer Choice	Response Count	Response Percentage
Not Needed	49	35%
Somewhat Needed	50	36%
Greatly Needed	39	28%
Mean	1.93	
Total Responses	138	

Transportation Shuttle to West Point

Answer Choice	Response Count	Response Percentage
Not Needed	47	34%
Somewhat Needed	48	35%
Greatly Needed	41	30%
Mean	1.96	
Total Responses	136	

Transportation Shuttle to Fremont

Answer Choice	Response Count	Response Percentage
Not Needed	44	32%
Somewhat Needed	44	32%
Greatly Needed	49	35%
Mean	2.04	
Total Responses	137	

**Appendix I**  
**Scribner Survey Results.**

13. The appearance of the City of Scribner can be improved with...

Street & Pedestrian Lighting

Answer Choice	Response Count	Response Percentage
Strongly Disagree	7	4%
Disagree	19	12%
Neutral/No Opinion	67	45%
Agree	30	20%
Strongly Agree	24	16%
Mean	3.31	
Total Responses	147	

Special Sales, Events and Welcome Banners

Answer Choice	Response Count	Response Percentage
Strongly Disagree	13	8%
Disagree	14	9%
Neutral/No Opinion	45	30%
Agree	50	34%
Strongly Agree	24	16%
Mean	3.4	
Total Responses	146	

Crosswalk Enhancements (Pedestrian signals etc.)

Answer Choice	Response Count	Response Percentage
Strongly Disagree	17	11%
Disagree	18	12%
Neutral/No Opinion	61	42%
Agree	27	19%
Strongly Agree	19	13%
Mean	3.09	
Total Responses	142	

## Appendix I Scribner Survey Results.

### Street Trees, Benches & Landscaping

Answer Choice	Response Count	Response Percentage
Strongly Disagree	12	8%
Disagree	18	12%
Neutral/No Opinion	50	35%
Agree	38	26%
Strongly Agree	23	16%
Mean	3.3	
Total Responses	141	

### Pedestrian Seating Areas

Answer Choice	Response Count	Response Percentage
Strongly Disagree	24	16%
Disagree	26	18%
Neutral/No Opinion	57	39%
Agree	23	16%
Strongly Agree	13	9%
Mean	2.83	
Total Responses	143	

### Vehicular Traffic Safety

Answer Choice	Response Count	Response Percentage
Strongly Disagree	14	9%
Disagree	25	17%
Neutral/No Opinion	65	45%
Agree	22	15%
Strongly Agree	16	11%
Mean	3.01	
Total Responses	142	

## Appendix I Scribner Survey Results.

### Directional/Wayfinding Signage

Answer Choice	Response Count	Response Percentage
Strongly Disagree	14	9%
Disagree	18	12%
Neutral/No Opinion	56	39%
Agree	30	21%
Strongly Agree	23	16%
Mean	3.21	
Total Responses	141	

### Restoration/Preservation of Historic Buildings/Housing

Answer Choice	Response Count	Response Percentage
Strongly Disagree	13	9%
Disagree	9	6%
Neutral/No Opinion	34	23%
Agree	40	27%
Strongly Agree	48	33%
Mean	3.7	
Total Responses	144	

### Gateway Entrance Signage and Advertising

Answer Choice	Response Count	Response Percentage
Strongly Disagree	13	9%
Disagree	16	11%
Neutral/No Opinion	24	16%
Agree	39	27%
Strongly Agree	52	36%
Mean	3.7	
Total Responses	144	

## Appendix I Scribner Survey Results.

### Design Guidelines for Facades, Awnings, etc.

Answer Choice	Response Count	Response Percentage
Strongly Disagree	20	14%
Disagree	16	11%
Neutral/No Opinion	58	41%
Agree	30	21%
Strongly Agree	16	11%
Mean	3.04	
Total Responses	140	

### Nuisance Enforcement/Property clean-up.

Answer Choice	Response Count	Response Percentage
Strongly Disagree	7	4%
Disagree	11	7%
Neutral/No Opinion	20	13%
Agree	30	20%
Strongly Agree	76	52%
Mean	4.09	
Total Responses	144	

### Housing Development/Rehabilitation

Answer Choice	Response Count	Response Percentage
Strongly Disagree	10	6%
Disagree	11	7%
Neutral/No Opinion	35	24%
Agree	38	26%
Strongly Agree	49	34%
Mean	3.73	
Total Responses	143	

**Appendix I**  
**Scribner Survey Results.**

14. The sustainability of the City of Scribner can be improved with...

Improved Streets, Sidewalks & Alleys

Answer Choice	Response Count	Response Percentage
Strongly Disagree	5	3%
Disagree	13	8%
Neutral/No Opinion	60	41%
Agree	26	17%
Strongly Agree	41	28%
Mean	3.59	
Total Responses	145	

Additional Pedestrian Safety Measures

Answer Choice	Response Count	Response Percentage
Strongly Disagree	11	7%
Disagree	17	11%
Neutral/No Opinion	69	48%
Agree	23	16%
Strongly Agree	22	15%
Mean	3.2	
Total Responses	142	

Burying Overhead Utility Lines

Answer Choice	Response Count	Response Percentage
Strongly Disagree	12	8%
Disagree	12	8%
Neutral/No Opinion	47	33%
Agree	33	23%
Strongly Agree	37	26%
Mean	3.5	
Total Responses	141	

## Appendix I Scribner Survey Results.

### Business Retention, Recruitment & Expansion

Answer Choice	Response Count	Response Percentage
Strongly Disagree	3	2%
Disagree	7	4%
Neutral/No Opinion	31	21%
Agree	44	30%
Strongly Agree	61	41%
Mean	4.05	
Total Responses	146	

### Marketing of Sales & Festivals

Answer Choice	Response Count	Response Percentage
Strongly Disagree	9	6%
Disagree	12	8%
Neutral/No Opinion	35	24%
Agree	52	36%
Strongly Agree	33	23%
Mean	3.62	
Total Responses	141	

### Coordinated Business Hours

Answer Choice	Response Count	Response Percentage
Strongly Disagree	11	7%
Disagree	17	12%
Neutral/No Opinion	55	39%
Agree	37	26%
Strongly Agree	21	14%
Mean	3.28	
Total Responses	141	

## Appendix I Scribner Survey Results.

### Improved Broadband/Internet Access

Answer Choice	Response Count	Response Percentage
Strongly Disagree	5	3%
Disagree	8	5%
Neutral/No Opinion	24	16%
Agree	31	21%
Strongly Agree	76	52%
Mean	4.15	
Total Responses	144	

### Increased Marketing of Vacant Buildings

Answer Choice	Response Count	Response Percentage
Strongly Disagree	9	6%
Disagree	12	8%
Neutral/No Opinion	35	24%
Agree	49	34%
Strongly Agree	37	26%
Mean	3.65	
Total Responses	142	

### Development of an Incubator Business Program

Answer Choice	Response Count	Response Percentage
Strongly Disagree	7	5%
Disagree	14	10%
Neutral/No Opinion	46	34%
Agree	42	31%
Strongly Agree	26	19%
Mean	3.49	
Total Responses	135	

## Appendix I Scribner Survey Results.

### Reducing utility costs with alternative energy sources

Answer Choice	Response Count	Response Percentage
Strongly Disagree	9	6%
Disagree	7	4%
Neutral/No Opinion	16	11%
Agree	35	24%
Strongly Agree	78	53%
Mean	4.14	
Total Responses	145	

### New/Improved Parks/Rec/Trails

Answer Choice	Response Count	Response Percentage
Strongly Disagree	5	3%
Disagree	13	9%
Neutral/No Opinion	38	26%
Agree	35	24%
Strongly Agree	50	35%
Mean	3.79	
Total Responses	141	

### Nuisance Enforcement/Property clean-up.

Answer Choice	Response Count	Response Percentage
Strongly Disagree	5	3%
Disagree	10	7%
Neutral/No Opinion	26	18%
Agree	27	19%
Strongly Agree	73	51%
Mean	4.09	
Total Responses	141	

## Appendix I Scribner Survey Results.

### Update of City Equipment & Vehicles.

Answer Choice	Response Count	Response Percentage
Strongly Disagree	20	14%
Disagree	14	9%
Neutral/No Opinion	58	41%
Agree	23	16%
Strongly Agree	26	18%
Mean	3.15	
Total Responses	141	

### Water Mains & Infrastructure Improvements.

Answer Choice	Response Count	Response Percentage
Strongly Disagree	3	2%
Disagree	6	4%
Neutral/No Opinion	20	14%
Agree	40	28%
Strongly Agree	73	51%
Mean	4.23	
Total Responses	142	

### 15. Where should future residential growth in Scribner take place?

Answer Choice	Response Count	Response Percentage
North	21	17%
South	27	22%
East	36	29%
West	37	30%
Total Responses	121	

**Appendix I  
Scribner Survey Results.**

16. Do you support the annexation of all land inside the dike into the City?

Answer Choice	Response Count	Response Percentage
Yes	107	79%
No	28	20%
Total Responses	135	

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

Answer Choice	Response Count	Response Percentage
Yes	118	83%
No	23	16%
Total Responses	141	

18. Do you support enforcement of pet licensing, leash ordinances, animal containment, etc. in the Community?

Answer Choice	Response Count	Response Percentage
Yes	116	80%
No	29	20%
Total Responses	145	

19. Would you support the development of a Senior Center in Scribner?

Answer Choice	Response Count	Response Percentage
Yes	134	90%
No	14	9%
Total Responses	148	

20. Do you own or rent your place of residence?

Answer Choice	Response Count	Response Percentage
Own	124	83%
Rent	24	16%
Total Responses	148	

## Appendix I Scribner Survey Results.

21. Describe the type of housing you currently reside in.

Answer Choice	Response Count	Response Percentage
House	142	96%
Manufactured Home	1	0%
Apartment	4	2%
Other	0	0%
Total Responses	147	

22. Are you satisfied with your current housing situation?

Answer Choice	Response Count	Response Percentage
Yes	127	86%
No	20	13%
Total Responses	147	

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

Answer Choice	Response Count	Response Percentage
Excellent	50	33%
Good	69	46%
Fair-Needs Minor Repair	24	16%
Poor-Needs Major Repair	5	3%
Total Responses	148	

24. Do you support repurposing the 1922 school building to include multifamily apartment housing units?

Answer Choice	Response Count	Response Percentage
Yes	68	46%
No	78	53%
Total Responses	146	

**Appendix I  
Scribner Survey Results.**

25. Which of the following additional housing types are needed in Scribner, in the next 10 years?

Single Family Housing

Answer Choice	Response Count	Response Percentage
Not Needed	15	10%
Somewhat Needed	52	37%
Greatly Needed	70	51%
Mean	2.4	
Total Responses	137	

Rental Housing (General)

Answer Choice	Response Count	Response Percentage
Not Needed	21	15%
Somewhat Needed	53	38%
Greatly Needed	64	46%
Mean	2.31	
Total Responses	138	

Condominiums/Townhomes

Answer Choice	Response Count	Response Percentage
Not Needed	60	45%
Somewhat Needed	50	37%
Greatly Needed	23	17%
Mean	1.72	
Total Responses	133	

## Appendix I Scribner Survey Results.

### Duplex/Triplex Housing

Answer Choice	Response Count	Response Percentage
Not Needed	53	40%
Somewhat Needed	51	38%
Greatly Needed	27	20%
Mean	1.8	
Total Responses	131	

### Rehabilitation of Owner-occupied Housing

Answer Choice	Response Count	Response Percentage
Not Needed	18	12%
Somewhat Needed	59	42%
Greatly Needed	62	44%
Mean	2.32	
Total Responses	139	

### Rehabilitation of Renter-occupied Housing (landlord, renter, etc)

Answer Choice	Response Count	Response Percentage
Not Needed	23	16%
Somewhat Needed	47	34%
Greatly Needed	67	48%
Mean	2.32	
Total Responses	137	

### Housing Programs for First-Time Homebuyers

Answer Choice	Response Count	Response Percentage
Not Needed	10	7%
Somewhat Needed	41	29%
Greatly Needed	88	63%
Mean	2.56	
Total Responses	139	

**Appendix I  
Scribner Survey Results.**

Development of Income-qualified housing

Answer Choice	Response Count	Response Percentage
Not Needed	35	25%
Somewhat Needed	62	45%
Greatly Needed	39	28%
Mean	2.03	
Total Responses	136	

Independent/Group Home Housing for Persons with a Mental/Physical Disability

Answer Choice	Response Count	Response Percentage
Not Needed	55	41%
Somewhat Needed	49	37%
Greatly Needed	28	21%
Mean	1.8	
Total Responses	132	

Senior Independent Living Housing - Owner & Rental

Answer Choice	Response Count	Response Percentage
Not Needed	12	8%
Somewhat Needed	48	34%
Greatly Needed	78	56%
Mean	2.48	
Total Responses	138	

**Appendix I  
Scribner Survey Results.**

Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)

Answer Choice	Response Count	Response Percentage
Not Needed	15	10%
Somewhat Needed	42	30%
Greatly Needed	82	58%
Mean	2.48	
Total Responses	139	

26a. Would you support the City of Scribner in obtaining State or Federal grant dollars to establish an owner housing rehabilitation program?

