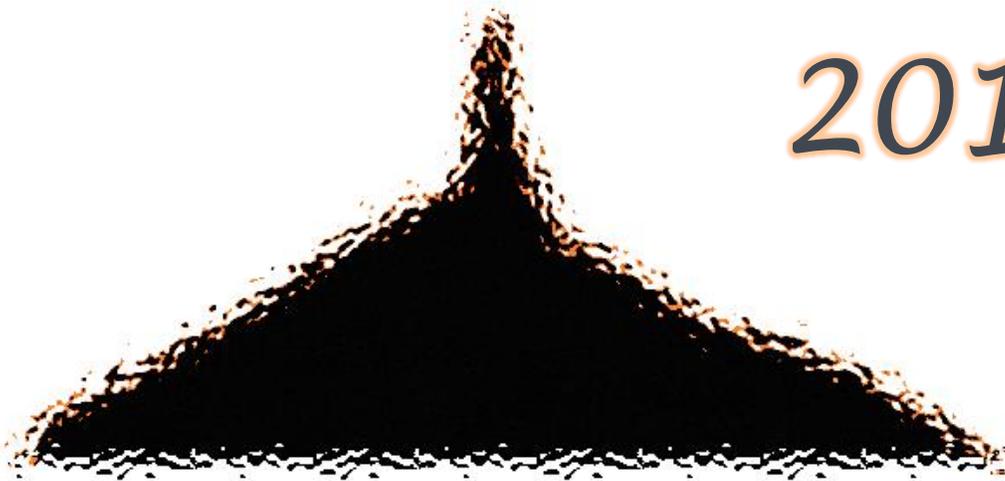
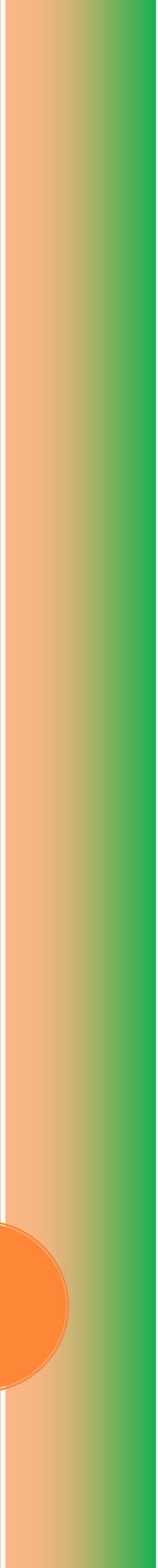
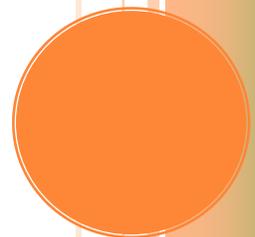


# COMPREHENSIVE PLAN

2017



*City of Bayard, Nebraska*



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### **Planning Commission of the City of Bayard**

**Bryan Trimble, Chairperson**  
**Jennifer Kriha, Vice Chairperson**  
**Matt McLaughlin**  
**Loretta McCoy**  
**Mary Mau**

**Professional Staff: Nate Heffron**

# Introduction

## **Purpose and Scope**

The purpose of completing a comprehensive plan is to provide basic guidelines and policies for use by the City Council and Planning Commission. These policies should be followed by the city when making decisions that affect existing and/or future uses of land and resources within the City of Bayard.

The plan is designed to decrease uncertainty about the city's direction in the near future. The plan is a policy framework, not law, and should be viewed as such. The plan addresses all facets of development including residential, commercial, industrial, agricultural, open space, and energy conservation. Although the plan indicates the type and extent of where development should occur in Bayard, these statements serve as guidelines and have no enforcement authority until they are codified as part of a city ordinance.

The comprehensive plan also provides a general analysis of the condition of Bayard and the needs of its residents. Past trends and future projections on various subjects are studied to determine deficiencies that need to be addressed or to reveal assets and opportunities that the city should build upon. This information is helpful in establishing priorities and setting goals for the city.

The city's planning process does not end with the adoption of this document. Planning is an on-going process to be used to promote orderly growth and development through policies established in this plan. Once the plan is adopted, it should be continually reviewed and updated to meet the changing needs of the city.

## **The Legal Role of a Comprehensive Plan**

Nebraska State Statutes permit cities to utilize zoning or subdivision regulations to control physical development within their jurisdiction. However, a comprehensive development plan must be adopted before zoning or subdivision regulations are implemented. As stated in the Nebraska State Statutes (23-114.02), the comprehensive plan shall, among other elements include:

- 1) A land use element which designates the proposed general distribution, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings, and lands, and other categories of public and private use of land:
- 2) The general location, character, and extent of existing and proposed major streets, roads, and highways, and air and other transportation routes and facilities.
- 3) The general location, type, capacity, and areas served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services.
- 4) An energy element that sets general energy goals and policies for the community and provides strategies and resources for increasing energy efficiency.



5) The Comprehensive Plan should also contain plan of action for both a periodic review for updating facts and figures of the entire document, as well as, action plans for each chapter to help implement the recommendations set forth in this document.

**Brought to you by the Bayard City**



# Development Plan

The comprehensive plan in itself cannot carry out the goals, objectives, and policies laid out in the plan. The plan has to be implemented through city regulations, public expenditures, private developments, and partnerships between the city and the private sector. The development strategies of this comprehensive plan are intended to be realistic and capable of being carried out. The following implementation strategies include realistic plans for public expenditures, encourages private development in appropriate locations, and is intended to be implemented by consistent regulations. The strategies in the plan also builds on Bayard's partnerships with the private sector, county, and the region.

The time frames of the following strategies will be of varying degrees. Some of the strategies can be implemented immediately while many other strategies may take up to twenty years to be completely implemented. For that reason, the overall scope of the strategies will be long-term. However, while long term perspective is important, the plan must be periodically reviewed to ensure that it reflects the best available information, current community views, and changing circumstances. This is also important from the aspect of keeping the city on track of its long-term goals. Thus the plan should be subject to continuing evaluations and reviews.

## General Strategies

### **Periodic Review of the Comprehensive Plan**

Bayard's Planning Commission should review the comprehensive planning strategies and policies on an annual basis. The reviews should identify if the city has been making progress towards achieving its goals and has been implementing suggested policies. The reviews should also identify if amendments to the plan are needed. All findings from the reviews shall be forwarded to the City Council.

### **Updating the Comprehensive Plan**

In addition to reviews, the Comprehensive Plan should be formally updated at least every ten years. However, the different action plans schedules should be followed closely in order to use this document effectively and use it as a guide for continuous improvement and development.

| <i>Action Plan: Comprehensive Plan</i> |                           |      |      |      |      |      |
|--|---------------------------|------|------|------|------|------|
| <b>1 YEAR</b>                          | Review Comprehensive Plan | 2018 | 2019 | 2020 | 2021 | 2022 |
|  |                           |      |      |      |      |      |
| <b>10 YEAR</b>                         | Update Comprehensive Plan | 2027 |      |      | 2037 |      |
|  |                           |      |      |      |      |      |

## Environmental strategies

### **Drought**

Drought is common in Western Nebraska and climate changes has caused significant changes in weather patterns across North America. Because Bayard is mostly an agricultural community, efforts should be taken to work with the Natural Resources District to develop a drought mitigation policy to combat the negative effects that drought can cause.



### **Water treatment plant**

Currently the city has contracted for the construction of a water treatment plant, scheduled to be completed in 2017. Problems addressing nitrates, uranium, and arsenic will significantly be lowered by the installation of this plant. A preliminary pilot study show all levels of nitrates, uranium, and arsenic are well below federal drinking water standard guidelines, placing the city within compliance.

### **Discourage Development in Flood-prone Areas**

Many areas to the west, south, and southeast of Bayard are prone to flooding. The city should discourage development in flood-prone areas. Such land should be reserved for parks, green space etc.

### **Increase the Number of Trees**

The presence of trees enhances the aesthetic beauty of the city. The city should thus implement programs to increase the number of trees in the community through the development of a reforestation program. There are several grant programs available to purchase and plant trees on both public and private lands. Grant programs the City can pursue include the Nebraska Environmental Trust, the National Tree Trust, the Nebraska Green Space Stewardship Initiative, the Community Enhancement Program, the Omaha World Herald Tree Program, and the Turner Foundation. Additionally, the North Platte Natural Resources District has cost-share programs which promote tree planting programs.

| <i>Action Plan: Environmental</i> |                                     |  |
|-----------------------------------|-------------------------------------|--|
|                                   | <b>Drought</b>                      | Work with Nebraska Natural Resources District to develop a drought mitigation plan |
|                                   |                                     |  |
|                                   | <b>Water treatment plant</b>        | Construct water treatment plant to mitigate nitrate levels                         |
|                                   |                                     |  |
|                                   | <b>Floodplains</b>                  | Discourage development in Flood-prone Areas  |
|                                   |                                     |  |
| <b>Ongoing</b>                    | <b>Increase the Number of Trees</b> | Develop reforestation program including community workshops                        |
|                                   |                                     |  |

### **Demographic Strategies**

#### **Retain & Grow Community Population**

Bayard must work to retain its current population of 1,200, but should look to the future to build to an adequate population of 1,500 to 2,000 which provides a more stable tax base to provide for a variety of social and economic opportunities. Multiple suggestion and policies within this document may assist in accomplishing this goal.



### Capture Growth from Neighboring Employment Centers “Bedroom Community”

Although employment opportunities are somewhat limited in Bayard, Scottsbluff’s economy is expanding at a healthy rate. This provides an enormous opportunity for Bayard as the tight housing market in Scottsbluff will likely worsen. Bayard being situated between the two major urban and economic hubs of Scottsbluff/Gering and Alliance should strive to maintain its “Bedroom Community” status to attract additional residents. Multiple strategies and policies within this documents may assist in accomplishing this goal.

### Pursue “Equity Refugees”

Many persons in larger urban areas are beginning to sell their high-value homes and move to a rural areas where they can buy an equivalent home for a much lower price. These persons can then use their surplus equity to either start a small business or to retire. Bayard’s image as a quiet, safe, and clean town provides an opportunity to attract some "Equity Refugees." However, efforts need to be made to ensure Bayard remains a quiet, safe, and clean community for the city to continue attracting such residents. As suggested in the Economic chapter of the document, marketing can be an effective tool in reaching this goal.

### Retain and Attract Young Adults

The Demographic Chapter of this Comprehensive Plan concludes that young adults leaving the area is the major reason substantial population declines have occurred in Bayard over the past several decades. Employment and social opportunities that are directed toward young adults need to be implemented. The development of facilities such as a community recreation center and other outdoor recreation opportunities could be a positive step toward accomplishing this goal. In addition, regional cooperation will greatly assist in meeting this goal.

### Plan for Future Population Trends

Bayard must ensure that facility and infrastructure improvements are developed with an awareness of the growing percentage of elderly residents (i.e. single family households, senior apartment facilities, etc) as well as, attracting active young families. This includes enacting policies and improvements to parks, streets, schools, sidewalks, and housing which build strong, attractive neighborhoods for active families. In addition, the city must find ways to provide adequate land use for quality rental housing for young adults and utilize city incentives to redevelop existing properties into quality rental housing where appropriate.

## Action Plan: Population

|         |   |  |
|---------|---|--|
| Ongoing | <b>Retain &amp; Grow Community Population</b> | Retain a population of 1,200 and grow community to 2,000 |
|         | <b>Maintain “Bedroom Community” Status</b>    | Work to attract young families to Bayard                 |
|         | <b>Pursue “Equity Refugees”</b>               | Market opportunities to attract “equity refugees”        |
|         | <b>Regional youth retention</b>               | Develop regional approaches to decrease loss of youth    |
|         |   |  |



### **Continue to Allow Home Based Businesses**

Home based businesses present an important economic development opportunity for Bayard. The city should thus allow home-based businesses which are not disruptive to neighboring residences.

### **Continue LB 840 Program**

Bayard has an LB 840 sales tax program to assist the city's efforts with economic development. This program helps provide financial resources which can provide incentives to attract prospective businesses or retain existing businesses, all efforts should be made to continue this program.

### **Intervening Opportunity of Lower Value Goods**

Residents of Bayard save very little money, and often lose money, by making a special trip to Scottsbluff to buy lower-value goods such as gas, movie rentals, food, and household staples, etc. Bayard presently has many businesses concentrating on this niche including gas stations, Bayard Grocery, hair salons, etc. Entrepreneurs in Bayard should focus on these niches to find other similar opportunities.

### **Reduce Leakage to Neighboring Trade Centers**

Economic leakage, especially for higher valued items, to larger trade centers such Scottsbluff hurts existing businesses and employment opportunities. To reduce the leakage, efforts need to be made to convince residents to purchase items in Bayard whenever possible. The local businesses also need to encourage Bayard residents to buy items in town by being more flexible and demand responsive. The creation of a "Buy Local Campaign", a business organization such as a Chamber, and other City-supported initiatives could help decrease the amount of purchases leaving the community.

## **Tourism**

### **Regional Tourism Coalition**

Not only is Bayard located along a state designated scenic byway, it is located near many quality tourist attractions, most notably Chimney Rock National Historic Site. This situation presents an opportunity to provide services to tourists, particularly those passing through the Bayard.

Bayard's resources to market Chimney Rock are limited. The City should thus work closely with the Western Nebraska Tourism Coalition and the State, especially to promote Chimney Rock National Historic Site. This enables Bayard to market Chimney Rock in a much larger capacity at much less cost than doing this alone.

## **Marketing**

### **Use Available Resources to Attract Industries**

The City should work with the Nebraska Department of Economic Development, the U.S. Economic Development Administration, Panhandle Area Development District, and Twin Cities Development as resources to attract potential industries to the city.

### **Reserve High Access Locations for Business**

Bayard possesses a locational advantage with its proximity to Chimney Rock. The city should use this resource to attract business catering to highway commercial and tourism services.



However, to benefit from this accessibility, businesses need to be able to locate in strategic locations along the highways. Thus the most accessible areas should be reserved for commercial developments.

### **Accommodate Potential Anchor Businesses in Downtown**

Small towns often resist the opportunity to assist "nationally-known" franchise businesses fearing they will hurt the other downtown businesses. However, if these businesses locate in or next to the downtown district they can provide a valuable anchor to the downtown. This benefits the smaller homegrown businesses in much the same way as anchor stores in an urban mall benefit the smaller stores. In addition, the city should strive to adopt and implement the Downtown Revitalization Project to attract new businesses and reinvestment in the Central Business District.

### **Professional Offices/ Tourist Shops/ Specialty Shops and Services**

Many professional offices are not confined to site specific locations as long as adequate communications infrastructure is in place. This type of business could potentially flourish given the relatively low rent costs available in downtown Bayard.

Bayard's proximity to Chimney Rock provides good potential for tourist shops. This could possibly develop in two different ways. Independent business could locate along the highway catering to tourist travelers. Another development strategy that would involve more coordination and planning would involve developing tourist shops or an antique mall in the downtown district. An important component of this strategy would require providing information/advertising at the Chimney Rock Visitor Center.

Specialty shops and services, particularly for items and services not available in Scottsbluff can succeed in Bayard so long as they are not dependent on a high volume of sales. Examples of these types of businesses can include artists, hobby shops, craft shops, etc.

The city should strive to market the aforementioned prospects to attract and retain businesses.



### **Non-Site Specific Industries**

The national expansion of the service sector and the evolution of the internet provides an increasing number of businesses that are not tied to a specific place. These types of businesses can only provide goods or information services that are delivered by mail or the internet. Bayard can explore these possibilities by targeting "equity refugees" (persons who sell high-value homes in metro areas and move with their cashed-in equity to lower cost rural areas) from the Colorado Front Range or by nurturing home-grown entrepreneurs.

### **Satellite Manufacturing Operations**

While it is increasingly difficult to catch "smokestack industries," smaller cities can attract small satellite operations, small component manufacturing plants, or distribution centers. To attract these types of employers, it is often essential to have the necessary infrastructure including suitable buildings, in addition to a skilled labor force. While this is probably one of the harder niches to attract, it also often provides some of the best wages. Working in a regional approach may be the only avenue Bayard has in attracting these types of businesses.

## **Attract Industry**

### **Develop Sugar Factory**

The city can attract new industry and possibly expand current industrial opportunities where the closed sugar factory is located. This location is very suitable for industrial development, due to its location and infrastructure. Being located outside of the city and not near residential developments the development of an industrial park will not interfere with the quality of life of residents or detract property values.

Currently the sugar factory site has the following infrastructure; electricity, water, sewer, natural gas, rail, and roadway access. Although these amenities exist, there is a likelihood that some may need to be updated and or expanded. This will depend on how the land is subdivided. New streets will also need to be established to provide additional access.

Demolition will be the foremost concern in establishing this park. The city will need to work with the Nebraska Department of Economic Development to assist in determining what financial tools the state could make available for this development. In general, this property may need to become a temporary possession of the city in order to use specialized public funds for demolition. Upon demolition, the city would then sell the property back to Western Sugar for the construction of the industrial park.

In addition, the city should work with both the City of Scottsbluff and City of Gering to determine if funding could be provided through the use of LB840 funds. Tax Increment Financing (TIF) may be an additional tool that could be utilized to assist in development.



# Action Plan: Economics

|         |                                    |   |
|---------|------------------------------------|---|
| 1       | <b>Improve Standard of Living</b>  | Increase wireless services  |
|         |                                    | Adopt Downtown Revitalization Program   |
|         |                                    | Increase recreation opportunities   |
|         |                                    | Work with WNED, WNCC, & other agencies to train unemployed and under employed |
| 2       | <b>Strengthen local businesses</b> | Develop "Business Coalition"  |
|         |                                    | Develop "Buy Local Campaign"  |
|         |                                    | Develop business incubator  |
|         |                                    | Allow home based businesses   |
|         |                                    | Continue LB840 program  |
|         |                                    | Push for lower value goods  |
|         |                                    | Reduce leakage to neighboring trade centers                                   |
| Ongoing | <b>Tourism</b>                     | Work with regional tourism office   |
|         |                                    | Work with state to expand Chimney Rock Nat. Hist. Site                        |
| Ongoing | <b>Marketing</b>                   | Use available resources to attract industries                                 |
|         |                                    | Reserve high access locations for business                                    |
|         |                                    | Accommodate potential anchor businesses in downtown                           |
|         |                                    | Develop professional offices, tourist shops, and specialty shops              |
|         |                                    | Market to non-site specific industries  |
|         |                                    | Market to satellite manufacturing operations                                  |

10 Years

**Attract Industry**

Use the Property Maintenance Code to open industrial lots

Develop industrial park

Develop closed sugar factory



**Housing Strategies**

**Adopt the WNED Housing Study**

The purpose of the housing study commissioned in 2016 by the Western Nebraska Economic Development Interlocal Group (WNED) is to establish a ‘housing vision’ and provide a ‘vehicle to implement’ housing development programs with appropriate public and private funding sources for each county and community. Consideration should be made to adopt and implement the plan for future housing needs in the City of Bayard.

**Remove Dilapidated Homes**

The windshield survey indicated that several homes in Bayard are dilapidated. Many of these homes create eyesores in the community and create fire, health and safety hazards. The City should continue to support the efforts of the Problem Resolution Team (PRT) to evaluate the situation of dilapidated homes in Bayard. If the task force identifies homes that are creating fire, health, and safety hazards, the city should go through the proper procedures established...



...by state statutes to condemn and demolish such structures, in some cases working with property owners to aid in demolition activities.

### **Apply for CDBG Housing Rehab Grant**

The Housing Chapter revealed that over half of the homes in Bayard are over 50 years old. The city should thus consider applying for an Owner-Occupied Housing Rehabilitation Grant from the Department of Economic Development. The grant does not require any local matching funds and enables the city's low-to-moderate income residents to make essential improvements.

### **Reduce Aesthetic Nuisances in Residential Neighborhoods**

The Bayard community survey conducted in 2010 indicates many residents are displeased with the collection of junk and other visual nuisances in the community. The city should continue to support the PRT's efforts in identifying visual nuisances that violate Bayard's ordinances. When efforts fail at the PRT level, the Board of Health should use all its powers granted by the state to abate nuisances that violate local or state regulations within a reasonable time frame.

### **Housing Demand-New Households, Replacement, High-End, & Affordable Demand**

The city should work with private investors to develop multi-family households, replace substandard housing, work with owners under adaptive re-use programs (rehab), build high-end housing (at the golf course), and apply for assistance that can maintain affordable housing geared towards young adults or elderly residents.

### **Annexation**

As demonstrated in the Land Use chapter, land south of Bayard being within a floodplain, it is not suitable for subdivision development or valued for annexation. As shown in the Land Use chapter, annexation of land north and northwest of the City are most suitable for housing.

The city should consider annexing areas of land that are contiguous to the city limits of Bayard when the city is providing services to the respective area or when a landowner wishes to be annexed and the city determines that annexing the respective land is in its best interest. In particular, the city has an opportunities in annexing the city owned golf course to its corporate limits. This will provide additional high-end housing development possibilities, increase property tax revenue, as well as, provide many secondary benefits including increased population, sales tax, etc.

### **Develop High-end Homes**

If the city is successful in annexing the golf course, a developer could be pursued to purchase the property. Within the purchase agreement a covenant should be established that indicates what types of homes can be built, what price range, and how many. Additional agreements could be made to further incentivize the possibility of building other developments such as a motel or access to the golf course with free memberships for the home owners of the development.

### **Adaptive Reuse Programs**

Adaptive reuse programs (converting non-residential buildings into homes and/or apartments) has helped to increase the number of housing units in many towns. Some of the buildings in the downtown district could potentially be converted into apartments. There are some grant programs available from USDA Rural Development, HUD, Housing Trust Funds, CDBG, among others that can be used. Tax Increment Financing can also be used for such a project.

### **Encourage Current Residents to Build Homes**

The affordability analysis of the community in the Housing chapter concludes that many of Bayard's residents may be financially capable of building a new house. The city should help encourage current residents to build new homes by providing incentives to these persons. Possible incentives could be helping residents find potential buyers of their existing homes, donating city owned lots, recruiting developers to the area, applying for grant programs for first time home buyers, and educating the public on the advantages of constructing new homes are some opportunities the city could employ.

### **Waive Connection Fees**

Cities often charge connection fees to connect sewer, water, and electrical services to a property. In most cases these fees are very minimal, but as more cities waive fees to sweeten the deal for property owners to build homes, housing complexes, and commercial businesses the city of Bayard should consider waiving such fees to be competitive.

### **Pursue Development of New Subdivision**

Bayard's short commute to Scottsbluff provides an opportunity to take advantage of the increasing demand for housing units in the area. Bayard may need to consider active recruitment of a developer to build a new housing subdivisions in the north and northeast area of town, in particular, single family and multi-family housing.

### **Donate Lots for Housing Developments**

A significant problem with the development of housing in Bayard is that the cost of construction often exceeds the market value. To minimize this effect, the city could consider donating vacant lots to prospective home builders. Not only could this help stimulate housing development, it can put vacant lots back on the tax roll and revitalize many neighborhoods.

### **Develop Attractive Mobile Home Parks**

Mobile homes are the quickest and least expensive way to provide short-term housing. Unfortunately, mobile home parks have developed a stigma of being aesthetically unpleasing. Much of this stigma has been warranted as most mobile home parks in this area of the country have been developed with the goal of cramming as many mobile housing units as possible into un-landscaped areas.

Fortunately, attractive mobile home parks can be developed by providing larger lots so that persons can develop attractive lawns and neighborhoods. The city may thus want to consider promoting the development of an attractive mobile home park that provides nice-sized yards and landscaping in the developer's design plans.



# Action Plan: Housing

|                |  |   |
|----------------|--|---|
| <b>1</b>       | <b>Housing Study</b>                       | Adopt the WNED housing study  |
| <b>2</b>       | <b>Dilapidated, nuisance homes</b>         | Use Property Maintenance Code to negate nuisance violations and remove dilapidated homes  |
| <b>3</b>       | <b>Rehabilitation of homes</b>             | Apply for CDBG Housing Rehab Grant for rehabilitation<br>Reduce aesthetic nuisances in residential neighborhoods                                      |
| <b>4</b>       | <b>Development/Annexation/Subdivisions</b> | Annex city golf course land<br>Annex subdivisions<br>Develop high-end homes on golf course<br>Adaptive reuse programs                                 |
| <b>Ongoing</b> | <b>Build Homes</b>                         | Encourage current residents to build new homes<br>Waive connection fees, and building permit fees<br>Pursue private multi-family housing developments |
| <b>Ongoing</b> | <b>Donate Lots</b>                         | Develop program to donate City owned lots for housing developments  |
| <b>Ongoing</b> | <b>Mobile Home Parks</b>                   | Use Property Maintenance Code to redevelop attractive mobile home parks   |

## Transportation Goals

### **Investigate Special Assessments to Pave Streets**

Bayard has many unpaved streets in the community. Bayard should investigate if citizens living along unpaved streets would be interested in establishing special assessment districts to have their streets paved.

### **Apply for CDBG Grants to Pave Streets and Improve Drainage**

Another possible financing mechanism to pave streets in the community could be to apply for CDBG funds. However, street paving is a low priority in the state's CDBG finding and requires matching funds. Matching funds could either come from the city or through establishing a special assessment district.

### **Continue to Evaluate and Determine Seal Chip Opportunities**

A study should be conducted to develop a street maintenance program. This program should be able to determine for which streets can undergo seal chip maintenance, rather than a full overlay. This will assist in decreasing the overall costs of street repairs and total street replacement.

### **Establish Street Cleaning Schedule**

Several persons commented on the need to clean the streets more often. The City should establish street cleaning where needed, a street cleaning schedule should be created and communicated to the public. Priorities should focus on Main Street, highly trafficked intersections, and heavily trafficked secondary streets.

### **Enhance Views along Scenic Byway**

Highway 26 is officially designated by the State of Nebraska as a scenic by-way. Bayard should actively pursue the enhancement of this corridor by planting trees, removing visual clutter, and plan to negate negative impacts of development along Highway 26 through zoning and the site plan review process.

### **Investigate Sidewalk Improvements**

Some residents expressed in the 2010 community survey that there is a need to improve Bayard's sidewalks. This concern has arisen due to a number of sidewalks being cracked, broken, upheaved, or non-existent. The city should thus investigate ways to improve sidewalks in the community. The City should also investigate whether they may be liable for injuries that may occur on any damaged sidewalks.

The city has three basic options to repair or replace sidewalks in the community. Enforcing sidewalk ordinances can be an option. While this can be an effective option, it can place an expensive burden on many residents and can cause the public to become disgruntled with the city government. Two other options could involve having the city pay for needed sidewalk repairs or to create a cost-share program with homeowners. While these can also be effective options, it would create a large expense for the city.

Another option could be to develop a community trail system that connects community parks, the golf course, schools, and other public places. Although there are not many opportunities to receive sidewalk grants, there are several grants for trails. The best opportunity is TEA-21 (soon to be TEA-3) enhancement funds from the Department of Roads.

### **Trim/Remove Trees and Shrubs Blocking Views of Drivers**

Several complaints on the community survey suggested many trees and shrubs are blocking the view of traffic. The city may want to consider developing a task force to identify problem areas and develop a program to remove and maintain vegetation issues impeding traffic safety. The city could use the information to issue notices to homeowners to alleviate the barriers.