Answer Choice	Response Count	Response Percentage
Yes	125	87%
No	18	12%
Total Responses	143	

26b. Would you support the City of Scribner in obtaining State or Federal grant dollars to establish a renter housing rehabilitation program?

Answer Choice	Response Count	Response Percentage
Yes	103	73%
No	37	26%
Total Responses	140	

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

Answer Choice	Response Count	Response Percentage
Yes	124	86%
No	19	13%
Total Responses	143	

## Appendix I Scribner Survey Results.

28. Would you support the City of Scribner in obtaining grant dollars to purchase, rehabilitate and resell vacant housing in the Community?

Answer Choice	Response Count	Response Percentage
Yes	109	77%
No	31	22%
Total Responses	140	

29. Would you support the City of Scribner in obtaining State or Federal grant dollars to provide down payment assistance to first-time homebuyers?

Answer Choice	Response Count	Response Percentage
Yes	119	85%
No	21	15%
Total Responses	140	

30. Would you support the creation of an "Investment Club" to encourage local financial commitments for one or more of these activities?

Answer Choice	Response Count	Response Percentage
Yes	89	64%
No	48	35%
Total Responses	137	

31. As a Scribner resident, would you be willing to contribute or donate money to support a local Community, Economic or Housing development activity?

Answer Choice	Response Count	Response Percentage
Yes	61	43%
No	78	56%
Total Responses	139	

**COMMUNITY OPINION SURVEY COMMENTS**

**What new public recreational opportunities should be considered for Scribner?**

We need something to do in this town.

I would like to see that Scribner has a dog park.

Golf course

river rafting/canoeing

golf course

put lights on other youth ball field

Walking/Bike Paths.

Improved ballfields with lights and bleachers.

Pickle ball court

An indoor sports area would be wonderful. A place families can go to play basketball, practice throwing for baseball/softball, etc.

Retired activities

We need a better park because we have a better playground than the old one but the basketball court is still the same and it can easily be renewed and the other parts of the playground can be renewed with modern park. better roads because lots of the roads have cracks in it and pot holes that need fixing and half the roads on uneven so it make it quite bumpy when driving.

Bike path on the dike would be great

Pickle Ball court

Paved Bike/Walking trails

Promote our swimming pool and parks.

Splash pad, ballfield with lights.

Rodeo grounds

## Appendix I Scribner Survey Results.

Pickleball courts, splash pads

Entertainment for seniors

Utilize the river (tubing, kayaking, etc.)

anything for the youth

Walking/bike path

Pickle ball courts!

Sand volleyball

Splash pad

Golf course

Soccer Fields, new swimming pool.

Dog Park

Street concerts

Bike trail around the dyke

Scribner days needs a lot of change, it's boring

Camping with electricity

Dog park, more pool amenities, easier access to pool, walking trail along the dike.

Walking/biking trails, use the pond in town for recreational purposes, instead of letting it sit. The private owner should sell it to the city. Such a great area that nobody is allowed to use. Also, we need tennis and/or pickleball courts. Maybe some inside stuff too for a place for families and kids to hang out.

indoor pool. Help getting baseball players so that can keep a town team.

Kids sports

More toddler friendly parks

Look into seeing if the corp of engineers would allow a sidewalk or some sort of rock surface on the dike for a walking path/nature trail/exercise area

Pickleball Courts.

walking trail

As I don't live in town, I'm not really sure what the town is lacking in. I've heard people asking about dog parks. Maybe a nice walking or biking trail? A splash pad?

## Appendix I Scribner Survey Results.

T-ball for the younger kids

Horse arena

Place for breakfast and a good cheeseburger. The town is very cliky.

A place to go dancing

UPDATING OF SWIMMING POOL

Would love to see track at school at least paved for walking.

Sand volleyball court

Something for seniors

A roller rink in the expo building.

Senior Center, Meals on Wheels.

A dog park

Air boat rides

9 hole golf course

Senior Center

More people to work for the City of Scribner.

Community center, for kids

Youth Organizations

Walking trail.

Continued improvements to the pool. I love the big concerts we've been able to bring to Scribner. Maybe more things like that? Food truck rodeo?

I dont have any idea on this

Senior Center.

Paved walking trail, new swimming pool, senior center.

## Appendix I Scribner Survey Results.

A family orientated indoors gaming/fun zone. Something as simple as a bowling alley.

Golf course, walking trails

Splash Pad, Trails, exercise/fitness areas.

Bicycle paths

Dog park

Walking/running track

Drove in movie theater for seasonal viewing

Pond for fishing

Golf course.

Senior Center, as my mother would move here if we had one. Also something for families to do and to keep kids entertained and a place to hangout after school. We have so many kids moving into our community. We need to start focusing on making this a more kid-friendly community especially during the winter months. We want them to have a reason to talk about how much they loved Scribner when they were older. This will help attract them to want to raise their family here in the future.

I think a community garden would be amazing. Over abundance can be shared with needy. Splash pad would be nice for people with tiny kids

Would like to see more walking and trail paths

Dog Park, shaded areas in swimming pool, saltwater pool

golf course

Camping

Updated Park, Camping Grounds, Walking trails

I think we should get a bigger pool and a casino

Splash pad, golf course, utilize the river with kayaking and camping.

A walking path!

A park that is more toddler friendly along with handicap friendly

Soccer fields, tennis & basketball courts, paved walking trail, theater.

## Appendix I Scribner Survey Results.

Youth activities in the Summer.

Pickle ball

Our youth have a high interest in fishing and biking. Maybe a recreational area within biking or walking distance that provided safe bike paths and lake fishing opportunities would fit the current trends with the community's children.

Bike/walking path to Hooper or towards West Point.

A splash pad

We need a casino.

Arcade

update or new swimming pool

Camping areas outside of the fairgrounds with a public dump station

New pool.

Splash pad

Movies in the park nights

a bike path

Dog park, shooting range, walking/jogging trail

More kid and family friendly functions.

More things for kids to do

### **What three new businesses would you like to see in Scribner?**

A more updated gas station with food options. Daycare options would be great!

Fast food, some kind of dollar store, at least to offset losing our hardware store. Also a chiropractor and dentist. If we're lucky, also a place to get a massage.

Other restaurants.

Daycare, kids rec area for after school

## Appendix I Scribner Survey Results.

dentist, manufacturing, elderly care facility

long term care facility

dentist

non ag manufacturing that provides good paying jobs

Daycare, meat market, electrician, nursing home or assisted living.

Bakery

Clothing store

Variety store/hardware store or really any retail business with weekend hours.

Recycling in all areas

We need more food industry locations in Scribner because we currently have only a few food places to get food at but we need a food place that is specifically targeting food products only. We need a better grocery store because it quite old.

Bank

A nice convenience store, a pizza place, a new high school.

Roller Skating Rink

Casey's

Chik fil a

Warehouse type business that will employ several

Grocery store, hardware store, convenience store.

Electrician, Daycare.

Dentist chiropractor Café

Sunday brunch spot

Investment business

Day care

Retirement home

Keep the hardware store open

Boutique/store with clothes, ice cream shop, some kind of entertainment

## Appendix I Scribner Survey Results.

Chicken filet

Dollar store of some sort

Loves gas and convince

Bank, Hardware Store, Computer Store

Daycare

Arcade

Golf simulator

Movie theater

Roller skating rink

Diesel repair

Appliance repair

fast food, convenience store, department store for clothing and shoes.

Daycare

Parts store, hardware store

At least one tech based company

Hardware lumber

Subway, Dollar General, a place for kids and families to hang out. Also don't let the hardware store close and just use their building for storage. We need a useful hardware store, not another downtown storage unit owned by the same owner.

Hardware store, more home builders and remodeling company, boutique,

Childcare

Caseys gas

Hardware, dollar general, better convenience store.

promote businesses combining together to ensure profitability and longevity. For example, the hardware store is closing. For example, pharmacy and drugstore, or grocery and hardware. DG and Walmart make \$ by selling all sorts do things, not just1

Hardware Store, Bakery.

Hardware store

I think the town could really use a daycare since the old one and the after school program both closed down. Possibly a nursing home as that also closed down. A youth center to give kids something fun and positive to do after school and on weekends.

Day care, physical therapy, coin laundry mat

## Appendix I Scribner Survey Results.

Plumber, building supply store, automotive repair, machine shop.

Can't think of any

FARM STORE

BUTHCHER/GROCECY STORE WITH SERVICED MEAT COUNTER.

CHIROPRACTOR

Better gas station

Hardware store

Ice cream shop

Keep hardware store. Arcade. Bnb

Nail salon

A hotel/ Airbnb. A beer brewery. Some sort of small manufacturing operation.

Casey's.

A sit down diner, a quick sandwich shop , and a pet store

Daycare, Daycare, Daycare

An Electrition

A Cafe or restaurant with full breakfast menu

Discount variety store

Casey's, Ice Cream Shop.

Car dealership used cars, Grocery store, Hobby Town

Hardware store since ours is closing. A cafe. Serving breakfast lunch and evening meals

Dentist, electrician, nursing home

Flower shop, dollar store and bakery

Casey's

Youth Facility

Day care

Grocery store with more variety.

Recycling Center (free drop off) of recycling material.

Theater

## Appendix I Scribner Survey Results.

Continued strengthening of our current businesses. Happy to see the gym do some updates.

dentist, another restaurant, lodging (bed and breakfast perhaps)

Daycare Center.

Truck stop, variety store, Bed and Breakfast.

1. Bowling alley

2. Convert new houses that aren't selling to short-term rentals for people who are staying in town but don't want the long term commitment (e.g. family visiting relatives)

3. Escape rooms/ax throwing

fast food, Casey's gas station, hardware store

Bowling alley, family activities.

A family sit down restaurant that isn't just a bar with food. Good food Breakfast also served on weekends.

Farmers market / produce stand. Summer

Daycare

Dentist

Keep the hardware store open

Help bring Lees back to good

A Casey's gas station

Any sort of family-friendly environment. Whether that be an arcade, skating, bowling, etc.

More dining options

Not sure but a revamp of the grocery store would be nice.

Business is generally out of the scope of government when businesses are subsidized it skews the market.

Nail salon

## Appendix I Scribner Survey Results.

Vet,dentist, and urgent care

Gaming Facility, New functional lawncare service, new restaurant

Computer Hardware store

Pizza Place

Phone place

Bowling alley, golf course.

Hardware Store, Nutrition (smoothies, protein bites, etc), new gas station

Target, hobby lobby, walmart

Fast food, full service gas station, clothing store.

Laundry mat.

Any type of fast food.

Bakery

Mini golf

Slate rink

A child care center, laundromat, and a Dollar General type store

Recycling opportunities , ice skTing

Not sure. We are usually gone during normal business hours.

Phone place

Computer store

Laundromat

Mc. Donalds

theater

dollar store

Mexican food, pizza, dollar store

Senior Center

Private Day Care not in school

Fast Food Restraunt

Ice cream shop

Breakfast place for weekends - cafe

Butcher Shop

## Appendix I Scribner Survey Results.

Dollar Store, Lumberyard, Fast Food.

Child care!

Place for kids (10 to 18) to get together and hang out.

Ice cream shop/soda shop

gaming facility, functional lawn care facility, laundry mat

Updated grocery store

Update convenience store

Day care

Youth center,

dentist office

movie theater

cleaner c-store

Hardware Store, Ice Cream Shop, Deli.