### **Business Spur**

Truck traffic has caused and continues to cause substantial damage to the local streets. Due to the increased costs of maintaining these streets while at the same time hoping to develop the closed sugar factory into an industrial park, the city should reroute current and additional truck traffic to other thruways.



# Action Plan: Transportation

|         |                             |  |
|---------|-----------------------------|--|
| 1       | Paving and Repairs          | Investigate special assessments to pave streets  |
|         |                             | Apply for CDBG grants to pave streets  |
|         |                             | Evaluate and determine which streets can be maintained on an ongoing basis for seal chip maintenance |
|         |                             |  |
| 2       | Maintenance                 | Evaluate need for additional street cleaning & develop a schedule                                    |
|         |                             |  |
| 3       | Scenic By-way               | Enhance views along scenic by-way through use of the Property Maintenance Code                       |
|         |                             |  |
| Ongoing | Side walks                  | Budget repairs for sidewalks   |
|         |                             |  |
| Ongoing | Drainage                    | Apply for CDBG grants to improve drainage  |
|         |                             |  |
| Ongoing | Trees/Shrubs                | Trim/remove trees and shrubs blocking views of drivers   |
|         |                             |  |
| 4       | Develop business spur route | Develop a business spur to redirect local industrial truck traffic from highway 26                   |
|         |                             |  |



## **Public Facility Strategies**

### **Seek Grants/Alternative Funding**

The city should seek out grants and alternative funding for projects and possibly equipment purchase due to the city's current financial situation and debt. Additionally, private industries, such as banks, railroads, community foundations etc. may have some community grants available.

### **Build up reserve cash/CD's**

In order to finance projects for infrastructure for repairs and replace equipment the city will need to build up cash reserves and CD reserves. These reserves will help to ensure that some funding for projects and equipment will be available over a longer period of time. This will also assist in decreasing the amount of financing needed for such repairs and new purchases, as well as, decreasing the interest paid over overtime.

### **Adopt a Capital Improvement Plan**

As indicated in the Community Facilities chapter of this document, Bayard lacks a Capital Improvement Plan and is problematic as it pertains to proper planning for infrastructure needs (electrical, sewer, water, streets). Proper planning will assist in identifying and replacement needs overtime for the city's infrastructure and equipment. Thus Bayard should develop and implement a Capital Improvement Plan

### **Develop Plan to Replace Outdated City Equipment**

The city, over time, will need to replace its, digger truck, backhoe, city sweeper, sickle mower, grader, sewer machine and other large equipment. The council will need to meet with city department heads to determine the urgency and importance of equipment replacement in order to develop a budget to replace equipment as needed. This planning should be part of the suggested Capital Improvement Plan.

### **Explore Equipment Sharing Opportunities with County/Neighboring Communities**

When reviewing equipment replacement needs, the city should work with Morrill County, Bridgeport, Minatare, McGrew, and Melbeta, as well as other panhandle communities to explore ways to share equipment or continue operation agreements for equipment that is not used on a regular basis.

### **Electric**

The City should explore demolishing old sub stations not in use. Other possibilities include the relocation or consolidation of electrical storage yards to utilize under-utilized properties more efficiently.

As mentioned in the Facilities Chapter, trees and shrubs may be affecting the electrical system. The city should conduct an infrastructure maintenance study to develop a maintenance program to assist in updates of the electrical system where needed and establish a tree/shrub removal program where such vegetation is within the easement of the electrical system.

### **Water**

The city should explore the possibility of eliminating dead-end lines to improve quality and efficiency.

### **Improve Handicap Accessibility**

As referenced in the Community Facilities chapter, the American Disabilities Act requires public facilities to be handicap accessible. Also, with the projected increase in elderly persons in Bayard, the number of community residents with disabilities is likely to increase in the near future. Thus the city should continually explore ways to provide and improve handicap access to public facilities.

### **Increase Recycling Efforts**

Due to the popularity of the service and shift in national, state, and local policies moving towards a reduction in waste, efforts should be made to continue and expand such services within the next ten years.

### **Investigate the Development of a Community Center**

The City should develop a Community Center Task Force to investigate the feasibility of developing a community center.

### **Enforce Animal Ordinances**

Animal control received a low rating in the Community Survey. The city should thus increase its efforts to enforce leash laws and other animal ordinances. Additional resources will be needed to achieve this goal. It may be necessary to partner with other agencies or hire additional personnel.



### Apply for Spay/Neutering Program Grants

Much of the problem associated with animal control may be linked to persons not spaying and neutering their pets because they do not want to pay for this service. Fortunately, there are several foundations that provide grants to help with spaying and neutering. The city should look into applying for these types of grants to establish a permanent program.

### Develop a Pet Park

Many residents in Bayard who own dogs have no place to exercise their pets. The city should consider developing a pet park to provide pet owners an area to exercise their pets. This may also help reduce the amount of pets trespassing on private lawns.

## Action Plan: Public Facilities

|          |                         |   |
|----------|-------------------------|---|
| 1        | Funding                 | Seek out grants to offset funding   |
|          |                         | Seek out alternative funding  |
|          |                         | Build up certificate of deposits (CD's) over time to invest/reinvest in public facilities           |
| 2        | Planning/Prioritization | Adopt a Capital Improvement Plan  |
|          |                         | Adopt an equipment replacement schedule within a Capital Improvement Plan                           |
|          |                         | Explore equipment sharing Opportunities with other agencies   |
| Ongoing  | Electrical              | Demolish old sub stations not in use.   |
|          |                         | Conduct infrastructure maintenance study  |
|          |                         | establish a tree/shrub removal maintenance program  |
| 10 Years | Water                   | Eliminate dead end lines.   |
| Ongoing  | ADA Compliance          | Conduct an ADA compliance report and action plan to make public facilities ADA compliance over time |
|          |                         |   |
| 10 Years | Recycling               | Increase recycling opportunities  |
|          |                         |   |

|                |                         |  |
|----------------|-------------------------|--|
| <b>5 Years</b> | <b>Community Center</b> | Develop a community center task force                |
|                |                         | Visit centers in other communities to compare        |
|                |                         | Research operational costs                           |
|                |                         | Survey the community to identify interests           |
|                |                         | Consult an architect for preliminary facility design |
| <b>Ongoing</b> | <b>Animals</b>          | Develop a pet park                                   |
|                |                         | Apply for spay/neutering program grants              |
|                |                         | Enforce animal ordinances                            |
|                |                         |  |



**Land Use Strategies**

**Explore Uses for Western Sugar Facility**

As indicated in the Economic chapter of this document, the moth-balled Western Sugar facility creates a serious land use challenge. This facility may be difficult for future use which could lead significant blight in future decades. Also, this area of land is exempt from city zoning regulations, therefore, providing the city with little or no control over the future use of this land. All efforts should be made to work with Western Sugar to find ways to develop the facility into an industrial park.

Alternatively, the city may have to use more aggressive means to remove the special zoning status to enforce nuisance codes. If no use can be found for the sugar facility, the city may need to work with the EPA to have the area declared a brownfield. This may provide funding to clean up the site and make it developable.

### **Provide Adequate Area for Heavy Commercial and Industrial Uses**

Multi-purpose zoning districts currently exist but in order for future growth to occur more space will be need to be developed to accommodate additional heavy commercial and industrial development. Additional space should be developed in areas (closed sugar factory) which minimize residential conflicts, minimize the occupancy of unnecessary highway access and takes into account existing land use patterns.

This district will allow any use permitted in the central business and commercial districts. In addition, commercial storage units, warehousing, livestock auction facilities, agri-business operations, indoor manufacturing, and related activities that do not necessitate direct high-way or railroad access will be permitted in this district. This district is located primarily south of Fifth Street and west of the Central Business District. The block on the west side of First Avenue and between First and Second Streets will also be included in this district.



### **Downtown Revitalization**

Many citizens in Bayard are concerned about the appearance of the downtown area. Potential ways to improve the downtown district include planting of trees, new lighting, stamped concrete, benches, and other streetscape opportunities. The City should consider recommendations found in the Economic chapter of this document that provides more details.

### **Adopt Design Standards/Motif for Downtown**

The city should consider developing and adopting a set of design standards (Motif Standards) that will preserve the old west or brick and mortar look of Bayard. Design standards help establish a common understanding of preservation principles and aid in economic goals.

### **Commercial Redevelopment Area**

The downtown district should undergo a redevelopment effort with strategies being developed to improve the appearance and vitality of this area.

While attracting new retail, services, and offices as the primary focus, the reality of attracting enough businesses to fill the downtown buildings may warrant the community to explore alternative uses for these buildings. Potential uses could a community center, multi-family housing etc.

### **Non-Conforming Properties**

The City should effectively use of the Property Maintenance Code and Zoning Code to demolish non-conforming structures. This will allow for future growth (desirability), nuisance abatement, increase safety, and increase property values.

### **Annexation of Developed Land in Contiguous Areas**

The City of Bayard should consider annexing areas of land that are contiguous to the city limits when the city is providing services to the respective area or when a landowner wishes to be annexed. Annexation of the city golf course could provide additional housing development opportunities, annexation of the sugar factory could provide commercial/industrial development, and when prudent to the north of the city, new subdivisions could developed and annexed.

### **Continue to Maintain Park and Recreation District**

Zoning districts are established to protect and preserve existing park and recreational lands. The park and recreation district will permit non-intense uses normally associated with a park or recreation area.

### **Expand the Central Business District**

Due to the nature and conformity of the current uses of the properties located from 2<sup>nd</sup> to 7<sup>th</sup> street, the city should consider expanding the Central Business District from 2<sup>nd</sup> Street to 8<sup>th</sup> Street on Main Street to accommodate for future growth of commercial property opportunities.

### **Prohibit Spot Zoning**

Spot zoning is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. Bayard's zoning code does not allow for spot zoning and should continue to prohibit this type of action.

### **Prohibit the Development of Feedlots in the City's Zoning Jurisdiction**

Large feedlots and confinement operations should not be allowed within Bayard or within the City's one mile zoning jurisdiction. Existing feedlots are permitted to continue but not permitted to expand. Large feedlots negatively affect the quality of life in urban areas pertaining to health, air quality, and water contamination, as well as, decrease home and property values.

### **Reserve Land for Retail Sales, Services, and Offices**

Bayard will provide zoning districts to provide for retail sales, services, and offices. The Central Business District will continue to represent the traditional downtown shopping area that exists along Main Street between Third and Fifth Streets and the west side of Highway 26 between...



...Fifth and Sixth Streets. This district will permit retail, service and office-related businesses as well as facilitate a variety of mixed use development. This district will incorporate the traditional setbacks and development standards that presently exist in this area.

#### **Reserve Strategic Locations for Traveler Services**

Bayard will provide a Commercial District to provide traveler services such as gas stations, convenience stores, hotels, restaurants, and tourist businesses. This commercial district will also provide for retail, service, and office businesses that require larger lot areas.

#### **Direct Growth Towards Existing Facilities**

Efficient and orderly land development is essential to the preservation of agricultural land. Leapfrog development patterns can increase infrastructure costs, create inefficient use of agricultural land, and create environmental hazards. To efficiently accommodate growth, the future land use policy of this comprehensive development plan thus implies the philosophy of directing growth to areas which either have or are adjacent to existing facilities.

#### **Continue to Maintain Agricultural Zoning District**

An agriculture zoning districts has been established to serve the agricultural community, protect farm land, and agricultural assessments. The agricultural district allows the operation of a farm or ranch using normal and customary practices. The agriculture district has fairly large minimum lot sizes to prevent urban sprawl. The agriculture district will include all existing agriculture and vacant land that lies within the city's zoning jurisdiction outside the city limits.



#### **Control Development in Floodplains and Floo-prone Areas**

Future development should be discouraged in floodplains and flood prone areas. Developments in these areas should be limited to uses which are minimally impacted by floods such as parks, pasturelands, and gravel extraction.



### **Allow All Properties an Economic Value**

While the protection of commercial, residential, and industrial lands is important to Bayard, allowing all properties some reasonable economic use is necessary. This, however, does not guarantee each property will be able to be used for its theoretically highest and best use.

Economic value of a property is a theoretical socially-enforced construct in economics that determines how a resource or economic goods are used and owned. Resources can be owned by (and hence be the land of) individuals, associations or governments. This plan provides that each parcel of land taken as a whole of the community shall have some economic value that can be generally based on but not limited the following components: the right to use the good (land), the right to earn income from the good (land), the right to transfer the good (land) to others, and the right to enforce property rights.

### **Allow Existing Operations to Continue**

Future land use policies shall not prevent land owners from continuing existing operations. Existing operations shall also be allowed to expand if such expansion conforms to the city's policies and does not conflict with surrounding land uses or Zoning Code.

### **Residential Zoning Districts**

The city will provide for residential zoning districts to protect existing and future residential areas from conflicting land uses.



# Action Plan: Land Use

|   |                          |   |
|---|--------------------------|---|
| 1 | Industrial\business park | Work to develop sugar factory property into an industrial\business park                                   |
|   |                          | Provide Adequate Area for heavy commercial and industrial uses  |
| 2 | Downtown Revitalization  | Adopt a Downtown Revitalization Program   |
|   |                          | Adopt a downtown motif to protect the historic downtown   |
|   |                          | Commercial redevelopment area   |
| 3 | Non-conforming           | Use the PMC and Zoning Code to demolish non-conforming structures   |
|   |                          |   |
| 4 | Annexation               | Annex the city owned golf course for high-end housing   |
|   |                          | Annex sugar factory property for the development of an industrial\business park                           |
|   |                          | Annex subdivisions bordering the city for housing.  |
| 5 | Zoning                   | Establish a park and recreation district  |
|   |                          | Expand the Central Business District from 2 <sup>nd</sup> Street to 8 <sup>th</sup> Street on Main Street |
|   |                          | Prohibit spot zoning  |
|   |                          | Prohibit the development feedlots   |
|   |                          | Reserve land for retail sales, services, and offices  |
|   |                          | Reserve strategic locations for traveler services   |
|   |                          | Direct growth towards existing facilities   |
|   |                          | Establish agricultural zoning district  |

|  |                           |  |
|--|---------------------------|--|
|  | <b>Zoning (continued)</b> | Control development in floodplains and flood prone areas |
|  |                           | Allow all properties an economic value                   |
|  |                           | Allow existing operations to continue                    |
|  |                           | Provide and protect residential zoning districts         |

**Energy Strategies**

**Personal Solar Projects**

Small scale solar projects can off-set the energy needed to be purchased by the City of Bayard at peak usage times when energy is most expensive to purchase from the grid. The city can also decrease its peak energy usage consumption by encouraging personal solar projects. Zoning considerations for solar projects generally affect the ease of approval or permitting process, solar rights and easements, and intensity of use of roof and ground space.