Day care

Fast food

Business that brings in more jobs

**What three public services would you like to see offered in the City of Scribner that are currently not available? (Ex. Internet, improved utilities, etc.).**

Cheaper utilities.

Improved water lines, our water is brown.

Cheaper utilities, better water quality, more internet options.

Better internet provided

better internet is all that comes to mind

Better internet service

Improved internet.

Improved water

Free school lunches

## Appendix I Scribner Survey Results.

Fiber optic internet,

Better tv and internet service

we need Internet company here because we only have great plains communication and its not the best so we want better internet service and we'd like more options, Improved gas station because the gas station we have is old and doesnt work like modern.

Cheaper water rates, fiber optic internet, recycling center.

High speed internet

More internet service.

Improved water, alley cleanup, housing rehabilitation and beautification.

Better internet.

Stop trying to close school

Improved utilities

Cheaper utilities

Recycling ? Maybe this is a thing I just don't know about

Cheaper internet

Cable ? Again maybe I don't know it exists

Cheaper utilities

Internet

Cheaper utilities

Lose the noon and 6 whistle

Recycling

none, they can't manage what they have now

Better internet.

Cheaper utilities

Improved water & utilities.

Improved police services.

## Appendix I Scribner Survey Results.

Fiber Optic Internet  
Recycling

Public wifi locations on Main Street and the park

Clean water, walking trails, nicer sidewalks.

Improved water lines and sewer lines. Also, tear down or burn down homes that are vacant and abandoned. Create a committee where all they do is work on making our town look better.

Internet

Better internet. Cheaper utilities

Improve internet

Improved water quality.

I don't know.

Improved drinking water/ system, better internet service, cleaner water

UPDATING OF SWIMMING POOL

BALANCE OF SERVICES IS EXCELLENT

Improved utilities (cost)

Better water

Better internet speed

Recycle center

Better internet

More classes available for adults, like learning Spanish or other things

Walking trai

Internet.

IMPROVED WATER. somewhere in the city we can buy water softener, recycling

Automatic utility meters checked ...

Fiber optics

Better Water

Recycling

Choice of Cable.

## Appendix I Scribner Survey Results.

Ride services.

Internet, More cops, Landray mat

Fiber Optic Internet for residential

Improvement to our water, street signs, affordable housing

Water continues need to be improved !

Poor street lighting in neighborhoods

Improved internet

Lower utility costs

Recycling center

Better internet. Added "dump" days.

Public Transportation to Fremont and West Point.

Better TV & Cable, Senior Transportation, Recycling.

Senior Center, Recycling center, better internet.

Better wifi capabilities

better water

Improved utilities.

Good fast reliable Internet would be a good add/ competition for Great Plains

Water improvement / reasonably priced water service, ex. Culligan.

a quick lube, someplace that could do oil changes, tire rotation as CJ busy with major repairs

Water treatment facility upgrade, better drinking water, water that isn't colored or has a wrenched odor.

More affordable utilities, better/dronkable water, ability to have livestock (chickens) in tiwn

Improved water lines so our water is no longer brown. It stains everything in our houses, even our fences and siding if you have sprinklers. Also, notice nobody wears white in this town because nothing ever stays white once it's laundered.

better water pressure

## Appendix I Scribner Survey Results.

Clean water, dog park, free pool

improved utilities and improved water system so water doesn't smell like rotten eggs and stain the showers and clothes. this is a MUST that gets ignored ALL THE TIME. we pay so much, and can't even drink it let alone can barely shower.

Uber

Door Dash

Internet, lower cost utilities, better water quality and cheaper water.

Internet, better water, Fiber Optics

fiber optic cable internet

public transportation

clean water pipes

Improved water quality, more affordable utilities.

Better internet and utilities, especially water.

Improved utilities, continuing education classes, cable.

Improved utilities

More internet options would be great. Also something needs to be done with the water and the cost of utilities

Better water.

Fiber optics

Garbage collection

Child care

better internet options

Driving service for elderly or people in need.

Improved water/affordable price

Adult services- retirement center

Improved utilities, water, sewer, natural gas.

Improved water quality

internet. better water, better school food.

Water treatment corrections

Stop running our own utilities it's costing us too much

## Appendix I Scribner Survey Results.

Better water quality  
affordable utilities  
Better utility services.

### **Are there safe routes to schools for Children? If No, what could be done to improve the safety of children commuting to and from school?**

police actually patrol and enforce revoked drivers lisc

Enforcement of dog ordnances!

Flashing light on bridge

Improved sidewalks

Crossing 275 is dangerous. Get on the state to mow and maintain the ditches.

Bridge street stop light crossing

Crosswalks on Bridge Street should be painted before school starts.

New highway crossing Ave F could pose a dangerous intersection for students who live on the other side and walk to school

Bridge street needs some sort of light or signal that activates before and after school

Blinking light on Bridge street.

More stop signs.

paint the crosswalks. blinking lights at crossings near school

Unsure of the safety of kids having to cross four lanes of highway. Or farmers with equipment for that matter.

Light across Bridge street

Need to be crossing guard or light to cross Bridge Street .

Speed is big issue on Bridge Street

When we moved here, the school was very unwelcoming as far as helping us bus our children. We had to push to get any help. School bus availability and transportation should be considered.

## Appendix I Scribner Survey Results.

No markings on Bridge Street crossing. Need a bike path and police presence.

Bike path / walking path. Cross walk on bridge street and 9th street is unsafe with all cars parked along it

I would suggest at least a blinking light sign on Bridge Street. As of right now, we have an older gentleman who stands out on the road with a stop sign to let students cross. He doesn't even work for the school, he just sees how fast cars travel.

I think having adults on bridge road to help children pass would be beneficial. I've seen small children trying to cross it and it's always nerve wracking

If it's possible having the crosswalk light that was at the highway moved to Bridge Street would allow kids to walk across the street without worrying about the farming traffic.

School crossing lights to slow down cars & trucks south of school

but also could repaint crosswalk lines.

We need stop signs in bridge street and the street off the school

Mark all crosswalks on Bridge Street. Need police presence after school.

Protecting Bridge street

Stop light on bridge

Cross walk on bridge street for child safety.

crosswalks need to be better marked - either painted or flashing lights. our child doesn't walk to school yet but that is coming. Cars don't seem to "mind" the children

### **The appearance of the City of Scribner can be improved with...**

The school merging with another district.

Have people clean up yards and junk around house.

Play areas for children needed because there is lots of children in Scribner and they all love walking around or going to the park but don't use it because there truly isn't much to play with because there is only one modern playground that was built

Trash cans on Main Street

No trucks parking in residential areas.

Keep the school open and sell their vacant building to the developer. It would bring in more families that would go to the school and it would give us more housing.

## Appendix I Scribner Survey Results.

Start a new housing development so we don't lose the more wealthy families and retirees to Fremont, Hooper, etc. also build the tax base

Get a sign on the new highway, people don't know where to turn into town.

Don't have signage painted black and white

I BELIEVE SCRIBNER IS GOOD, BUT CLEANUP AND MAINTENANCE ON EXISTING PROPERTY IS POOR. WE HAVE A BUNCH OF HOMES IN NEED OF SERIOUS MAINTENANCE. UNFORTUNATELY IT IS DIFFICULT FOR THEM TO GET CONTRACTORS AND COSTS ARE HIGH.

In need of more stop signs, people drive around with no sense. Trucks and semi's think Bridge St. is a race way.

So many trees in this town need maintenance, as well as streets.

So many run down properties and junk yards

Clean up housing areas that are run down or junky

Need to enforce property clean up lots of unkept yards

Need to enforce dog laws

Need to police excessive speed and noise ordinances on Bridges Street

Affordable living and more rental options.

Extra signage advertising for our town off the new highway is going to be essential.

many streets need repairs

Enforce the ordinances that are on the books. But need to be applied universally to everyone in town. Not allowing certain people to dictate their wants

Cats need to be controlled as to many feral cats

City needs to enforce its ordinances, if a resident is refusing to comply with the laws, the City needs to step up and address the issues.

Houses here in town that are left vacant and dilapidated should be burned down by our fire department. The house on 7th and Logan has been empty since the guy died in 2015 and it's a danger to our neighborhood and it hurts our property value.

I am against enforcing nuisance enforcement because some people can get sick, can't afford help, have disabilities. Also some people want to help pollinators while others might think it's messy

I think there should be some kind of city ordinance for clean up of back yards and fencing.

Dog issues

More lights on streets throughout the town

## Appendix I Scribner Survey Results.

### **The sustainability of the City of Scribner can be improved with...**

School needs to merge with Logan View and work to keep an elementary school here. There would be young families move here, but they don't want their children to go to our school because it is too small.

Water quality needs to be improved. Enforcement of animal control such as keeping dogs on leashes.

We have brown water

Why can't we have a senior center in the north side of the city office and actually put it to use vs. another expensive building doing nothing.

The schools need to merge!

Water quality would be a good focus.

Do not want orange water.

Clean water.

Give us trails or something more to do in this town. People love our town but they're getting bored. The only thing to do is drink at the bar.

Clean up the alleys. Trash behind the hardware store and whites

There are good business here and improving but the town is run down. Every street intersection is riddled with holes and bumps. Vacant buildings run down.

Utilities are unaffordable, with the poor quality of water especially. Lots nuisances homes

can they work on making utilities more affordable? and the water quality isn't great. seems like if you don't have the right name in this town, you don't get help or a response to questions or concerns

Drinkable water

Again, our water is terrible here and the price of our water is so expensive. The starting fee for water is \$60 a month plus usage, for that price, gold should be coming out of those pipes. Our utility bills are so expensive.

Poring into infrastructures and green energy are great ways to build a positive community

School needs to merge. Some young families don't move here because they want a bigger school.

Need clean, fresh water!

Please keep the massive self propelled snow blower. She may be old, but it is a wonderful advantage over plows.

Water smells and ruining appliances and clothing. What can be done with residents experiencing this issue? We pay for this service and not getting what we payed for. (Quality water). And it is expensive.

please work on utility pricing and water quality. seems the prices keep going up and the quality isn't matching the price increase

## Appendix I Scribner Survey Results.

**If minor or major repair is needed to your home, please describe the type of repair needed.**

Exterior paint

Interior flooring

New HVAC, flooring, kitchen remodel.

Finish basement

windows

Saggy floors, removal of plaster needs new insulation in attic due to bat damage. Bathroom needs redone no functioning bathroom up stairs

New water pipes.

It needs weatherized so my utility bill will go down. It's hot in the summer and cold in the winter, not like I'm living comfortably either.

Paint garage

Water system could be updated

Windows and siding

Siding from hail

New windows

Plumbing and rewiring.

Grab bars in showers.

Need seal on front door; some painting.

New windows and doors needed. I'm not poor enough for weatherization grants and can't afford the upgrade.

Basement foundation needs work

Paint and siding.

Gas line has a leak-called about it when we first moved in, talked to someone but never got a call back. Ventilation needs repaired, new windows and doors.

## Appendix I Scribner Survey Results.

needs new windows

Flooring, and some windows missing glass.

We need to fix the fact that we have 3 roofs stacked on each other.

Insulation, cosmetic improvements, needs ducts and AC.

Come fix my sidewalks. And they yellow nasty water should be health violation.

Trim trees, painting.

General updating

holes in floors

interior updates

### **Other Comments.**

The project to turn the old high school into apartments is a great idea. Sad the school board does not recognize the positive impact this would have on the community, tax payers of not only the town, but the entire school district.

Alleys need work.

If you want more young families to move to Scribner, the school has to merge. It is preventing positive growth of our community. Differences need to be set aside and the City needs to encourage the school to reopen the Logan View merger. Tax dollars are being wasted.

The school is a vital part of the community. Without the school, the town will struggle to survive. The city and the school need to work together for the betterment of the community. The city needs to help promote and support the school.

We need to look at smaller communities like Beemer and Wisner that do not have run down neighborhoods like Scribner does. Please forgive typos as hard to type on phone.

Why are the utilities so expensive and we don't ever see any better service? What are the cities plans for recruitment of full time employees let alone retention?

The town is preventing community growth by not merging the local school. It is a complete waste of taxpayer dollars. Let our community grow and attract young families. This will help Scribner!

Keep public school in Scribner keeping the school will keep the jobs and bring in families

Love the school system. I am really hoping they can get the daycare started for my future children to be able to attend. Love that we have a school in town that all our children can attend. Our kids love it.

## Appendix I Scribner Survey Results.

Focus on supporting new businesses.

Merge schools. Ours is too small and not financially sufficient.  
Need more affordable housing.

Need places for people to stay.

Clean up properties and houses around town.

NEED clean and better tasting water.

The school is one of the best things the town has going for it. Make sure we keep it!

The school is vital to the community, without it property values and the quality of the city will diminish. Look at Snyder for an example of what happens when you lose a school.

Don't merge schools, give old school building to developers, lower utilities, add more entertainment to our town to attract younger families and keep the ones we have. Fix the water mains. Great town, but let's make it greater.

I don't have a lot of money to donate

Focus more on the individual and not profit. Scribner seems to be a ununited community. Everything always points to making more and more money.

Renovating the old High School would provide rental units that are sorely needed in Scribner. We need better water pipes and quality as well.

One of the most important parts of the Scribner community is the school. The city and community need to work to keep the school open and a vital part of the community.

Please keep the school going strong. It has some great life in it and the community is lucky to have a school with the staff and admin that is there. Some have rumbled the school should close and we strongly disagree. What a true gem it is. I love attending the events - plays, fundraisers, etc. Hope they plan more.

They need to be build better

In regards to the old school building, if it can't or won't be rehabilitated for the school to use (which they do need the space), then the building should be sold for upscale apartments. The school's traffic flow would need to change to accommodate this and fencing/landscaping to assist with delineation and privacy would need to be addressed.

18. Cats need to be restricted as well. They damage other people's yards and are a nuisance when they have freedom to roam.

Without a good school system, our chances for growth are poor.

1. The conversion of the old high school into multi family apartments is a win-win for everyone as it helps with housing issue, adds multi millions to the property rolls in valuation which generates more tax dollars, and costs very little to the taxpayers.
2. The extremely small class sizes in the Jr-Sr High School are a detriment to some young families looking for a place to put down roots. School needs to merge with Logan View and focus on keeping the elementary.

## Appendix I Scribner Survey Results.

The city government needs new leadership . Need to support new creative and growth strategies. The city government is narrow mind . The community had become stagnant. The Downtown building should not all be storage building for the are owned by people not looking to add legit business opportunities. scribner has some good things going for it and some that need improvement. school and businesses are good (mini mart needs cleaned up - seems dirty), library is excellent. we are happy with school personnel interaction and the class sizes. hoping that they are able to expand the school and get sports back like they had years ago. always enjoyed the "friday night lights" in town. it brings people together. Go TROJANS!

hope the city support the school in removing the old school building

Stricter ordinance for dogs.

Scribner-Snyder Schools need to stay open. It helps keep our Community alive. Great teachers, great staff.

New housing on both sides of new highway should be considered

We have a nice town. School needs to sell the old high school to the company that wants to renovate it into high end apartments. It's a win win for everyone. In order to attract young families to live here, the school needs to merge. The small size of jr-sr. high school is not appealing to most. We still have main street businesses which is unusual for a small town.

So many people are all about merging the school districts, but I don't see that as a good idea. We moved here for the small school and loved it. Making it bigger would push us away. We want our kids in their own small district. Not Logan View or North Bend or West Point.

The town needs to be more open to the people that move into the community. It is one of the most closed community I've lived in. If you're not born and raised here you are never accepted. If you want to grow the town a more accepting outlook must occur.

I believe the school should either use the giant brick building for their school or sell it to the developer who wants it. To let it sit and decay or to demolish it is simply foolish. According to what I heard, the developer would be investing \$9 million into our town, why would anyone turn that down? Our school board needs to reevaluate their priorities. The school board also needs new members, the older farmers on the board do not speak for our community like they say they do.

Leash law needs to be enforced. I should not be ran up on by a dog. Multiple dogs have been hit this year. All dogs need to be contained by a fence or a leash.

Some people won't move into out school district because they don't want their children to attend. Too small, no sports for people to attend.

Community and Economic support yes, housing= no, I believe the free market directs what kind of housing is built.

There is a lot of grant money out there if you write for it. Hire a professional writer and cash in. Speak to other towns that have done it.

We have a nice town with alot of businesses. Just need to merge the school to make it even more attractive.

We need to protect our school at all costs. I have seen what happens to small towns when they lose their district. I chose to live in Scribner because of the schools.

Instead of spending money on these things, put the money into that's that actually benefit the people already living here. Sidewalks/parks/traffic signs etc. get rid of this nasty water. Cut down on utility cost. Event for the kids.

Keep our schools open! This brings business to our town and keeps our town alive. We have plenty of activities at school that keep our kids well.

## Appendix I Scribner Survey Results.

SSCS is an asset to the community. Please view that and support it as it should be. After visiting other large school districts, I am so thankful for our school with small class size and a faculty and staff who know the children.

People should not park across the street from driveways. Makes travel difficult.

Fix the potholes!

Need more affordable utilities.

More businesses = more jobs and increasing population. At the very least, maintain the population.

We need to fix the side walks they are cracking and need to be fixed.

I grew up in Scribner and we always had pride in the community. We need to get families to do this again and support the school system. Our school was always competitive in sports and other activities. It would be great to see enough students in our school to have their own sports teams again, instead of co-opting sports with Logan View.

Residents can't afford to contribute or donate any more than they already do. We moved here to bring our child to the school because of its size and because of a fantastic teacher to student ratio. We are so very pleased of our choice. We could have chosen any town, but are so glad we are here. The city and the community needs to realize what a gem the school is to families like ours. We have spoken very highly of the teachers and staff to our out of town family and friends. Keep it up SCS!

Need more utility infrastructure upkeep.

Scribner is very lucky to have a school. The school was a blessing for my children as they didn't quite fit into the big school setting they came from. The kids were excelling despite their differences.

**SCRIBNER, NEBRASKA WORKFORCE HOUSING NEEDS SURVEY RESULTS**

1. Identify your employer

Top Responses: Scribner-Snyder Community Schools, City of Scribner, Retired.

2. Where do you currently reside?

Answer Choice	Response Count	Response Percentage
Inside the City of Scribner Corporate Limits	35	79%
Less than One Mile from Scribner	2	4%
1-5 Miles from Scribner	3	6%
Rural/Unincorporated Dodge County	1	2%
Other	3	6%
Total Responses	44	

3. Number of persons in your household?

Answer Choice	Response Count	Response Percentage
1	7	16%
2	14	32%
3	6	13%
4	7	16%
5+	9	20%
Total Responses	43	

4. Do you commute into Scribner (from outside) for work?

Answer Choice	Response Count	Response Percentage
Yes	8	19%
No	33	80%
Total Responses	41	

Appendix I  
Scribner Survey Results.

If yes, how long is your commute?

Answer Choice	Response Count	Response Percentage
Less Than 10 Minutes	4	40%
10-20 Minutes	1	10%
21-30 Minutes	2	20%
31-40 Minutes	2	20%
41-50 Minutes	0	0%
51-60 Minutes	1	10%
61+ Minutes	0	0%
Total Responses	10	

5. Do you currently rent or own your home?

Answer Choice	Response Count	Response Percentage
Rent	8	18%
Own	36	81%
Total Responses	44	

Appendix I  
Scribner Survey Results.

6a. If you are a RENTER, How much are you currently paying for your monthly rent?

Answer Choice	Response Count	Response Percentage
No Rent Payment	2	20%
Less Than \$400	1	10%
\$400-\$600	1	10%
\$601-\$800	5	50%
\$801-\$950	1	10%
\$951-\$1,100	0	0%
\$1,101-\$1,250	0	0%
\$1,251-\$1,500	0	0%
\$1,501-\$1,750	0	0%
\$1,751-\$1,999	0	0%
\$2,000+	0	0%
Total Responses	10	

6b. What is the most your family could afford for monthly rent?

Answer Choice	Response Count	Response Percentage
Less Than \$400	0	0%
\$400-\$600	5	26%
\$601-\$800	2	10%
\$801-\$950	6	31%
\$951-\$1,100	1	5%
\$1,101-\$1,250	1	5%
\$1,251-\$1,500	2	10%
\$1,501-\$1,750	1	5%
\$1,751-\$1,999	0	0%
\$2,000+	1	5%
Total Responses	19	

Appendix I  
Scribner Survey Results.

7a. If you are an OWNER, what is your monthly mortgage payment?

Answer Choice	Response Count	Response Percentage
Paid in Full	12	33%
Less Than \$400	0	0%
\$400-\$600	3	8%
\$601-\$800	3	8%
\$801-\$1,000	5	13%
\$1,001-\$1,250	7	19%
\$1,251-\$1,500	1	2%
\$1,501-\$1,750	2	5%
\$1,751-\$2,000	2	5%
\$2,001-\$2,500	1	2%
\$2,501-\$2,999	0	0%
\$3,000+	0	0%
Total Responses	36	

7b. What is the most your family could afford for a home?

Answer Choice	Response Count	Response Percentage
Less Than \$100K	6	19%
\$100K-\$200K	10	32%
\$201K-\$300K	9	29%
\$301K-\$400K	6	19%
\$401K-\$500K	0	0%
\$501K+	0	0%
Total Responses	31	

Appendix I  
Scribner Survey Results.

8. Are you satisfied with your current housing situation?

Answer Choice	Response Count	Response Percentage
Yes	35	81%
No	8	18%
Total Responses	43	

9. What is your current annual total household income?

Answer Choice	Response Count	Response Percentage
Less Than \$50K	8	19%
\$50K-\$74K	9	21%
\$75K-\$99K	4	9%
\$100K-\$149K	14	33%
\$150K-\$199K	5	11%
\$200K-\$249K	1	2%
\$250K-\$299K	1	2%
\$300K or More	0	0%
Total Responses	42	

Appendix I  
Scribner Survey Results.

FOR RENTERS: What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	Response Count	Response Percentage
Lack of handicap accessible housing	0	0%
Lack of adequate public transportation	0	0%
Lack of knowledge of fair housing rights	1	14%
Cost of rent	2	28%
Restrictive zoning/building codes	1	14%
Job status	2	28%
Attitudes of landlords & neighbors	2	28%
Lack of availability of decent rental units in your price range	4	57%
Use of background checks	0	0%
Excessive application fees and/or rental deposits	2	28%
Cost of utilities	4	57%
Lack of educational resources about tenant responsibilities	0	0%
Age of existing rental housing	2	28%
Condition of existing rental housing	2	28%
Other	0	0%
Total Responses	7	

Appendix I  
Scribner Survey Results.

FOR OWNERS: What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	Response Count	Response Percentage
Lack of handicap accessible housing	2	5%
Lack of adequate public transportation	2	5%
Lack of knowledge of fair housing rights	1	2%
Housing purchase prices/cost to own	12	33%
Restrictive zoning/building codes	6	16%
Job status	4	11%
Attitudes of immediate neighbors	7	19%
Mortgage lending application requirements	2	5%
Excessive down payment/closing costs	7	19%
Cost of utilities	18	50%
Lack of educational resources about homeowner responsibilities	2	5%
Cost of homeowners insurance	11	30%
Lack of sufficient homes for sale/ housing choice	14	38%
Cost of real estate taxes	11	30%
Age of existing housing	10	27%
Condition of existing housing	12	33%
Other	1	2%
Total Responses	36	

Appendix I  
Scribner Survey Results.

12a. Where would you like to rent or purchase a home?

Answer Choice	Response Count	Response Percentage
Inside the City of Scribner Corporate Limits	9	33%
Less than One Mile from Scribner	0	0%
1-5 Miles from Scribner	7	25%
Rural/Unincorporated Dodge County	6	22%
Other	5	18%
Total Responses	27	

12b. Which one of the following housing types would you most like to purchase?

Answer Choice	Response Count	Response Percentage
Single Family	19	59%
Attached Townhouse or Duplex/Triplex Unit	2	6%
Residential Acreage	9	28%
Tiny Home	1	3%
Manufactured Home	0	0%
Patio Home	0	0%
Apartment	0	0%
Upper Level/Downtown	0	0%
Senior Living Community	1	3%
Total Responses	32	

12c. How many bedrooms would your family need?

Answer Choice	Response Count	Response Percentage
1	2	6%
2	7	23%
3	13	43%
4+	8	26%
Total Responses	30	

12d. What amenities would make your Community a more attractive place to live or relocate?