**Wind projects**

Wind projects can also help increase the self-reliance of the city in providing for its own energy needs. Small wind systems may be most appropriate in the extraterritorial zoning jurisdiction. Large scale wind projects can provide great sales tax revenue lease money for land owners. Adopting the International Energy Conservation Code will assist in compliance of the National Energy Policy Act of 1992, increase energy savings, reduce the cost of state programs, and reduce the amount of money expended to import energy, reduce the growth of energy consumption, and provide training.

**Municipal Strategies**

The city could save energy on City-owned facilities, street and traffic lights, and utilities. Other strategies could include energy-saving heating and cooling systems when the current devices need replacing or updating; new installation of insulation and windows on current buildings to make the buildings more energy efficient. A schedule and priority of improvements should be created and included in the Capital Improvement Plan.



### **Encourage Energy Efficiency Through Incentives**

The city should find opportunities to work through local energy partners, MEAN, the state, and federal agencies to develop or take advantages of energy renewable programs that provide incentives to improve and decrease energy output.

### **Adopt the International Energy Conservation Code**

The city should consider adopting the International Energy Conservation Code (IECC) to establishment a minimum design and construction requirements for energy efficiency, with the consideration of costs.

### **Protect Renewable Energy As A Right Within Zoning Code**

The city should amend its zoning code to provide renewable energy as a right for all zoning types. This will benefit the city by restricting what types of energy can be produced and restrict the scope of such projects as to interfere with other land uses or properties.

### **Encourage Renewable-Energy Easements**

The city should consider the encouragement of renewable energy easements for both solar and wind energy. An easement would provide by right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar panels or to prevent the blocking of wind for windmills. Such easements should be planned in advance before such construction occurs if the property owner has reason to believe that their renewable energy system may be affected negatively by neighboring lots.

### **Enact Long-Term Utility Strategies**

Within the suggested Capital Improvement Plan (Facilities chapter), long-term utility strategies should be developed to both implement energy saving technologies across the city's system and curb the burden of upfront costs for current residents.



**Plant Trees in the Downtown District to Reduce Energy Use**

As indicated within the Economic chapter of this document, trees should be planted in the downtown district. Buildings that absorb reflective heat from concrete and roadways (pavement) use more energy to cool in summer months. Planting trees will not only save the city from having to purchase excess energy at peak times, it will also reduce the variable cost of energy for businesses.

**Pursue Fuel- and Energy-Efficiency in City -owned Vehicles and Buildings**

Within the suggested Capital Improvement Plan (Facilities chapter), the city should consider conducting an energy audit on each of its buildings and develop an energy conservation plan to decrease the amount energy utilized by each building. The implementation of this plan may need to be conducted over time due to the cost of fitting each building with energy saving technologies. In addition, when replacing vehicles, the city should consider vehicles that save on fuel costs.

| <i>Action Plan: Energy</i> |                                 |   |
|----------------------------|---------------------------------|---|
| 1                          | <b>Private Renewable Energy</b> | Encourage the installation of wind and solar projects on residential, commercial, and industrial lots |
|                            |                                 |   |
| 2                          | <b>Municipal Strategies</b>     | Conduct energy study for city owned buildings and implement improvements to reduce energy use         |
|                            |                                 | Budget for the replacement of street lights with LED lighting   |
| Ongoing                    | <b>General Policies</b>         | Encourage energy efficiency through incentives  |
|                            |                                 | Adopt the International Energy Conservation Code  |
|                            |                                 | Protect renewable energy as a right with in zoning code   |
|                            |                                 | Encourage renewable energy easements  |
|                            |                                 | Enact long-term utility strategies  |
|                            |                                 | Plant trees in the downtown district to reduce energy use   |
|                            |                                 | Pursue fuel and energy efficiency in city owned vehicles and buildings                                |
|                            |                                 |   |

# Environment

## Environmental Overview

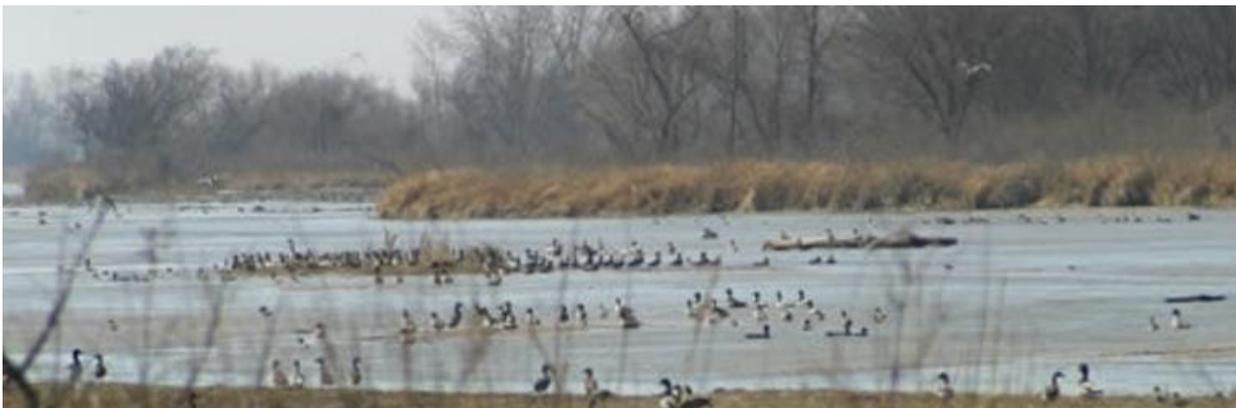
The most significant natural environmental factor affecting Bayard is its location in the North Platte River Valley. Although most of the developed land in Bayard lies above the 100-year floodplain, there is potential for flooding in the southwest, south, and southeast areas of town, limiting the development of properties in these sections of town. For example, the southern half of Bayard has a relatively high water table as the depth to the water table is less than 30 feet in most of southern Bayard.

Water contamination is an ever-present concern in Bayard. High levels of nitrates and uranium impact the city's drinking water. Stricter federal regulations on arsenic could pose an additional problem. Currently, the city is in the process of building a water treatment facility, which should abate these issues, maintaining acceptable levels.

Most of the incorporated area in the south half of Bayard is nearly-level to level. Some areas in the central and northern part of Bayard have moderate to severe slopes. The soils in Bayard are generally well-suited for construction except soils south and west of town and the area lying east of the central part of the city are generally not well-suited for housing development. Other significant soil limitations in the community are related to a few areas with moderate to severe slopes or location in flood-prone areas.

Bayard's semi-arid climate provides a mixture of advantages and disadvantages. The low humidity provides for relatively comfortable summer weather and bearable winters. Rainfall, however, is much lower than the eastern part of the state impacting agricultural production. One of the largest concentration of trees in Morrill County is within the City of Bayard. The presence of these trees enhances the beauty and character of the city. Bayard does have a fair amount of dead and dying trees in the mature neighborhoods.

Although it is not located near any metropolitan areas, Bayard's physical location does serve a geographic advantage of being in the commuting range of the Panhandle's two largest employment centers, Scottsbluff/Gering and Alliance.



## Climate

Bayard has a semi-arid climate as a result of its location near the center of a large continent and effects caused by several features of relief. The most significant of these features are the Rocky Mountains and the Black Hills which affect climatic conditions in the county by blocking and redirecting wind patterns and precipitation.

Bayard experiences extreme variances in temperatures during the year. In winter, periods of cold temperatures alternate with milder intervals that often occur as a result of tepid downslope winds. High temperatures in January average 38 degrees Fahrenheit while low temperatures during this month average 8 degrees Fahrenheit.

Summers in Bayard are warm with periods of very hot weather. The relatively low humidity makes the periods of hot weather more comfortable than in the eastern sections of the state. The average high temperature in July is 90 degrees while the low temperature in July average 58 degrees. The city's proximity to the Rocky Mountains reduces the amount of rainfall in the area. Annual precipitation levels average is 16. 1 inches.

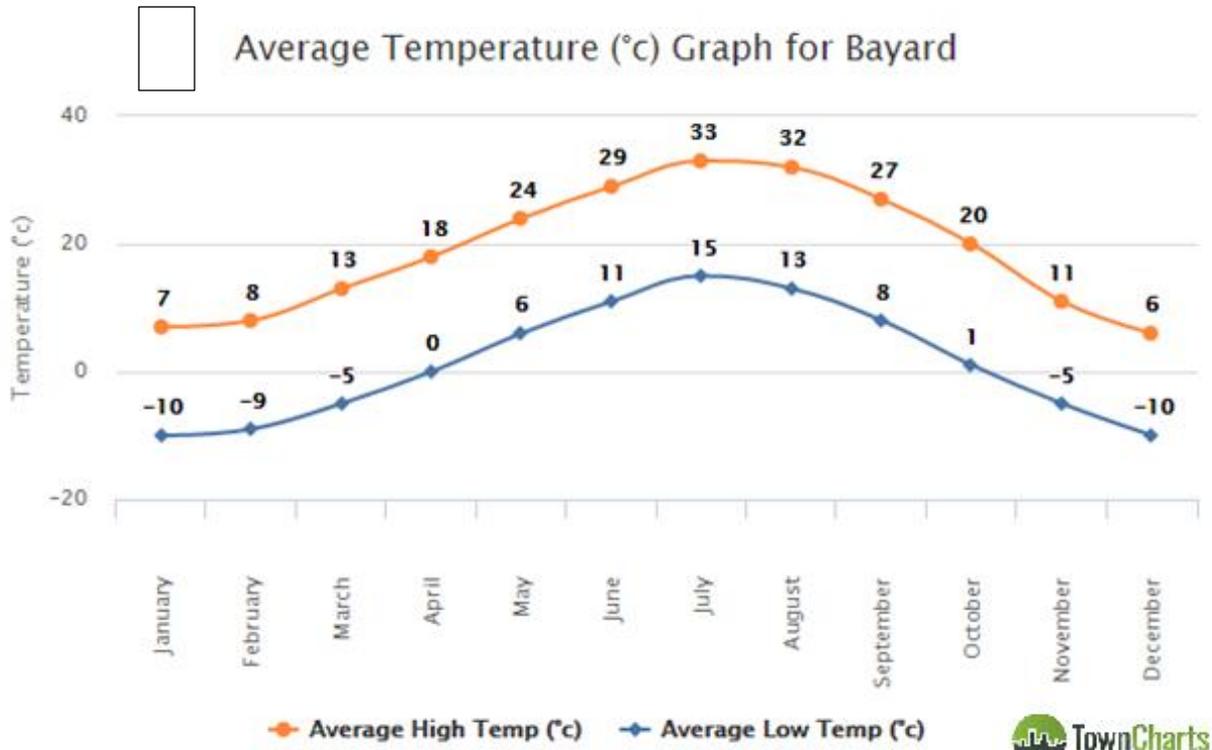
Most of the precipitation in Bayard falls between April and September with May, June, and July being the wettest months. Most of the snowfall occurs between November and March with March being the month with the greatest snowfall.

Winds speeds average 10.6 mph annually. The windiest month is April when the wind speeds average 12.6 mph. August is the calmest month with average wind speeds of 9.1 mph. The relative humidity in Bayard is somewhat dry. The average annual afternoon relative humidity is 44%. The lowest humidity levels are in September when the afternoon relative humidity is just 36%. December and January have the highest relative humidity with an afternoon humidity level of 58%.

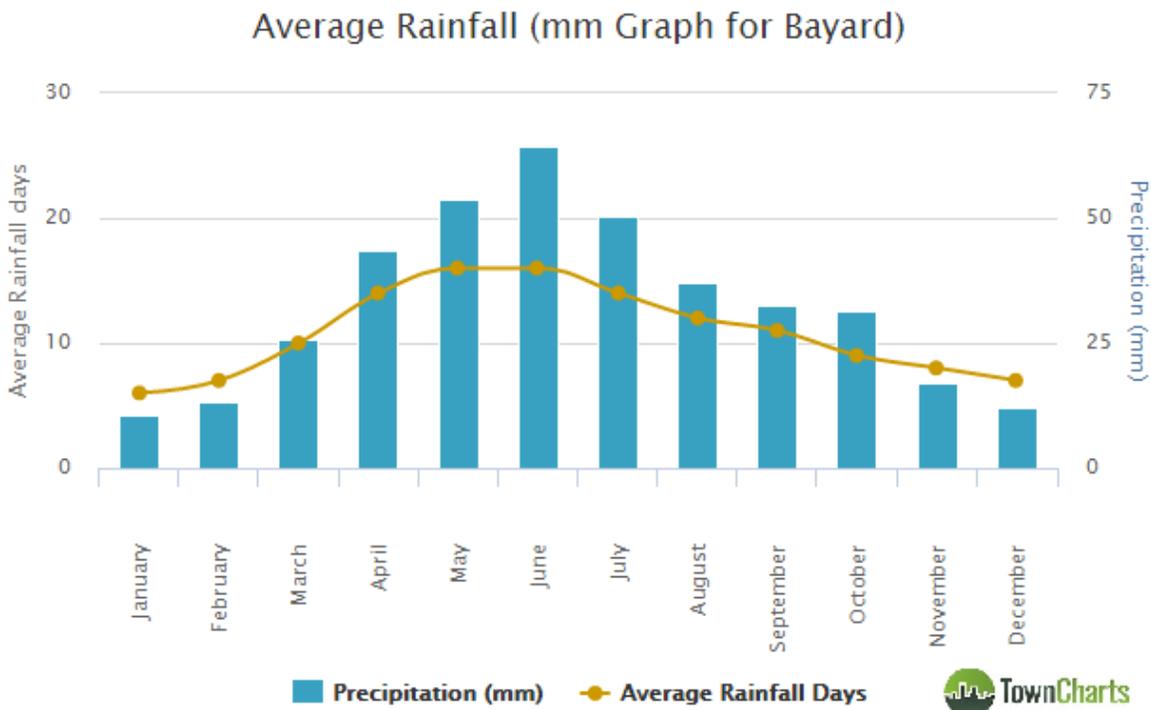
The area is also susceptible to droughts and periods of heavy rainfall in the form of thunderstorms. Hailstorms occasionally occur during the summer months of the year. Tornadoes occur occasionally but are somewhat scarce in Morrill County. The record high temperature in Bayard was 111 degrees F on July 15, 1902, and -47 degrees F on February 12, 1899.