Answer Choice	Response Count	Response Percentage
Child Care	20	60%
Education	13	39%
Retail/Shopping	13	39%
Restaurants	18	54%
Housing Choices	18	54%
Entertainment	16	48%
Leisure & Recreation Activities	18	54%
Dental/Vision Care Services	9	27%
Other	4	12%
Total Responses	33	



# APPENDIX II

## SCRIBNER TABLE PROFILE.



**TABLE 1  
POPULATION TRENDS & PROJECTIONS  
SCRIBNER, NEBRASKA  
2000-2034**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	2000	971	--	--	--	--
	2010	857	-114	-11.7%	-11.4	-1.2%
	2020	843	-14	-1.4%	-1.6	-0.2%
	<b>2024</b>	<b>838</b>	<b>-5</b>	<b>-0.6%</b>	<b>-1.2</b>	<b>-0.2%</b>
<b>Low</b>	<b>2034</b>	<b>816</b>	<b>-22</b>	<b>-2.6%</b>	<b>-2.2</b>	<b>-0.3%</b>
<b>Medium</b>	<b>2034</b>	<b>833</b>	<b>-5</b>	<b>-0.6%</b>	<b>-0.5</b>	<b>-0.1%</b>
<b>High</b>	<b>2034</b>	<b>847</b>	<b>+9</b>	<b>+1.1%</b>	<b>+0.9</b>	<b>+0.2%</b>
<b>CGI*</b>	<b>2034</b>	<b>869</b>	<b>+31</b>	<b>+3.7%</b>	<b>+3.1</b>	<b>+0.4%</b>

\*Includes potential estimated population increase associated with a planned “**Community Growth Initiative.**” This could include increases in Full-Time Employment (FTE) positions, capturing employee commuter populations and/or spec housing development activities associated with workforce/population recruitment during the next 10 years.

Source: 2000, 2010 & 2020 Census.  
Hanna:Keelan Associates, 2024.

**TABLE 2  
POPULATION AGE DISTRIBUTION – TRENDS & PROJECTIONS  
MEDIUM POPULATION PROJECTION  
SCRIBNER, NEBRASKA  
2000-2034**

<b><u>Age Group</u></b>	<b><u>2000</u></b>	<b><u>2010</u></b>	<b><u>2020</u></b>	<b><u>2010-2020 Change</u></b>	<b><u>2024</u></b>	<b><u>2034</u></b>	<b><u>2024-2034 Change</u></b>
19 and Under	249	210	214	+4	219	223	+4
20-34	134	88	121	+33	130	145	+15
35-54	226	190	180	-10	181	185	+4
55-64	65	112	142	+30	150	163	+13
65-74	114	106	102	-4	95	76	-19
75-84	113	106	55	-51	43	30	-13
<u>85+</u>	<u>70</u>	<u>65</u>	<u>29</u>	<u>-36</u>	<u>20</u>	<u>13</u>	<u>-7</u>
<b>Totals</b>	<b>971</b>	<b>857</b>	<b>843</b>	<b>-14</b>	<b>838</b>	<b>833</b>	<b>-5</b>
<b>Median Age</b>	43.2	50.4	44.6	-5.8	44.1	39.8	-4.3

Source: 2000, 2010 & 2020 Census.  
Hanna:Keelan Associates, 2024.

**TABLE 3**  
**SPECIFIC HOUSEHOLD CHARACTERISTICS**  
**SCRIBNER, NEBRASKA**  
**2000-2034**

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	971	72	899	389	2.31
2010	857	37	820	385	2.12
2020	843	0	843	367	2.30
<b>2024</b>	<b>838</b>	<b>0</b>	<b>838</b>	<b>364</b>	<b>2.30</b>
<b>2034</b>	<b>833</b>	<b>0</b>	<b>833</b>	<b>360</b>	<b>2.32</b>
<b>2034*</b>	<b>869</b>	<b>0</b>	<b>869</b>	<b>377</b>	<b>2.30</b>

\*CGI Population Projection.

Source: 2000, 2010 & 2020 Census.

Hanna:Keelan Associates, 2024.

**TABLE 4  
TENURE BY HOUSEHOLD  
SCRIBNER, NEBRASKA  
2000-2034**

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2000	389	314	80.7%	75	19.3%
2010	385	296	76.8%	89	23.2%
2020	367	285	77.6%	82	22.4%
<b>2024</b>	<b>364</b>	<b>283</b>	<b>77.7%</b>	<b>81</b>	<b>22.3%</b>
<b>2034</b>	<b>360</b>	<b>278</b>	<b>77.2%</b>	<b>82</b>	<b>22.8%</b>
<b>2034**</b>	<b>377</b>	<b>286</b>	<b>75.8%</b>	<b>91</b>	<b>24.2%</b>

\*\*CGI Population Projection.

Source: 2000, 2010 & 2020 Census.

Hanna:Keelan Associates, 2024.

**TABLE 5  
RACE AND HISPANIC ORIGIN  
SCRIBNER, NEBRASKA  
2022 ESTIMATE\***

<b><u>Race</u></b>	<b><u>Number</u></b>	<b><u>% of Total</u></b>
White	665	85.3%
Black or African American	3	0.4%
Am. Indian and Alaska Native	7	0.9%
Asian	4	0.5%
Native Hawaiian/Pacific Islander	4	0.5%
<u>Other Race/Two or More Races</u>	<u>96</u>	<u>12.4%</u>
<b>Totals</b>	<b>779</b>	<b>100.0%</b>
<b>Hispanic Origin</b>	<b>84</b>	<b>10.8%</b>

\*Specified data, subject to margin of error.

Source: 2018-2022 American Community Survey.

Hanna:Keelan Associates, 2024.

<b>TABLE 6 HOUSEHOLD INCOME TRENDS &amp; PROJECTIONS SCRIBNER, NEBRASKA 2010-2034</b>					
<b><u>Income Group</u></b>	<b><u>2010 Est.*</u></b>	<b><u>2022 Est.*</u></b>	<b><u>2024</u></b>	<b><u>2034</u></b>	<b><u>% Change 2024-2034</u></b>
<b><u>All Households</u></b>					
Less than \$10,000	27	19	15	7	-53.3%
\$10,000-\$19,999	102	19	16	10	-37.5%
\$20,000-\$34,999	111	47	40	21	-47.5%
\$35,000-\$49,999	63	59	53	46	-13.2%
\$50,000-\$74,999	82	53	66	71	+7.6%
\$75,000-\$99,999	34	54	70	85	+21.4%
<u>\$100,000 or More</u>	<u>20</u>	<u>73</u>	<u>104</u>	<u>120</u>	+15.4%
<b>Totals</b>	<b>439</b>	<b>324</b>	<b>364</b>	<b>360</b>	<b>-1.1%</b>
<b>Median Income</b>	<b>\$31,450</b>	<b>\$53,478</b>	<b>\$57,102</b>	<b>\$69,290</b>	<b>+21.3%</b>
<b><u>Renter Households</u></b>					
Less than \$10,000	19	11	9	3	-66.7%
\$10,000-\$19,999	62	4	4	2	-50.0%
\$20,000-\$34,999	41	19	24	26	+8.3%
\$35,000-\$49,999	0	11	25	30	+20.0%
\$50,000-\$74,999	9	3	12	14	+16.7%
\$75,000-\$99,999	7	1	5	5	+0.0%
<u>\$100,000 or More</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>2</u>	+0.0%
<b>Totals</b>	<b>138</b>	<b>51</b>	<b>81</b>	<b>82</b>	<b>+1.2%</b>
<b>Median Income</b>	<b>\$18,063</b>	<b>\$43,289</b>	<b>\$44,971</b>	<b>\$51,442</b>	<b>+14.4%</b>
<b>CONTINUED:</b>					

**TABLE 6 (CONTINUED)  
HOUSEHOLD INCOME TRENDS & PROJECTIONS  
SCRIBNER, NEBRASKA  
2010-2034**

<b><u>65+ Households</u></b>					
Less than \$10,000	8	12	8	3	-62.5%
\$10,000-\$19,999	60	15	9	4	-55.6%
\$20,000-\$34,999	40	13	8	2	-75.0%
\$35,000-\$49,999	23	45	31	26	-16.1%
\$50,000-\$74,999	8	11	9	8	-11.1%
\$75,000-\$99,999	0	13	13	14	+7.7%
\$100,000 or More	<u>4</u>	<u>14</u>	<u>11</u>	<u>14</u>	+27.3%
<b>Totals</b>	<b>143</b>	<b>123</b>	<b>89</b>	<b>71</b>	<b>-20.2%</b>
<b>Median Income</b>	<b>\$21,312</b>	<b>\$42,166</b>	<b>\$45,218</b>	<b>\$50,552</b>	<b>+11.8%</b>

\* Specified Data Used. 2010 & 2022 Estimate, Adjusted, subject to Margin of Error.  
Source: 2006-2010 & 2018-2022 American Community Survey.  
Hanna:Keelan Associates, 2024.

**TABLE 7  
PER CAPITA INCOME  
TRENDS AND PROJECTIONS  
DODGE COUNTY / STATE OF NEBRASKA  
2010-2034**

<u>Year</u>	<u>Dodge County</u>		<u>State of Nebraska</u>	
	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2010	\$36,451	--	\$41,248	--
2011	\$39,903	+9.5%	\$45,674	+10.7%
2012	\$39,390	-1.3%	\$46,670	+2.2%
2013	\$40,605	+3.1%	\$46,653	-0.0%
2014	\$40,904	+0.7%	\$48,957	+4.9%
2015	\$44,448	+8.7%	\$50,556	+3.3%
2016	\$42,571	-4.2%	\$49,360	-2.4%
2017	\$43,814	+2.9%	\$50,144	+1.6%
2018	\$45,081	+2.9%	\$51,916	+3.5%
2019	\$47,323	+5.0%	\$54,182	+4.4%
2020	\$50,938	+7.6%	\$57,421	+6.0%
2021	\$56,967	+11.8%	\$61,205	+6.6%
2022	\$59,352	+4.2%	\$64,263	+5.0%
<b>2024</b>	<b>\$63,971</b>	<b>+7.8%</b>	<b>\$67,554</b>	<b>+5.1%</b>
<b>2010-2024</b>	<b>\$36,451-\$63,971</b>	<b>+75.5%</b>	<b>\$41,248-\$67,554</b>	<b>+63.8%</b>
<b>2024-2034</b>	<b>\$63,971-\$77,002</b>	<b>+20.3%</b>	<b>\$67,554-\$79,390</b>	<b>+17.5%</b>

Source: Nebraska Department of Economic Development, 2024.

Hanna:Keelan Associates, 2024.

**TABLE 8**  
**ESTIMATED OWNER HOUSEHOLDS BY INCOME**  
**COST BURDENED WITH HOUSING PROBLEMS**  
**SCRIBNER, NEBRASKA**  
**2010-2034**

<b>Income Range</b>	<b>2010</b> <b># / #CB-HP</b>	<b>2020*</b> <b># / #CB-HP</b>	<b>2024</b> <b># / #CB-HP</b>	<b>2034</b> <b># / #CB-HP</b>
0%-30% AMI	15 / 10	35 / 20	<b>29 / 20</b>	<b>22 / 16</b>
31%-50% AMI	30 / 4	35 / 15	<b>26 / 14</b>	<b>18 / 12</b>
51%-80% AMI	85 / 10	65 / 4	<b>57 / 4</b>	<b>50 / 2</b>
<u>81%+ AMI</u>	<u>175 / 8</u>	<u>125 / 0</u>	<u><b>171 / 0</b></u>	<u><b>188 / 0</b></u>
<b>Totals</b>	<b>305 / 32</b>	<b>260 / 39</b>	<b>283 / 40</b>	<b>278 / 30</b>

\*Specified Data Used; 2020 estimate subject to margin of error.  
# = Total Households.      #CB-HP = Households with Cost Burden – Housing Problems.  
Source: 2010 CHAS Tables, Huduser.org.  
Hanna:Keelan Associates, 2024.