## Average High/Low Temperature for 69334, Bayard, Nebraska



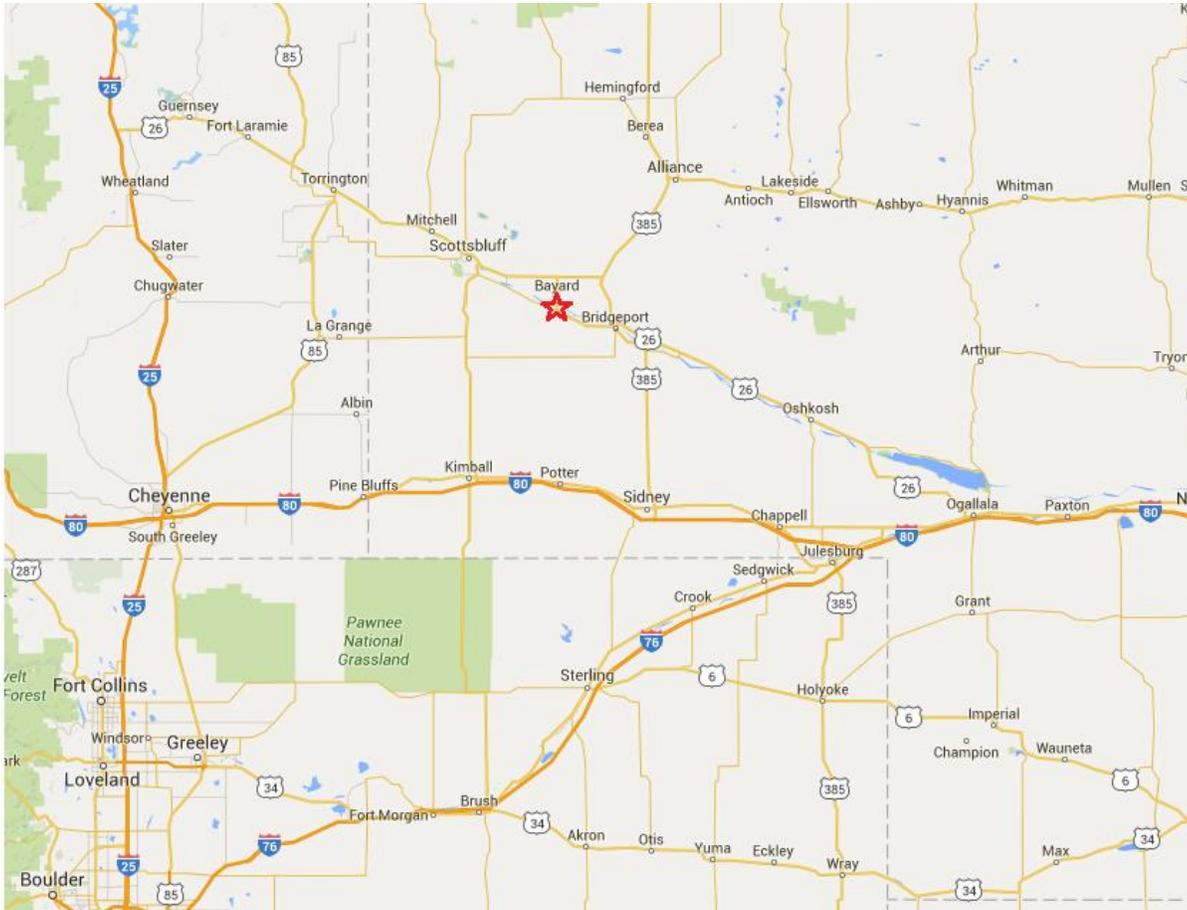
## Average Rainfall for 69334, Bayard, Nebraska



## Geographic Location

Bayard is located in Morrill County in the Panhandle region of western Nebraska. The city lies approximately 86 miles south of South Dakota, 39 miles east of Wyoming and 53 miles north of Colorado. Bayard is not near any metropolitan areas. Cheyenne, Wyoming, approximately 125 miles to the southwest is the closest metropolitan area. Denver, Colorado, the nearest large metropolitan center, is approximately 220 miles southwest. Rapid City, South Dakota is about 183 miles north of Bayard. The city is also 392 miles from its state capital in Lincoln.

Despite not being nearby any metropolitan cities, Bayard does have some geographic advantages. The city is centrally located between two of the largest employment centers in the Panhandle. Scottsbluff/Gering is just 24 miles to the west and Alliance is 37 miles to the northeast.



## Soils

Most of the soils in the northern and eastern parts of Bayard are well suited to housing development. However, the southern and western areas of town that are nearly level to level are not well suited to building developments if not properly altered due to high water tables and susceptibility to flooding. Therefore, it is important to build above the floodplain level using well-compact fill material and to provide adequate side ditches and culverts to assist drainage in these areas.

Most of the soils in the northern half of the city and the northern half of the east side are very fine sandy Loams. These are deep soils that are well drained. Slopes range from nearly-level on the northeast corner of town to gently-sloping and steeply-sloping towards the north-central area of town. Permeability of this soil is moderate and runoff is slow. The soil is generally suited for dwellings.

The central and east areas of town consist largely of Duroc Loam and Rocky Silt Loam. The Duroc Loam lies north of the Rocky Loam in these areas. Duroc Loam is a deep, very gently-sloping, and well-drained soil. Permeability of this soil is moderate and runoff is slow. This soil is generally suited for housing developments. The Rocky silt Loam is a deep alkali soil that is nearly-level and somewhat poorly-drained and can be subject to occasional flooding. Permeability of this soil is moderate and runoff is slow. The apparent seasonal high water table is at a depth that ranges from 2 to 4 feet. This soil is also not best suited for housing developments due to high water tables.

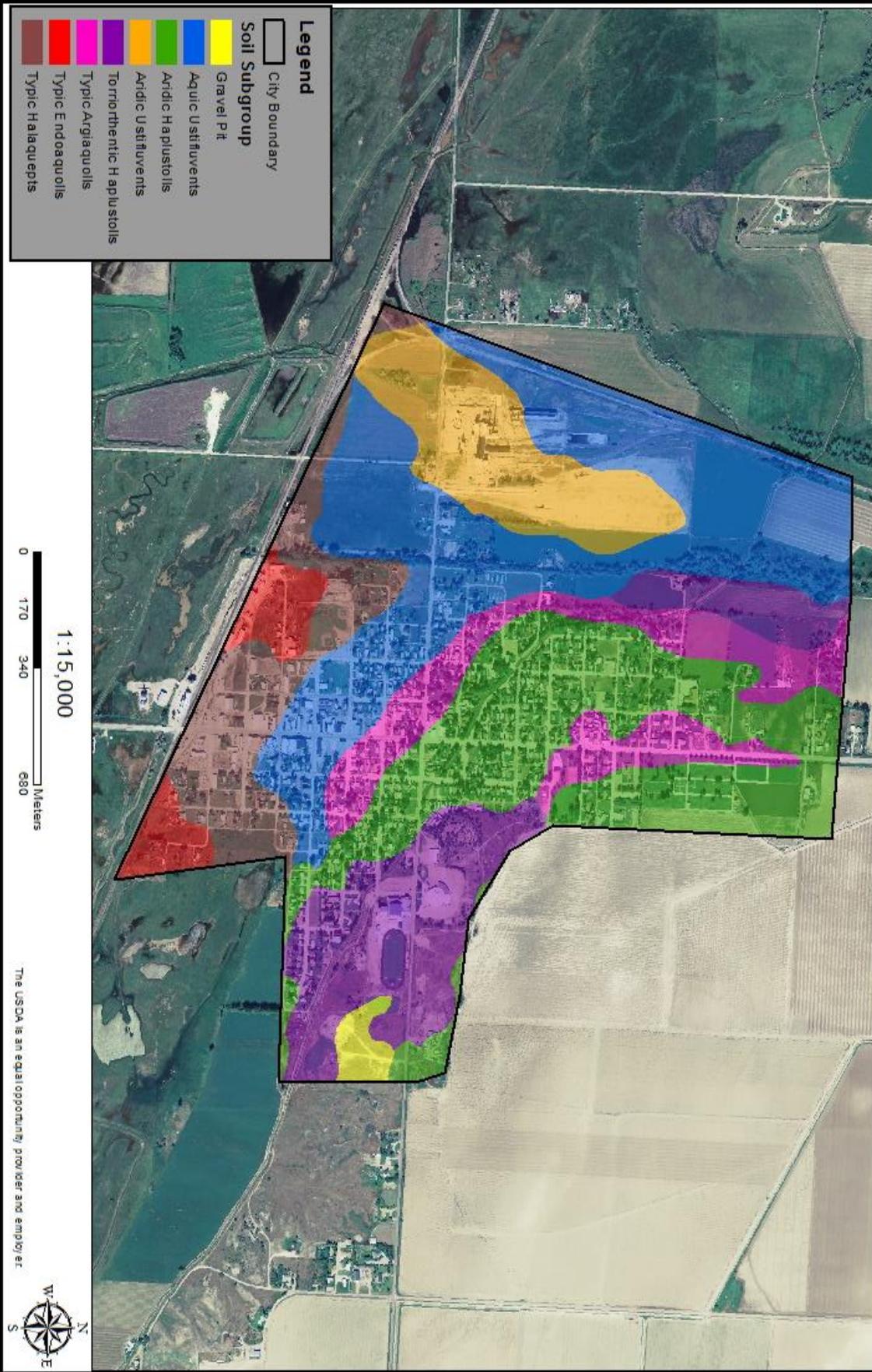
Dix Loamy coarse sand is found on the extreme east side of the city. This is shallow soil over coarse sand. The soil is strongly-sloping to very steep and as such is excessively-drained. Permeability is very rapid and runoff is medium. This soil is also not best suited for housing developments where steep slopes are present.



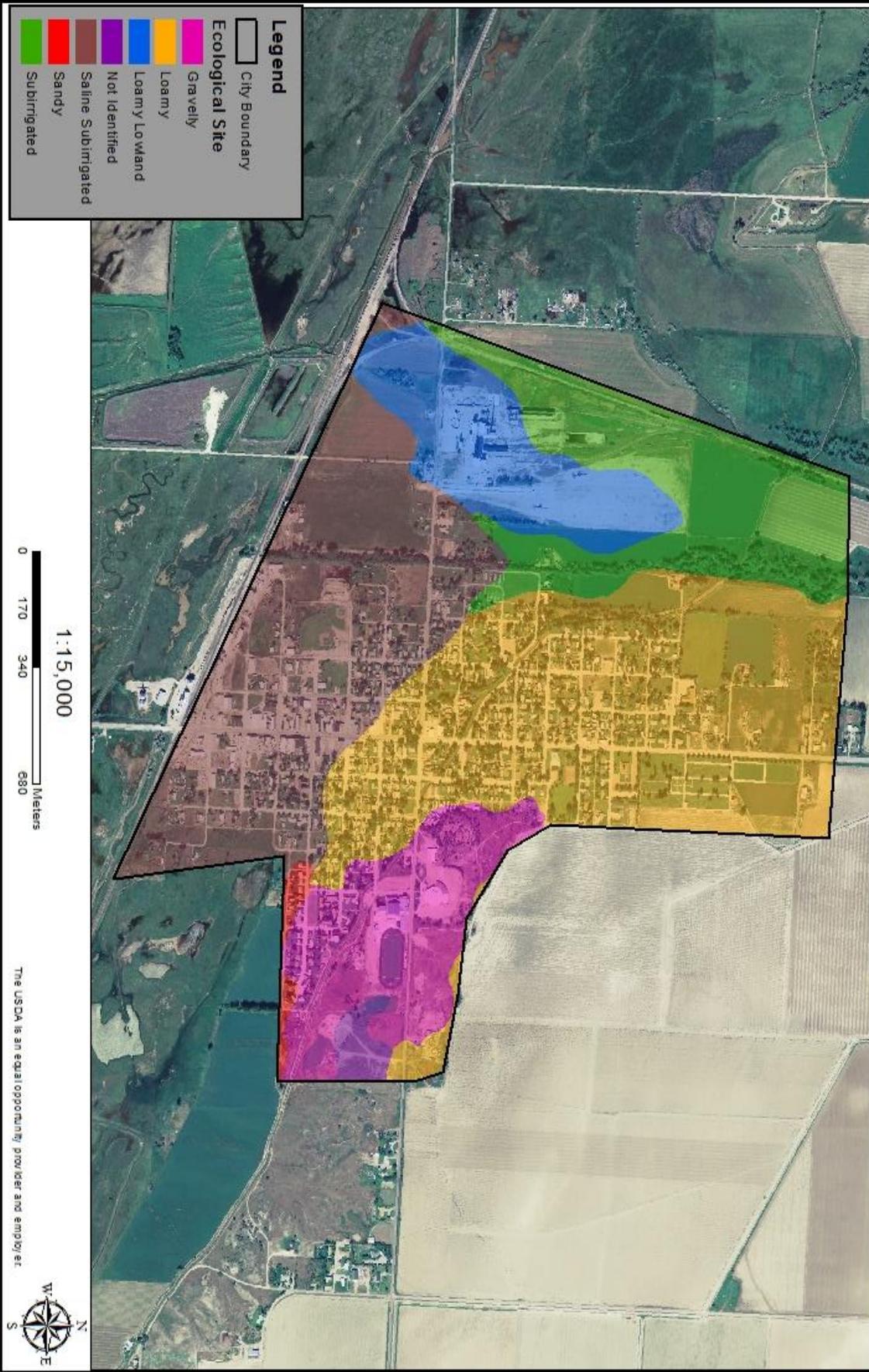
The southern area of town consists primarily of Janice Loam soils except for the southwest corner which consists primarily of Lisco very fine sandy Loam soils. The Janice Loam is a deep, saline-alkali soil that is nearly level and somewhat poorly-drained and can be subject to occasional flooding. Permeability in this soil is moderately slow and runoff is slow. The apparent seasonal high water table is at a depth that ranges from 2 to 3 feet. This soil is also not best suited for building developments due to high water tables and potential flooding. The Lisco very fine, sandy Loam is also a deep saline alkali soil that is nearly-level and somewhat poorly-drained and can be subject to occasional flooding. Permeability in this soil is moderately-rapid and runoff is slow. The apparent seasonal high water table is at a depth that ranges from 1.5 to 3.5 feet. This soil is also not best suited for housing developments due to high water tables and potential flooding.