**TABLE 9**  
**ESTIMATED RENTER HOUSEHOLDS BY INCOME**  
**COST BURDENED WITH HOUSING PROBLEMS**  
**SCRIBNER, NEBRASKA**  
**2010-2034**

<b><u>Income Range</u></b>	<b><u>2010</u></b> <b><u># / #CB-HP</u></b>	<b><u>2020*</u></b> <b><u># / #CB-HP</u></b>	<b><u>2024</u></b> <b><u># / #CB-HP</u></b>	<b><u>2034</u></b> <b><u># / #CB-HP</u></b>
0%-30% AMI	55 / 40	15 / 10	13 / 8	10 / 7
31%-50% AMI	25 / 15	25 / 4	20 / 2	15 / 0
51%-80% AMI	40 / 4	15 / 4	24 / 2	32 / 2
81%+ AMI	15 / 0	8 / 4	14 / 0	25 / 0
<b>Totals</b>	<b>135 / 59</b>	<b>63 / 12</b>	<b>81 / 12</b>	<b>82 / 9</b>

\*Specified Data Used; 2020 estimate subject to margin of error.

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

Source: 2010 CHAS Tables, Huduser.org.

Hanna:Keelan Associates, 2024.

**TABLE 10  
LABOR FORCE STATISTICS  
DODGE COUNTY, NEBRASKA  
2014-2034**

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>Unemployment Rate</u>
2014	19,196	18,496	3.6%	700
2015	19,083	18,461	3.3%	622
2016	19,107	18,521	3.1%	586
2017	19,323	18,784	2.8%	539
2018	19,402	18,845	2.9%	557
2019	19,501	18,931	2.9%	570
2020	20,100	19,391	3.5%	709
2021	20,420	19,940	2.4%	480
2022	20,685	20,273	2.0%	412
2023	20,771	20,316	2.2%	455
<b>2024</b>	<b>20,662</b>	<b>20,211</b>	<b>2.2%</b>	<b>451</b>
<b>2034</b>	<b>20,926</b>	<b>20,488</b>	<b>2.1%</b>	<b>438</b>

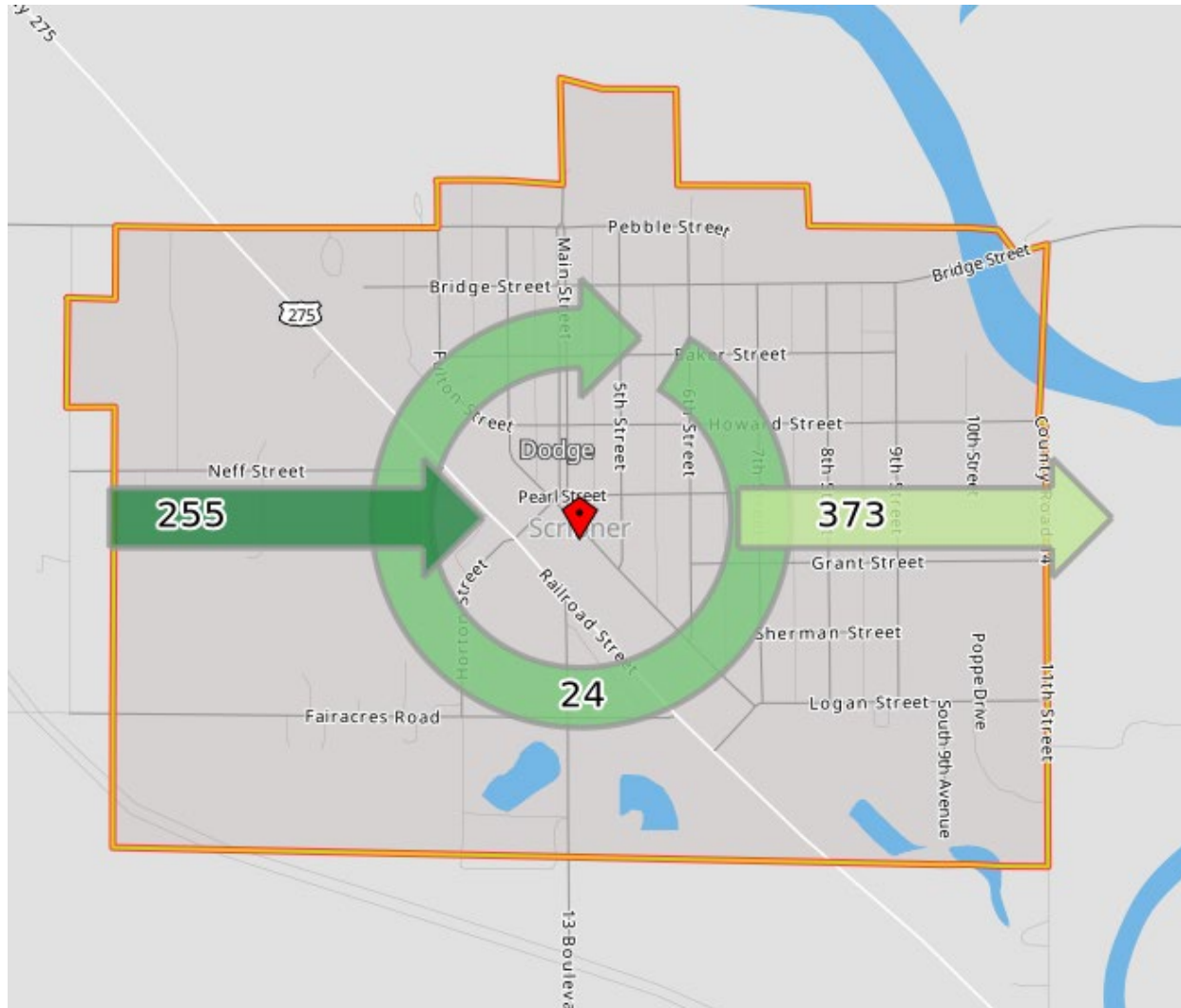
NOTE: Statistics based on annual average.  
Source: Nebraska Department of Labor, Labor Market Information, 2024.  
Hanna:Keelan Associates, 2024.

**TABLE 11**  
**WORKFORCE EMPLOYMENT BY TYPE**  
**DODGE COUNTY, NEBRASKA**  
**APRIL, 2024**  
**Workforce**  
**Non-Farm Employment**

<b>(Wage and Salary)</b>	<b>18,952</b>
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	*
Utilities.	*
Construction.	911
Manufacturing.	4,598
Wholesale Trade.	844
Retail Trade.	2,631
Transportation & Warehousing.	786
Information.	78
Finance & Insurance.	510
Real Estate & Rental/Leasing.	111
Professional, Scientific & Technical Services.	240
Management of Companies & Enterprises.	26
Administrative/Support/Waste.	841
Educational Services.	*
Health Care & Social Assistance.	2,219
Arts, Entertainment & Recreation.	170
Accommodation & Food Service.	1,421
Other Services (except Public Administration).	763
Federal Government.	119
State Government.	298
Local Government.	1,834

\*Data not available because of disclosure suppression.  
Source: Nebraska Department of Labor, Labor Market Information, 2024.

Appendix II  
Scribner Table Profile.



Inflow/Outflow Job Counts in 2021  
All Workers

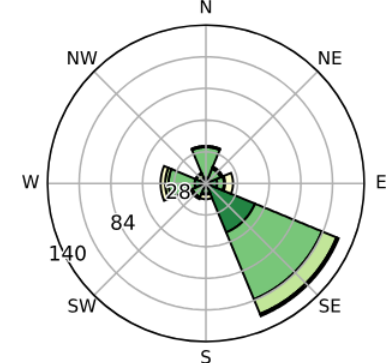


255 - Employed in Selection Area, Live Outside  
373 - Live in Selection Area, Employed Outside  
24 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs)

	2021	
	Count	Share
<a href="#">Employed in the Selection Area</a>	279	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	255	91.4%
<a href="#">Employed and Living in the Selection Area</a>	24	8.6%
<a href="#">Living in the Selection Area</a>	397	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	373	94.0%
<a href="#">Living and Employed in the Selection Area</a>	24	6.0%

Job Counts by Distance/Direction in 2021  
All Workers



**TABLE 12  
HOUSING STOCK PROFILE  
DEFINING SUBSTANDARD HOUSING – HUD  
SCRIBNER, NEBRASKA  
2010 & 2022 ESTIMATES**

	<b>Complete Plumbing</b>			<b>Lack of Complete Plumbing</b>			<b>Units with 1.01+ Persons per Room</b>	
	<u>Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	
<b>2010 Est.*</b>	439	439	100.0%	0	0.0%	3	0.7%	
<b>2022 Est.*</b>	324	321	99.1%	3	0.9%	0	0.0%	

\*Subject to margin of error.

Source: 2006-2010 & 2018-2022 American Community Survey Estimates.

	<u>Housing Units</u>
Housing Units (2020 Census)	414
Units Built (April, 2020 to Present)	7
<u>Units Demolished (April, 2020 to Present)</u>	<u>(3)</u>
<b>TOTAL UNITS</b>	<b>418</b>

Source: 2020 Census,  
City of Scribner, 2024  
Hanna:Keelan Associates, P.C., 2024.

	<u>2024</u>
<b>a) Housing Stock</b>	<b>418</b> <b>(O=306; R=112)</b>
<b>b) Vacant Housing Stock</b>	<b>54</b>
<b>c) Occupied Housing Stock</b>	<b>364</b>
Owner Occupied	283
Renter Occupied	81
<b>d) Housing Vacancy Rate</b>	<b>12.9% (54)</b>
Owner Vacancy	7.5% (23)
Rental Vacancy	27.7% (31)
<b>e) Adjusted Vacancy Rate*</b>	<b>2.9% (12)</b>
Owner Adjusted Vacancy*	2.9% (9)
Rental Adjusted Vacancy*	2.7% (3)

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

Source: City of Scribner, 2024.  
Hanna:Keelan Associates, 2024.

<b>TABLE 15</b>						
<b>OWNER OCCUPIED HOUSING VALUE</b>						
<b>SCRIBNER, NEBRASKA</b>						
<b>2010-2034</b>						
	<b>Less than <u>\$100,000</u></b>	<b>\$100,000 <u>to \$199,999</u></b>	<b>\$200,000 <u>to \$299,999</u></b>	<b>\$300,000 <u>to \$399,999</u></b>	<b>\$400,000 <u>or More</u></b>	<b><u>Totals</u></b>
<b>2010 Est*</b>	261	40	0	0	0	<b>301</b>
<b>2022 Est*</b>	140	106	27	0	0	<b>273</b>
<b><u>Median Value</u></b>						
<b>2010 Est*</b>	<b>\$55,500</b>					
<b>2022 Est*</b>	<b>\$98,700</b>					
<b>2024</b>	<b>\$100,300</b>					
<b>2034</b>	<b>\$132,600</b>					
<b>*Specified Data Used.</b>						
<b>Source: 2006-2010 &amp; 2018-2022 American Community Survey Estimate.</b>						
<b>Hanna:Keelan Associates, 2024.</b>						

**TABLE 16  
GROSS RENT  
SCRIBNER, NEBRASKA  
2010-2034**

	<b>Less than \$500<sup>^</sup></b>	<b>\$500 to \$699</b>	<b>\$700 to \$899</b>	<b>\$900 to \$1,249</b>	<b>\$1,250 or More</b>	<b>Totals</b>
<b>2010 Est*</b>	76	52	9	4	0	<b>138</b>
<b>2022 Est*</b>	13	15	13	9	1	<b>51</b>
<b><u>Median Rent</u></b>						
<b>2010 Est*</b>	<b>\$446</b>					
<b>2022 Est*</b>	<b>\$775</b>					
<b>2024</b>	<b>\$803</b>					
<b>2034</b>	<b>\$869</b>					

\*Specified Data Used.  
<sup>^</sup>Includes “no cash rent”.  
 Source: 2006-2010 & 2018-2022 American Community Survey Estimate.  
 Hanna:Keelan Associates, 2024.

**TABLE 17  
CONDITION RATING  
SCRIBNER, NEBRASKA  
2024**

Excellent	14
Good	107
Average/Fair – Moderate Rehabilitation Needed	217
Poor – Substantial Rehabilitation Needed	27
<u>Dilapidated – Demolition/Replacement</u>	<u>4</u>
<b>TOTAL</b>	<b>369</b>

Source: Hanna:Keelan Associates, 2024.