City of Bayard  
 Soil Map



City of Bayard  
 Ecological Site Map



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### Soils in the Outlying Areas

Soils to the south and west of town are generally not well-suited to housing development. Janice loam soils and Lisco very fine, sandy loam dominate these areas. Craft very fine, sandy loam, which has very similar characteristics to the former two soils, are also prevalent west of town. The area lying east of the central part of the city also is not conducive to housing development.

This area consists mostly of steeper slopes associated with the Dix loamy, coarse sand soils. Soils to the north and northeast of town are well-suited for housing development. Tripp very fine, sandy loam soils dominate the area northeast of the city. Duroc and Tripp soils are predominant north of town.



## Flood Plains

Most of Bayard's developed areas lie outside the 100-year floodplain. However, there are four significant areas in and around Bayard which lie within the floodplain. These areas can be seen on the floodplain map on the bottom of this page.

The largest concentration of floodplain in the city lies on the southeast corner of Bayard and extends eastward outside of the city limits. Another large area of floodplain lies just outside of the southwest edge of town and extends into a small area of the city limits. The other two floodplain areas lie just outside of the city limits along drainage ways. One of these floodplains lies within the Wildhorse drain just west of town. The other floodplain follows the channel on the south side of the Burlington Railroad just south of the city limits.

Efforts should be made to discourage development in floodplain areas. If no other option is available to a landowner to develop, all current building codes should be enforced to better protect the property owner and proposed structures. In most cases banks will require specific documentation that certifies that the owner is not building in a floodplain. This certification may require specific essential actions be taken before the bank will approve a loan. This act alone may discourage development in these zones. Such land should be reserved for parks, green space etc.



## **Geology**

A simplified explanation of the geology beneath Bayard consists of Brule Formation resting below a layer of the Ogallala Group, which is overlaid by Quaternary deposits. The Brule formation is the oldest exposed rock in Morrill County being of the Ologacence Age. The formation is a siltstone that is composed predominately of volcanically-derived material (ash) that is primarily angular shards of volcanic glass. The material was blown into the area from volcanic eruptions which occurred far to the west.

The Ogallala Group which rests on the Brule formation consists of a wide variety of lithologies that range from fine-grained siltstone, to carbonate-cemented sandstone, to coarse gravel. This group is middle-to-late Miocene age. The Ogallala group contains some discrete beds of volcanic ash but is composed mostly of quartz, feldspar, and rock fragments that derived from the mountains to the west and transported to the site by rivers.

Overlying the older rock layers is the Quaternary deposits. These deposits consist of alluvial sand and gravel along with windblown sand and silt. These deposits are relatively young in terms of geologic time.

## **Topography**

Bayard is located in the High Plains regions of the Great Plains in an area where the tablelands have been dissected by the North Platte River. The subsequent North Platte River Valley is approximately ten miles wide. The valley area in Bayard is nearly-level to level while the valley's side slopes provide moderately steep slopes on the north side of Bayard. The elevation at Bayard is approximately 3,800 feet.

## **Surface Water**

There are not any major surface water features in Bayard's planning jurisdiction as the North Platte River lies just outside of the one-mile boundary. The river flows from the northwest to the southeast as it flows to the south and west of the City.



## Groundwater

Bayard's groundwater comes mostly from the North Platte River Valley alluvium. Groundwater in and around Bayard is found mostly at depths of just 4 to 100 feet. Water quantities are more than adequate while water quality is good. The water in the valley tends to be hard to very hard. Groundwater contamination is becoming a problem in the North Platte Valley due to nitrates, uranium, and arsenic. Due to the shallow water table and the sandy subsoils, the potential for contamination does exist where there is a large concentration of wastes such as landfills, feedlots, or heavy fertilization or chemical use on soils. The city is currently working to build a water treatment facility to continue to negate the negative effects of these nitrates and other elements.

Drought is common in Western Nebraska and climate changes has caused significant changes in weather patterns across North America. Because Bayard is mostly an agricultural community, efforts should be taken to work with The Nebraska Natural Resources District office to develop a drought mitigation policy to combat the negative effects that drought can cause.

## Vegetation & Trees

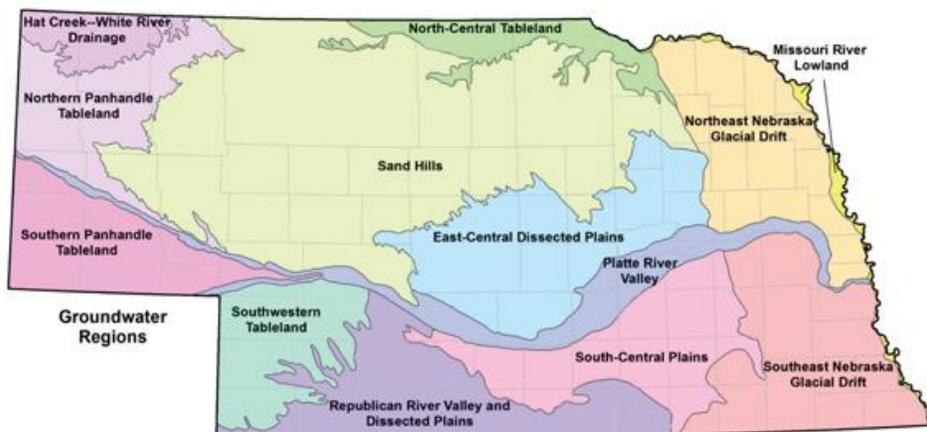
Native vegetation in Bayard consists mainly of short, middle, and tall grasses, with the remainder being made up of grass-like plants, forbs, shrubs and scattered trees. The city should utilize the Tree Board to establish a "reforestation program". Efforts should be made to work with the State Forestry Service and the Natural Resources District office to locate areas within and outside the City, on City-owned properties to plant trees. Reforestation projects should include workshops to assist in improving the quality life of residents, providing natural protection against wind and snow, and provided habitation for local wildlife.

## Minerals

Although no high-value mining takes place within Bayard's planning jurisdiction, there are sand and gravel mining operations nearby Bayard.

## Human-Made Barriers

Bayard has several human barriers that influence development patterns. These obstacles include the Burlington Northern Railroad, Bayard Cemetery, the sugar beet processing facility, electric utility lines, high-pressure gas pipelines, electric substation, the Nine-mile Canal, Wildhorse Drain, the old landfill, and Highway 26.



## Planning Issues

- 1 Bayard has a semi-arid climate that is prone to drought.
- 2 High levels of nitrates and uranium are affecting the city's drinking water. Stricter federal regulations on arsenic could potentially cause additional drinking water concerns.
- 3 Although most of Bayard's developed areas lie outside of the 100-year floodplain, there are areas to the southwest, south, and southeast of Bayard that lie in the 100-year floodplain. Bayard's high water table in the south half of the community requires development to implement appropriate remedies.
- 4 Bayard has several human barriers that influence development patterns. These obstacles include the Burlington Northern Railroad, the city cemetery, the sugar beet processing facility, electric utility lines, high-pressure gas pipelines, electric substation, and Highway 26.
- 5 Although Bayard has a good stock of trees located within the city limits, trees outside its limit are sparse. Some areas may pose opportunities where new trees could be planted to assist in increasing the quality of life, natural barriers of weather, and to increase wildlife habitat.

## Environmental Goals

- 1 Adopt a Drought Mitigation Plan with policies and programs therein to reduce water waste within the city and zoning jurisdiction to curb drought or the potential for drought.
- 2 Construct a water treatment plant facility to mitigate water contamination issues.
- 3 Discourage development in floodplain locations where development is not feasible.
- 4 Protect and conserve the natural and physical resource base of the city and its surrounding area. Discourage development from locating on productive agricultural soils and in other agricultural areas where conflicts may arise with farming and efficient farm practices.
- 5 Improve the quality of life of residents by planting trees and offering tree workshops.

## Environmental Policies

- 1 Work with the local Natural Resources District in implementing water conservation practices within the city and zoning jurisdiction to mitigate drought or the potential of drought. Additional conservation programs should be implemented by encouraging the installation of devices that reduce water waste in newer construction or rehabilitation projects.
- 2 Currently the city has contacted for the construction of a water treatment plant in 2017. Problems addressing nitrates, uranium, and arsenic will significantly be lower by the installation of this plant, as preliminary pilot studies have shown all levels of nitrates, uranium, and arsenic is well below federal drinking water standards...

...guidelines, all efforts should be taken to ensure this project is completed.

- ③ Development shall be discouraged within flood prone areas.
- ④ Agricultural zoning should be maintained to protect the agricultural industry within the city's planning jurisdiction but not completely limit housing development opportunities. Careful monitoring of the design of commercial, industrial and agricultural waste systems should take place to ensure a clean, high quality physical and natural environment.
- ⑤ Develop a Reforestation Program in partnership with the city's tree board, Nebraska State Forestry Service, and the Natural Resources District to plant trees on City properties located within and outside the city limits and offer workshops.



# Population

## Demographic Overview

Bayard and Morrill County’s population has seen decline similar to other rural areas on the Great Plains. A large influx of farmers increased Bayard’s role as an agricultural service center in the early twentieth century and the development of the Great Western Sugar Company’s processing facility further bolstered Bayard’s population to its peak of 2,127 persons in 1920. The period from 1940 to 1970 was the time when Morrill County and its communities experienced the greatest population decline, with smaller rates of population decrease in the 40 years to follow. In fact, 80% of Bayard’s total population loss since 1940 occurred from 1940 to 1970, with only a decrease of 190 people and periods of population gain from the period of 1970 to 2010.

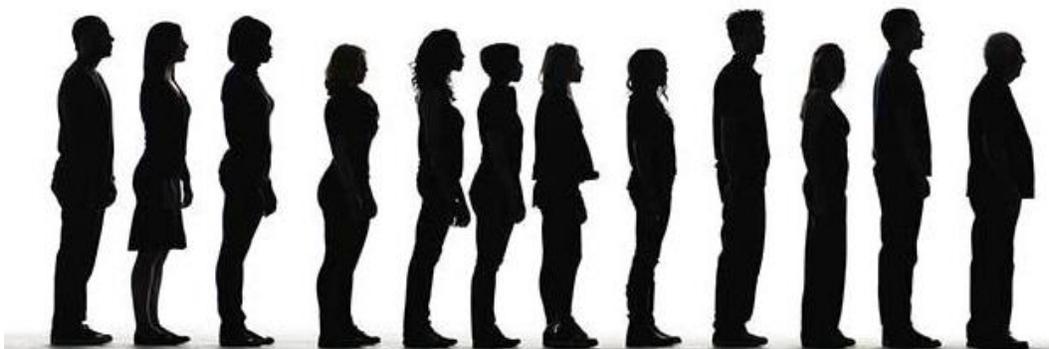
**Morrill County Population by Community; 1940-2010**

|                   | 1940  | 1950  | 1960  | 1970  | 1980  | 1990  | 2000  | 2010  | 1940-1970<br>Change | 1970-2010<br>Change |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|---------------------|---------------------|
| Morrill Co.       | 9,436 | 8,263 | 7,057 | 5,813 | 6,085 | 5,423 | 5,440 | 5,071 | -3,623              | -742                |
| Bayard            | 2,121 | 1,869 | 1,519 | 1,338 | 1,435 | 1,196 | 1,247 | 1,148 | -783                | -190                |
| Bridgeport        | 1,520 | 1,631 | 1,645 | 1,490 | 1,668 | 1,581 | 1,594 | 1,792 | -30                 | 302                 |
| Broadwater        | 344   | 300   | 235   | 141   | 161   | 160   | 140   | 130   | -203                | -11                 |
| Rural Morrill Co. | 5,451 | 4,463 | 3,658 | 2,844 | 2,821 | 2,486 | 2,459 | 2,001 | -2,607              | -843                |