**TABLE 19**  
**HOUSING UNIT “TARGET” DEMAND**  
**SCRIBNER, NEBRASKA**  
**2034**

	<u>Owner</u>	<u>Rental</u>	<u>Total Housing Unit “Target” Demand*</u>	<u>Est. Required Housing Unit Target Demand Budget (Millions)</u>
<b>Medium (Pop. Proj.):</b>	<b>18</b>	<b>14</b>	<b>32</b>	<b>\$8.65</b>
<b>CGI (Pop. Proj.):</b>	<b>21</b>	<b>25</b>	<b>46</b>	<b>\$11.20</b>

**\*Housing Unit “Target” Demand, based on:**

- Expected New Households.
- Cost-Burdened Households.
- Replacement of Occupied “Deteriorated to Dilapidated” Housing Units.
- Owner & Rental Housing Vacancy Deficiency.
- Secure Current Commuter Labor Force.
- “Pent Up” Housing Demand.
- Targeted Special Populations.
- Seasonal Housing Demand (Including Vacation and Short-Term Rental Housing/AirBNB).
- **Five-Year Housing Development Capacity.**

**NOTE 1: Housing Unit Target Demand includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 10% to 15% of the Total Housing Demand).**

**NOTE 2: Estimated Workforce Housing Unit Demand:**

**Medium:** 19 Total Units (12 Owner, 7 Rental).

**CGI:** 33 Total Units (15 Owner, 18 Rental).

Source: Hanna:Keelan Associates, 2024.

**TABLE 20**  
**HOUSEHOLD AREA MEDIAN INCOME (AMI)**  
**DODGE COUNTY, NEBRASKA**  
**2024**

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
<b>30% AMI</b>	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
<b>50% AMI</b>	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
<b>60% AMI</b>	\$38,340	\$43,800	\$49,260	\$54,720	\$59,100	\$63,480	\$67,860	\$72,240
<b>80% AMI</b>	\$51,100	\$58,400	\$65,700	\$72,950	\$78,800	\$84,650	\$90,500	\$96,300
<b>100%AMI</b>	\$63,900	\$73,000	\$82,100	\$91,200	\$98,500	\$105,800	\$113,100	\$120,400
<b>125%AMI</b>	\$79,875	\$91,250	\$102,625	\$114,000	\$123,125	\$132,250	\$141,375	\$150,500

Source: U.S. Department of Housing and Urban Development 2024.

**TABLE 21**  
**YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR**  
**(MEDIUM & CGI POPULATION PROJECTION)**  
**SCRIBNER, NEBRASKA**  
**2034**

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	
<b>Owner:</b>	<u>AMI</u> 0 / 0	<u>AMI</u> 2 / 2	<u>AMI</u> 3 / 4	<u>AMI</u> 5 / 7	<u>AMI</u> 8 / 8	18 / 21
<b>Rental:</b>	0 / 0	6 / 9	4 / 8	4 / 8	0 / 0	14 / 25

Source: Hanna:Keelan Associates, 2024.

**TABLE 22**  
**HOUSING UNIT “TARGET” DEMAND – POPULATION SECTORS &**  
**RANGE OF PRICE POINTS (PRODUCTS)^**  
**MEDIUM & CGI POPULATION PROJECTIONS**  
**SCRIBNER, NEBRASKA**  
**2034**

<b>OWNER</b>				
<b>UNITS</b>	<b>Total Units</b>	<b>Price Points</b>	<b>Workforce</b>	<b>Price Points</b>
<b>Elderly (55+)</b>	5 / <b>6</b>	\$170K-\$370K	2 / <b>2</b>	\$230K-\$305K
<b>Family</b>	11 / <b>13</b>	\$170K-\$430K	10 / <b>13</b>	\$260K-\$355K
<b>Special</b>				
<b>Populations<sup>1</sup></b>	<b>2 / 2</b>	<b>\$135K-\$225K</b>	<b>0 / 0</b>	<b>N/A</b>
<b>Subtotals</b>	<b>18 / 21</b>	<b>\$135K-\$430K</b>	<b>12 / 15</b>	<b>\$230K-\$355K</b>
<b>RENTAL</b>				
<b>UNITS*</b>				
<b>Elderly (55+)</b>	6 / <b>8</b>	\$775-\$990	0 / <b>2</b>	\$900-\$950
<b>Family</b>	6 / <b>15</b>	\$765-\$1,085	7 / <b>14</b>	\$840-\$1,025
<b>Special</b>				
<b>Populations<sup>1</sup></b>	<b>2 / 2</b>	<b>\$640-\$830</b>	<b>0 / 2</b>	<b>\$650-\$860</b>
<b>Subtotals</b>	<b>14 / 25</b>	<b>\$640-\$1,085</b>	<b>7 / 18</b>	<b>\$650-\$1,025</b>
<b>Totals</b>	<b>32 / 46</b>		<b>19 / 33</b>	

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

^Average Affordable Purchase Price, 3.0 PPHH, (25% Income/90% Debt Coverage, 30 years @ 6.5%), with Market Adjustment (18 Months).

^Average Affordable Monthly Rent, 2.5 PPHH, (25% Income) with Market Adjustment (18 Months).

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

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, 2024.

**TABLE 23**  
**HOUSING UNIT “TARGET” DEMAND**  
**ESTIMATED LAND USE REQUIREMENTS**  
**MEDIUM & CGI POPULATION PROJECTIONS**  
**SCRIBNER, NEBRASKA**  
**2034**

<u>Owner Units/Acres</u>	<u>Rental Units/Acres</u>	<u>Totals</u>
18 / 5.9	14 / 2.3	32 / 8.2
21 / 6.9	25 / 4.1	46 / 11.0

\* Land calculation is 3x minimum requirement.  
Source: Hanna:Keelan Associates, 2024.

**TABLE 24**  
**TARGET REHABILITATION &**  
**DEMOLITION DEMAND & ESTIMATED COSTS**  
**SCRIBNER, NEBRASKA**  
**2034**

	<u># Units / Est. Costs</u>
- Moderate Rehabilitation*	43 / \$1,300,000
- Substantial Rehabilitation*	25 / \$1,075,000
- Demolition/Replacement**	6 / \$2,100,000

\*Pending Appraisal Qualification.  
\*\*Estimated Cost without Acquisition.

Source: Hanna:Keelan Associates, P.C., 2024.



# APPENDIX III

ECONOMIC & COMMUNITY DEVELOPMENT RESOURCES.



# APPENDIX III ECONOMIC & COMMUNITY DEVELOPMENT RESOURCES.

## INTRODUCTION.

Several local, State and Federal Funding Programs are available for Scribner to take advantage of when pursuing housing development and rehabilitation, business development and retention and neighborhood/community-wide stabilization. Selected Funding Sources are as follows:

## DEVELOPMENT PROGRAMS.

### NORTHEAST NEBRASKA DEVELOPMENT DISTRICT.

Scribner is a member of the Northeast Nebraska Development District. This organization assists communities and individuals with economic development, housing and business loans opportunities. Members enjoy benefits including assistance with preparing action plans and preparation of grants for economic and community development.

### CERTIFIED LOCAL GOVERNMENT PROGRAM.

The CLG Program is a federal program administered in Nebraska by the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society. The goal of the program is to increase local preservation activities and link local governments with a national network of federal, state and local organizations. CLGs can be Cities or Counties that meet certain federal and state standards. CLG status entitles a local government to apply for yearly grants from the NeSHPO.

Besides being eligible for grants, CLGs receive technical assistance and training from the NeSHPO. CLGs, in turn, provide local expertise about community preservation issues to the NeSHPO and proactively pursue preservation activities. The CLG Program provides a framework within which a Community may invest in existing historic assets in the context of the Community's Comprehensive Plan.

### **COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOs) & COMMUNITY ACTION AGENCIES.**

A CHDO serves a Community, County or designated region while providing housing technical assistance and conducting affordable housing programs. CHDOs were established to access HOME funds to assist in financing local housing activities.

The Community Action Agency serving a particular Community or County can provide housing and weatherization programs in its service area. A Community Action Agency also provides community social services, emergency services, family development and nutrition programs. Nebraska Communities and Counties should work with their Community Action Agency to provide safe, accessible, affordable housing to its residents.

**Northeast Nebraska Community Action Partnership (NENCAP)** serves as the Community Action Partnership organization for Dodge County and the City of Scribner, providing housing and weatherization programs, community social services, emergency services, family development and nutrition programs.

**The Nebraska Housing Developers Association is a State-wide organization providing important housing capacity building and support for local housing development corporations.**

### **COMMUNITY DEVELOPMENT ASSISTANCE ACT (CDAA).**

The CDAA empowers the Department of Economic Development to issue a 40 percent state tax credit to businesses, corporations, insurance firms or financial institutions or individuals that make eligible contributions of cash, services or materials to approved community betterment projects. Eligible projects include employment training, human and medical services, physical facility and neighborhood development services, recreational and educational activities and crime prevention.

### **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG).**

The Community Development Block Grant Program is available to local Community and County municipalities for financing housing, planning and public works projects. All Nebraska Counties and Communities are an eligible applicant for CDBG funds. Bellevue, Grand Island, Lincoln and Omaha receive an annual allocation of CDBG funds, from the Department of Housing and Urban Development, as entitlement communities. The remaining Nebraska Communities are non-entitlement Communities and can compete annually for CDBG funds for various community and economic development programs, including housing.

#### ***❖ Downtown Revitalization Program***

The objective of the Community Development Block Grant (CDBG) Downtown Revitalization Funding Category is to encourage reinvestment in Nebraska communities that will contribute to the revitalization or redevelopment of downtown infrastructure, address health and safety concerns and develop a capacity for growth.

#### ***❖ Comprehensive Revitalization Category***

The state CDBG objective of the Comprehensive Revitalization Category is to provide flexible investments in housing and infrastructure to carry out a comprehensive strategy of revitalization to stabilize and enhance clearly defined residential neighborhoods with concentrations of persons with lower incomes. The primary national objective of the CDBG Program is the “development of viable urban communities by providing decent housing and a suitable living environment, particularly for low and moderate-income persons.” All project activities submitted for funding with Comprehensive Revitalization funds must meet the national objective of benefit to low and moderate income.

#### ***❖ Economic Development Revolving Loan Fund***

The CDBG Economic Development Revolving Loan Fund is a locally-administered, flexible financing tools for Communities to provide loans to local businesses, which in turn, create jobs and leverage other private investment while assisting a Community diversify and stabilize its economy.

The assistance will be in the form of a loan from the applicant governmental unit to the business. Such loans may be used by the business for almost any legitimate business purpose.

❖ *Tourism Development Initiative*

The Tourism Development Initiative provides financing to offset the cost of projects that are, or will be, a tourism attraction. Tourism attractions are sites and facilities that draw visitors because of their scenic, historic, cultural, scientific and/or recreational attributes. Examples of projects are: historic restorations, museums, participatory sports facilities and convention centers.

**COMMUNITY DEVELOPMENT RESOURCES –  
New Markets Tax Credit (NMTC) Business Loan.**

The NMTC Business Loan Program offers qualifying borrowers yet another business financing option that may be the best financial choice. Eligible borrowers can obtain loans with lower interest rates and terms up to 25 years, creating a lower monthly payment and allowing borrowers to keep more cash in their businesses. The NMTC Program enables borrowers to expand and renovate their existing properties, buy the properties outright, or purchase additional property for business expansion.

The NMTC Program helps revitalize targeted urban and rural geographic areas through the retention and creation of jobs, the renovation and expansion of vacant business properties, community facilities and the purchase of major equipment for business expansion.

To be considered under this Program, a business must also meet guidelines that demonstrate it serves the Community. Community impact must be significant, yielding results that:

- Create jobs, job retention or increased wages for workers.
- Assist businesses owned by lower-income persons or residents of lower-income Communities, or that are committed to remain in such Communities.
- Assist minority- or women-owned businesses.
- Assist businesses and non-profit organizations or real estate projects that provide childcare, health care, educational or other benefits.

- Facilitate wealth creation or asset accumulation such as home ownership.
- Provide goods and services to low-income Communities.

Borrowers will be required to certify that they will comply with the NMTC Program requirements and will be required to submit periodic reports for the full term of the loan in support of these requirements.

**FEDERAL HOME LOAN BANK (FHLB).**

The FHLB provides low-interest loans to finance home ownership for families with incomes at or below 80 percent of the median income for the area. The FHLB can also finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the FHLB member institutions in Nebraska and are loaned on a competitive basis, with semi-annual application dates. FHLB can be combined with other housing programs (i.e., State CDBG, HOME, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects in the Downtown.