Source: US Decennial Census

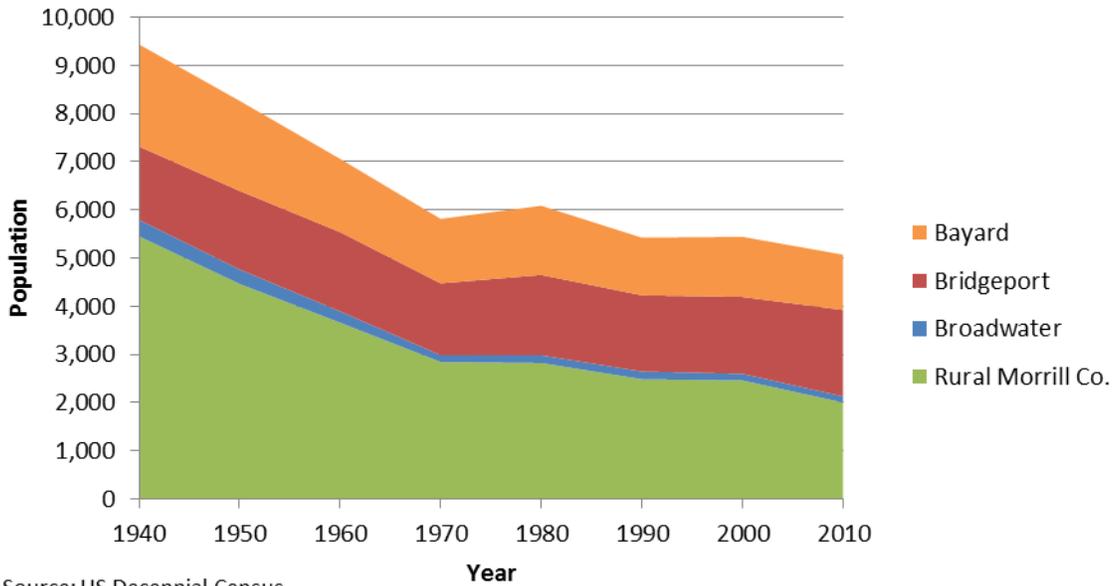
While population loss is a part of Bayard’s story, it has been significantly less so in recent decades with a relatively slow rate of decline. This slow rate of decline signals that while Bayard is affected by trends of population consolidation, it remains a viable community with positive assets and amenities for families to continue to make their home in the community. Bayard’s proximity to Scottsbluff-Gering has led to a difficult business climate in the community but has also helped retain population as those unable to find work in Bayard can commute to a larger market of job opportunities.

As one of two communities with population over a thousand in Morrill County, Bayard is a housing and service hub for the area. The most significant on-going change in population affecting Bayard is in the rural areas of Morrill County, where population is decreasing at a faster rate than in the communities themselves.

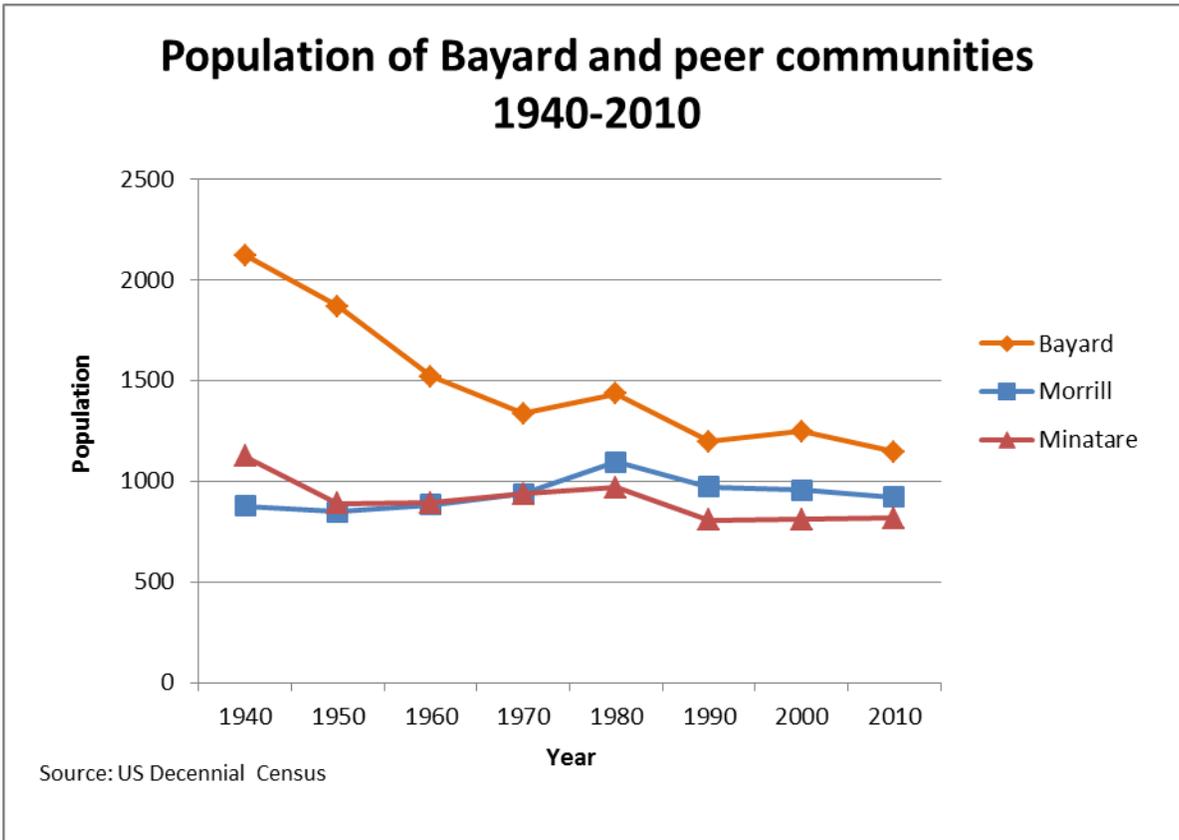


This loss of population in the rural areas also erodes the base of people who may shop at businesses and fill school classrooms as much as population loss within city limits and should be taken into consideration in local planning for schools, business, and strategies for growth.

### Morrill County Population by Community 1940-2010

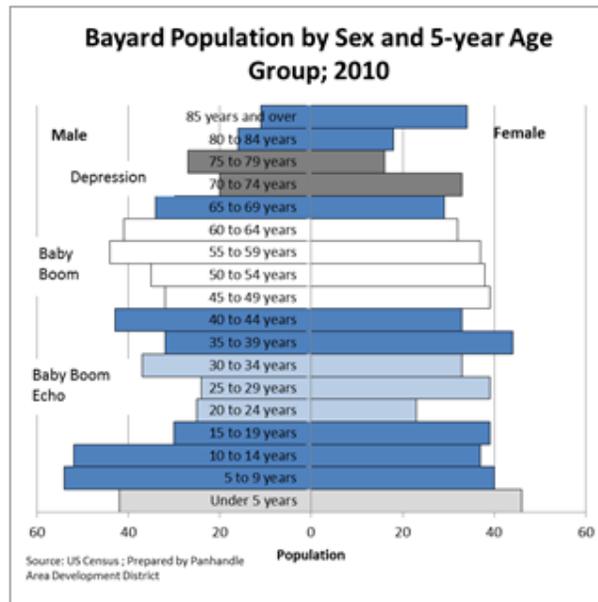
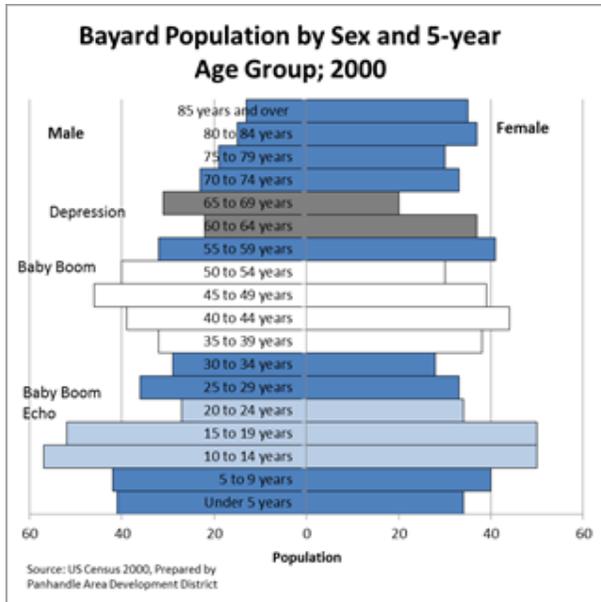


Compared to other peer communities surrounding Scottsbluff/Gering, Bayard's sharp decrease in population from 1940-1970 is something unique to Bayard. In the second half of the twentieth century, the communities experienced more or less the same rises and falls in population, but stay relatively steady.



## Population Composition

Bayard's population pyramids in 2000 and 2010 feature wide bases of higher populations through age groups under 20 years old, a 'thinning' of population among young-adult age groups, and a large portion of the town's population in the baby boom generations. While the number of people in their teens in 2000 who remained in Bayard into their twenties in 2010 is small, the cohorts which entered their 30s and 40s between 2000 and 2010 grew modestly.



This growth among age groups 30 to 45, and strong populations in age groups under 15, signals that residents who may leave Bayard after high school may be returning or that families are simply choosing to live in Bayard.

Other notable trends include:

- Population age 65+ decreased slightly from 2000 to 2010, however the baby boom generation is entering this age group and the population can be expected to increase for a number of years.
- The population age 18-years and under decreased only slightly from 2000 to 2010. We could have expected smaller numbers of children 18 and younger if no growth had occurred among the 25-40 age groups.
- The population 20 to 55 increased slightly from 2000 to 2010, indicating a strong workforce population. Bayard must continue to attract young adults and families to maintain this population in coming years.

- Small changes (-10) among the baby boom cohorts indicate strong retention of persons in these groups. Providing the amenities and an environment to facilitate aging will help keep people established and comfortable in the community to remain if they choose.
- Because women tend to live longer than men, Bayard has and will continue to have a higher population of elderly women than elderly men.

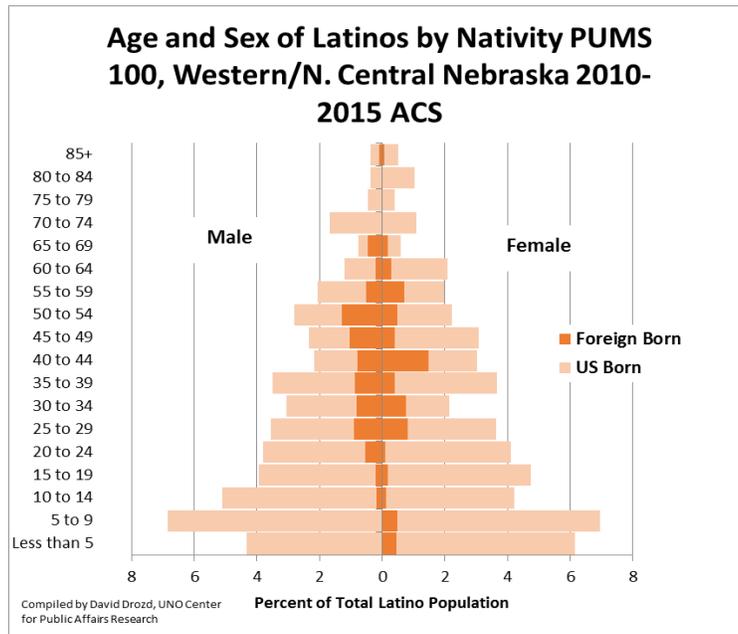
### Race and Ethnicity

The predominant race in Bayard is White, Not Hispanic or Latino accounting for 77.2% of the population. The largest minority group in the community is Hispanic or Latino, which comprises an estimated 18.7% of the population.

| Racial and Ethnic Composition    |        |         |
|----------------------------------|--------|---------|
|                                  | Number | Percent |
| Hispanic or Latino (of any race) | 199    | 18.7%   |
| Not Hispanic or Latino           |        |         |
| White alone                      | 821    | 77.2%   |
| Black or African American        | 9      | 0.8%    |
| American Indian and Alaska       | 15     | 1.4%    |
| Two or more races                | 20     | 1.9%    |

Source: ACS 2011-2015 5-year Estimates

Bayard’s relatively high Hispanic population (Nebraska’s is only 10%) is similar to that of Scotts Bluff County and its municipalities (Scottsbluff’s Hispanic population accounts for 32% of its population). However, the vast majority of the region’s Hispanic population is not comprised of new immigrants but has been in the area for multiple generations as shown in the figure below.



## Households

From 1970-1990, Bridgeport captured over 62% of the net growth in households while Bayard captured just 10.5% of the new households. From 2000-2010 the total number of households has dropped in Bayard and across Morrill County. Bayard saw a decrease in just 13 households from 2000 to 2010 and the average household size stayed steady. Despite an increase in population, Bridgeport also saw a decrease of 10 households by the US Census count. The largest decrease in households came in parts of Morrill County outside of Bayard and Bridgeport where the number of households in 2010 was 100 fewer than 2000.

## Population Projection

In communities with small populations, even a few families either leaving or coming to a community can have a significant impact on community life. Cohort specific projections were not calculated for this plan due to small population size, but looking at the total population can give an idea of possible growth scenarios and the resulting population in future years.