**GENERAL REVENUE & OBLIGATION BONDS.**

Revenue Bonds allow for monies generated by new development projects to repay any debt incurred, all or in part. These bonds are typically not secured by Community credit.

General Obligation Bonds are backed by property taxes and are issued by the City for a wide array of community betterment projects. See Section 16-6, 108 of the Nebraska Revised Statutes.

### **HISTORIC PRESERVATION TAX CREDITS.**

The preservation of these buildings is key to retaining the architectural integrity and heritage of the Community. To assist in the reuse and renovation of these historic resources, the City should develop historic preservation guidelines and an implementation policy, thus creating a coordinated effort to “recycle” the Community's infrastructure and to set a standard which retains the architectural integrity and heritage of structures.

### **NEBRASKA MAIN STREET NETWORK.**

The Nebraska Main Street Network is an umbrella organization for Main Street; a Nebraska Preservation Fund within the National Trust for Historic Preservation. Main Street assists Communities in organizing, promoting and strengthening the economic base and improving the appearance of the Downtown.

### **NEBRASKA DEPARTMENT OF ENVIRONMENT AND ENERGY (NDEE)– Dollar and Energy Savings Loan Program.**

NDEE announced the availability of 2.5 percent Dollar and Energy Saving Loans of up to \$750,000 for commercial and industrial – including educational – sector energy efficiency building improvements. The \$11 million in funds for these loans comes from a portion of the \$30.9 million received by Nebraska under the *State Energy Program in the American Recovery and Reinvestment Act*.

Eligible entities include Nebraska commercial businesses, non-profits, institutions such as private schools and hospitals, manufacturers and other industrial operations; Nebraska political subdivisions below the state level, including public school districts; and federal Energy Star® partners.

Eligible energy efficiency building improvements are the same as those currently eligible for Dollar and Energy Saving Loans and are listed on project applications at <http://www.ndee.ne.gov/loan/index.html>.

**NEBRASKA ENHANCING, DEVELOPING & GROWING ENTREPRENEURS.**

The Nebraska Enhancing, Developing and Growing Entrepreneurs (EDGE) is the umbrella organization for rural entrepreneurial training programs hosted by local communities, organizations and associations. The EDGE program is primarily for existing businesses or potential start-up businesses.

**NEBRASKA INVESTMENT FINANCE AUTHORITY (NIFA).**

NIFA is a major provider of funding for affordable housing development in Nebraska. The primary program is the **Section 42 Low Income Housing Tax Credits (LIHTC)** utilized to help finance both new construction and rehabilitation of existing rental projects.

**LB 884-State Low-Income Housing Tax Credit** is another source of funding for affordable housing.

A popular LIHTC Program is **CROWN (Credit-to-Own)**. CROWN is a lease-to-own housing program developed to bring home ownership within reach of very low-income households while assisting local governments in revitalizing their neighborhoods. The objectives of the program are to:

- Construct housing that is decent, safe and permanently affordable for low-income residents;
- Develop strong public/private partnerships to solve housing problems;
- Offer renters a real plan to own a home; and
- Restore unused, vacant in-fill lots to become a neighborhood asset.

**CROWN** utilizes the LIHTC program as one financing tool. Other sources of financing may be HOME funds, NAHTF, Federal Home Loan Bank funding, local government grants and loans and traditional development financing sources.

**CRANE** (Collaborative Resources Alliance for Nebraska) is a LIHTC set-a-side program for targeted resources, for community development and housing programs.

NIFA also provides the Single Family Mortgage Program – This program provides a less than current market interest rate for First-time Homebuyers in Nebraska. Local lender participation is encouraged in this Program.

NIFA is also a funding participant in the Nebraska **Rural Workforce Housing Investment Act**.

NIFA provides funding for the **Housing Study Grant Program** to assist in financing community, county and regional housing studies and related planning projects.

On its website, NIFA provides a list of LIHTC properties providing emergency housing to displaced individuals due to severe winter storms, straight-line winds and flooding disasters.

The **Nebraska Homeowner Assistance Fund** was established in February, 2022, to help prevent homeowners from falling behind on their mortgages and losing their homes. This program is administered by NIFA and has a \$50 million allotment that will be disbursed to qualifying homeowners until funds run out or until the program expires in September, 2025. The program was expanded in September, 2022, to include assistance with paying certain past-due utility bills. The program provides relief to pandemic-impacted homeowners that have experienced a COVID-19 related financial hardship that began or continued after January 21, 2020. Homeowners are eligible if their household income is equal to or less than 100 percent of local area median income and help can only be provided for the homeowner's primary residence. The program is currently closed, but has a waitlist for people to join.

NIFA, with the assistance of a **Strategic Housing Council**, is in the process of implementing their recently completed **Nebraska 2022 Strategic Housing Framework**. Strategies, or “**Pillars**” associated with the Framework include the following **Areas of Concentration**:

- Pillar 1: Financial Support and Incentives for Development;
- Pillar 2: Education and Policy;
- Pillar 3: Safety Net and Special Populations; and
- Pillar 4: Workforce and Community Capacity.

### **RURAL ENTERPRISE ASSISTANCE PROJECT (REAP).**

Rural Enterprise Assistance Program is a program that provides individuals with business management training, technical assistance, lending capital, loan packaging and networking opportunities for starting and growing a business. The REAP program operates on a statewide rural basis through regionally based Business Specialists.

REAP's revolving loan program is a step-up borrowing process where loans of between \$100 and \$10,000 are made. REAP also operates Nebraska's only Small Business Administration funded Women's Business Center with the goal to help meet the business assistance needs of today's start-up and existing rural Nebraska women entrepreneurs.

### **RURAL WORKFORCE HOUSING FUND (RWHF).**

In 2017, the “**Rural Workforce Housing Investment Act**” (Legislative Bill 518) was adopted to allow non-profit housing developers to allocate funds from the NAHTF into a **Rural Workforce Housing Fund (RWHF)**. This allows the non-profit developer to apply for grant dollars for housing development and/or rehabilitation for the purpose of creating housing opportunities for workforce populations. Projects must be within municipalities in Counties with populations less than 100,000. Grants must document a 50 percent match fund.

### **TAX INCREMENT FINANCING (TIF).**

**Tax Increment Financing** can use added property tax revenues, created by growth and development in a specific area, to finance improvements within the boundaries of a designated Redevelopment Area. Utilizing the Nebraska Community Development Law, each Community in Nebraska has the authority to create a Community Redevelopment Authority (CRA) or Community Development Agency (CDA). **The City of Scribner should consider the designation of a “Redevelopment Area” in the Community, with the potential to establish that of the entire Community, due to its “City” classification.**

A City or City with a CRA or CDA has the authority to use TIF for commercial, industrial and residential redevelopment activities. The CRA/CDA can utilize TIF for public improvements and gain the revenue associated with these improvements. The tax increment is the difference between the taxes generated on an existing piece of property and the taxes generated after the redevelopment occurs. One hundred percent (100%) of the increment can be captured for up to 15 years, by the CRA and used for public improvements in a designated Redevelopment Area.

Every Community in Nebraska is eligible to utilize TIF, after a CRA or CDA has been established and a Blight and Substandard Determination Study has been completed by the Community. TIF may be used for infrastructure improvements, public façade improvements in the Downtown and to purchase land for commercial or industrial development.

**Nebraska Historic Tax Credit (NHTC).**

On April 16, 2014, Legislative Bill 191 was signed into law, which created the Nebraska Historic Tax Credit. This new historic tax credit will serve as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property." Nebraska became the 36th state to provide a historic tax credit at the state level, which is a tax credit that is separate and distinct from the federal historic tax credit.

The Nebraska State Historic Tax Credit establishes a \$15,000,000 tax credit pool, and the Nebraska State Historical Society (NeSHPO) will handle the annual allocation of the credits.

**The program encourages the preservation of the State's historic buildings for the following important outcomes:**

- ◆ Incentives for redevelopment of historic properties and districts across the State.
- ◆ Private investment in historic buildings, downtowns and neighborhoods.
- ◆ New uses for underutilized and substandard buildings.
- ◆ Jobs and economic development in Nebraska communities, both rural and urban.
- ◆ Creation of housing units.
- ◆ Revitalized communities through preservation of historically significant buildings and districts.
- ◆ More heritage tourism in communities.

**Basic provisions of the NHTC:**

- ◆ Twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings.
- ◆ Maximum of \$1 million in credits for a project, a dollar-for-dollar reduction in state tax liability.
- ◆ Tax credits can be transferred with limitations.
- ◆ Rehabilitation work must meet generally accepted preservation standards.
- ◆ Detached, single-family residences do not qualify.

**To qualify, a historic property must be:**

- ◆ Listed individually in the National Register of Historic Places or
- ◆ Located within a district listed in the National Register of Historic Places or
- ◆ Listed individually under a certified local preservation ordinance or
- ◆ Located within a historic district designated under a certified local preservation ordinance.

**The minimum project investment must equal or exceed:**

The greater of \$25,000 or 25 percent of the property's assessed value (for properties in Omaha and Lincoln). \$25,000 (for properties located elsewhere)

**HUD PROGRAMS.**

Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly mixed or pooled with other public funding sources, as well as conventional financing.

- ◆ ***Section 8 Moderate Rehabilitation SRO's.***  
Funding for Single Room Occupancy (SRO) developments are available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- ◆ ***Shelter Plus Care.***  
Shelter Plus Care provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.
- ◆ ***Mortgage Insurance.***  
The HUD 221(d)(3) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit-motivated developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.

**UNITED STATES DEPARTMENT OF AGRICULTURE –  
Rural Development (USDA-RD).**

◆ ***Community Facility Loan Program.***

This program provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 people. Program monies can be used for constructing, enlarging or improving community facilities for healthcare, public safety, or public and community services (such as the physical construction of a new building to house and display museum items and artifacts).

◆ ***Guaranteed Community Facility Loan Program.***

The purpose of the Guaranteed Community Facilities Loan Program is to work with local lenders - including banks, savings and loan associations, mortgage companies and Farm Credit System banks to offer loan guarantees to help build essential community facilities, such as fire and rescue buildings and/or equipment, streets, utilities, community buildings, libraries, senior citizen centers, day care centers, airports, industrial parks, hospitals, clinics, nursing homes, assisted living facilities, etc.

◆ ***Rural Business Enterprise Grants.***

The USDA-RD Office provides grant funding to finance the development of small businesses in rural communities with populations less than 50,000. The grant program stimulates capital investment by providing grants to third party lenders to establish a revolving loan program. These funds can be used for acquisition/development of land; construction of buildings, plants, equipment; access streets and roads; parking areas; utility and service extensions; refinancing, fees; technical assistance; start-up operating costs and working capital.

◆ ***Rural Business Opportunity Grant (RBOG).***

The Rural Business Opportunity Grant promotes sustainable economic development in rural communities with exceptional needs by focusing on communities that have experienced trauma due to natural disasters or fundamental structural change, persistently poor, long-term population decline or job deterioration.

RBOG provides matching grant monies for technical assistance, training and planning activities, in an effort to improve economic conditions in rural areas. Eligible projects include: identify and analyze business opportunities; identify, train and assist existing or prospective rural entrepreneurs; establish business support centers; conduct community or multi-county economic development planning; establish centers for training, technology and trade; and conduct leadership development training.

**Housing programs available with USDA-RD include the following:**

- ◆ ***Section 515 Program.***  
This Program provides a direct interest subsidized loan for the development of family and elderly housing, including congregate and rental housing for persons with a disability. A Section 538 mortgage insurance program is also available.
- ◆ ***Section 502 Program.***  
Mortgage guarantee or direct loans for single family homeownerships for low- and moderate-income persons/families, including persons with a disability are provided. In conjunction with this Program, Section 504 provides for the rehabilitation of homes.
- ◆ ***Community Facilities Program.***  
This Program allows for a direct, interest subsidized loan for a variety of projects specific, community facility improvement programs including new construction or housing rehabilitation for “special populations.”
- ◆ ***Preservation Program.***  
The Preservation Program is administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Nebraska Communities. This could include a local based, planned program of home modification income eligible to low/moderate-income persons and families.
- ◆ ***Business & Industry Program.***  
The RD Business and Industry Program allows for loan mortgage guarantee for commercial projects, including retirement/assisted care housing.