**Bayard Population Projections**

| Growth Scenarios                   | 2010  | 2015  | 2020  | 2025  | 2030  | 2035  | Change<br>2010-<br>2035 | %<br>Change<br>2010-<br>2035 |
|------------------------------------|-------|-------|-------|-------|-------|-------|-------------------------|------------------------------|
| .5% Annual Growth Rate             | 1,148 | 1,177 | 1,207 | 1,237 | 1,268 | 1,300 | 152                     | 13.3%                        |
| .25% Annual Growth Rate            | 1,148 | 1,162 | 1,177 | 1,192 | 1,207 | 1,222 | 74                      | 6.4%                         |
| -.25% Annual Growth Rate           | 1,148 | 1,134 | 1,120 | 1,106 | 1,092 | 1,078 | (70)                    | -6.1%                        |
| -.5% Annual Growth Rate            | 1,148 | 1,120 | 1,092 | 1,065 | 1,038 | 1,013 | (135)                   | -11.8%                       |
| 2000-2010 Growth Rate <sup>^</sup> | 1,148 | 1,103 | 1,060 | 1,019 | 979   | 941   | (207)                   | -18.1%                       |

<sup>^</sup>-0.79% annual growth rate

The projections above utilize a constant growth rate (positive or negative) and extend those trends out to 2035. The results yield a spread from population 941 to 1,300 depending on the growth rate. If trends from 2000 to 2010 carried forward, Bayard's population would be 941 in 2035. To grow Bayard's population back to around 1,200 by 2035, the community would have to net 32 average households (2.3) in that time frame. Even to reduce the population decline to -.25% would mean a significant change from the past 10-year growth rate and would likely require a pro-active effort to offset the loss of households from anticipated young adult outmigration and death of older cohorts. Bayard needs to at least sustain its current population of 1,200, but should find ways to expand its population target to 1,500 persons or larger. Both tasks will take planning, cooperation, and innovation to achieve. Nebraska's overall populations shifts show young person's moving to larger urban areas along the I-80 corridor that afford both economic and social opportunities. Bayard will need to work in a regional effort to afford both economic and social opportunities to retain or attract younger individuals and families.

## "Bedroom Community"

Bayard is considered a bedroom community. This designation is a residential area, typically a suburb of a major urban center, which includes a large number of commuters among the home-owning population. The name "bedroom community" refers to the fact that commuters perform most professional and personal activities in another location but, maintaining their residence solely as a place to sleep.

Residents of bedroom communities are not only drawn to the ability to commute to, enjoy the amenities of the big city, but also to entrench themselves in small town life. Statistically, bedroom communities share several appealing traits such as; better schools, lower crime rates, and more real estate for the money. Schools in bedroom communities often offer an excellent public school education, allowing parents to avoid the cost of private schools in the city. Suburban crime rates are lower than the big city, which attracts many families. Real estate in the city can have astronomical prices with very little square footage to show for it, but bedroom community homes are generally more affordable, larger single-family homes.

Bayard being geographically located between two major employee hubs of Scottsbluff/Gering and Alliance situates itself as a great location that currently provides quieter neighborhoods, more affordable housing, increased quality of life, great schools, and low crime rates. Bayard should strive to continue to maintain its bedroom community status, in doing so the city could potentially attract hundreds of new residents in the next two decades.



### **Equity Refugees**

Bayard is positioned to attract new residents to buy and build homes due to its relatively close proximity to the major economic centers and its relatively low costs of lots (land). Particularly in Scottsbluff, land can be very costly, let alone the cost of building a home. Coupled with a marketing plan and other programs that attract home buyers and home builders, the city could increase its population, increase its housing stock, and build upon the economic benefits that follow population increases. In other cases, a higher valued home sold in Scottsbluff will have surplus equity when purchasing a home or land in Bayard. This equity can be invested in small communities like Bayard to start a small business, thus another selling point that could be folded into a marketing plan.



### **Planning Issues**

Bayard continues a trend of young adults leaving the community in their twenties, while it continued slow and steady decrease in population is projected if current trends hold. Bayard is experiencing a slight increase in workforce aged population (20-55). This is a direct correlation of the in-migration of young adult cohorts; and families. Long established residents of the community will continue to grow in numbers of population age 65+ in years to come.

### **Demographic Goals**

Sustain an adequate population of at least 1,200.

### **Demographic policies**

Work with other nearby communities (Scottsbluff-Gering, Bridgeport, and Alliance) to support economic and housing opportunities which attract and retain residents to the region. In addition, Bayard should work with Morrill County and within its Extra Territorial Jurisdiction (ETJ) to accommodate options for rural residential housing. Keeping in mind the facility and infrastructure improvements are developed with an awareness of the growing percentage of elderly residents, while building strong, attractive neighborhoods for active families.



# Economy

Bayard's economy has historically been very dependent on the health of the area's agriculture sector. Although Bayard's reliance on agriculture has diminished over the past several decades, the strength of the city's economy is still largely based on the health of the agricultural economy.

Spinoff effects from agricultural sales still have a significant impact on the county's other industries. In 2015 agricultural sales brought over \$392 million into the county, with a realized net income of over \$58 million. Much of the money from these county farm sales support Bayard's local retail, service and wholesale trade establishments.

The over-reliance on agriculture has made the city very susceptible to downswings in the agricultural economy. Events such as the closing of the sugar beet factory have been a large cause of the city steadily losing population over the past several decades. Efforts to diversify the economy are thus of utmost importance to stabilizing the city's economy.

Bayard's proximity to the Panhandle's two largest employment centers, Scottsbluff and Alliance as well as to Bridgeport, has enabled the city's labor force to become more diversified, particularly over the past 25 years. The railroad jobs available in Alliance and the numerous professional, service, and retail opportunities available in Scottsbluff provide Bayard citizens with jobs in several different economic sectors. Planned improvements to the Heartland Expressway to Alliance on 385 and L-62A and to Scottsbluff on Highway 26 will provide four-lane highway nearly all the way to both communities.



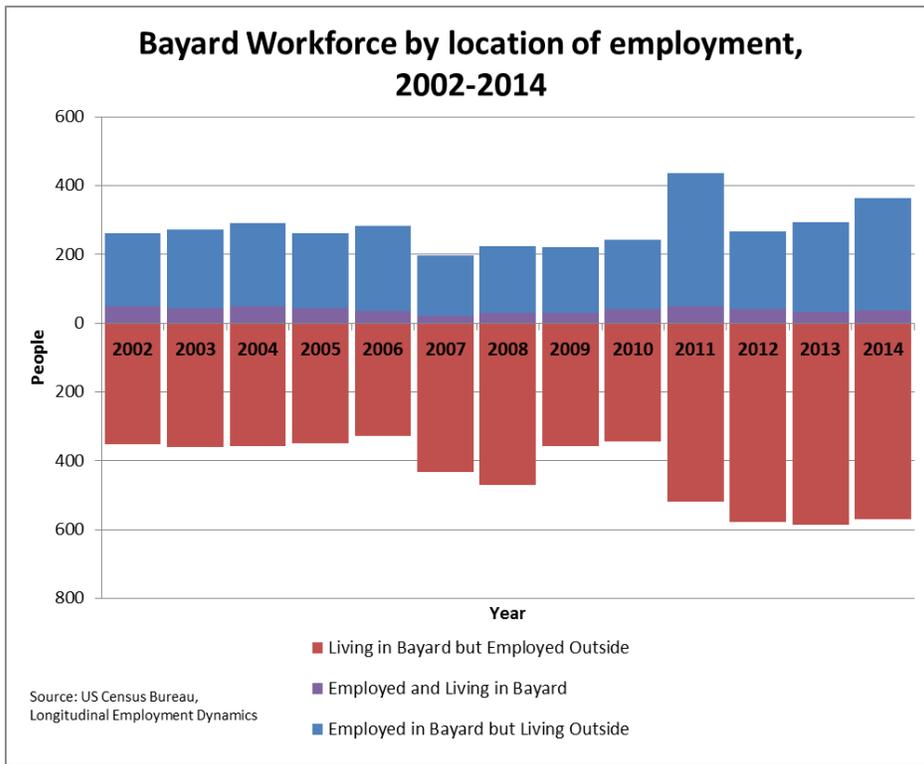
## Employment Dynamics

Of those in the workforce who live in Bayard, the majority of them work outside of the community. According to the US Census Bureau's statistics, of the people in Bayard's workforce who live in Bayard, few of them also are employed in Bayard. Many of these workers are employed in Bridgeport and Scottsbluff and, to a lesser degree, other regional communities such as Alliance and Sidney.

It is also estimated that many people who are employed by businesses or organizations located in Bayard live in other communities including Bridgeport, Alliance, Scottsbluff, and the surrounding rural area. Still, the number of people coming into town is not as large as the number leaving Bayard to work for the day, so the day-time population is smaller than its permanent population.

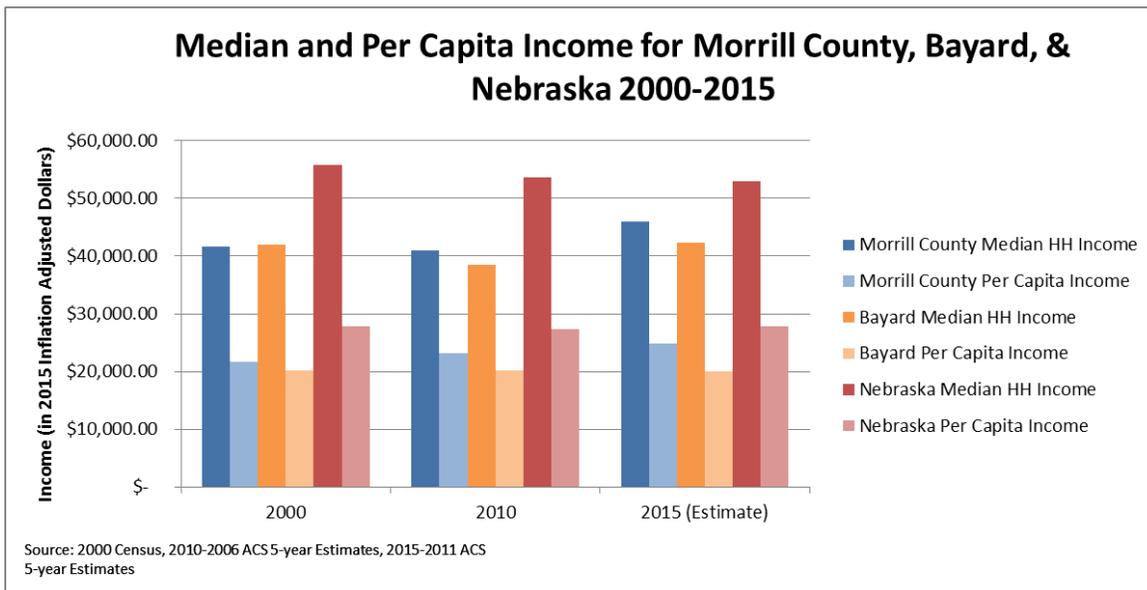
Since the early 2000s, the number of people in the workforce connected to Bayard either as a resident or employee has grown. Both the number of people estimated to be living in Bayard and employed outside and employed in Bayard and living outside has increased. The number of people both living in Bayard and employed in Bayard is estimated to have remained relatively steady, if not decreased slightly since the early 2000s.





### Income

Recent data indicates that income levels in Morrill County have remained fairly steady but increased in the most recent years leading up to 2015. Stagnant or even a slight decrease in median and per capita incomes in Morrill County and Bayard (adjusted for inflation) from 2000 to 2010 are likely evident of the recession starting in 2009. Median household income is estimated to have increased again to 2015. Per capita income, meanwhile, is estimated to have stayed steady in Bayard while increasing about 7% in the county as a whole.



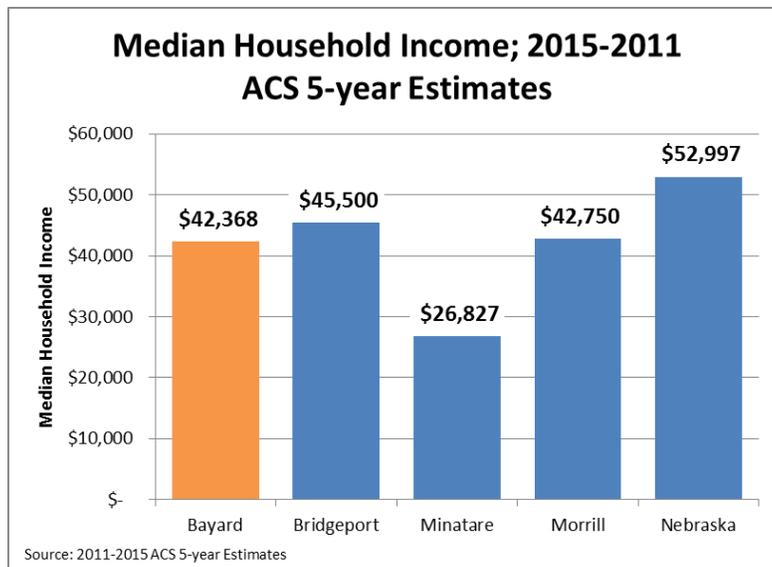
Compared to the State of Nebraska, incomes in Bayard and the county have narrowed the gap nearly in half from 2000 to 2015, reducing a \$14,223 difference to the state median household income in 2000 to an estimated \$7,087 in 2015. While it is a positive sign that household incomes have risen for Bayard and Morrill County in that time frame, the closing of the discrepancy to the state is also due to the fact that inflation adjusted (2015 dollars) incomes have decreased for the state as a whole since 2000.

**Income in Bayard, Morrill County, and Nebraska 2000-2015**

|                                  | 2000         | 2010 (Estimate) | 2015 (Estimate) |
|----------------------------------|--------------|-----------------|-----------------|
| Morrill County Median HH Income  | \$ 41,615.62 | \$ 40,996.67    | \$ 45,910.00    |
| Bayard Median HH Income          | \$ 41,980.36 | \$ 38,496.68    | \$ 42,368.00    |
| Nebraska Median HH Income        | \$ 55,839.00 | \$ 53,632.00    | \$ 52,997.00    |
| Morrill County Per Capita Income | \$ 21,643.97 | \$ 23,225.96    | \$ 24,869.00    |
| Bayard Per Capita Income         | \$ 20,201.50 | \$ 20,144.53    | \$ 20,036.00    |
| Nebraska Per Capita Income       | \$ 27,902.00 | \$ 27,423.00    | \$ 27,882.00    |

Source: 2000 Census, 2010-2006 ACS 5-year Estimates, 2015-2011 ACS 5-year Estimates

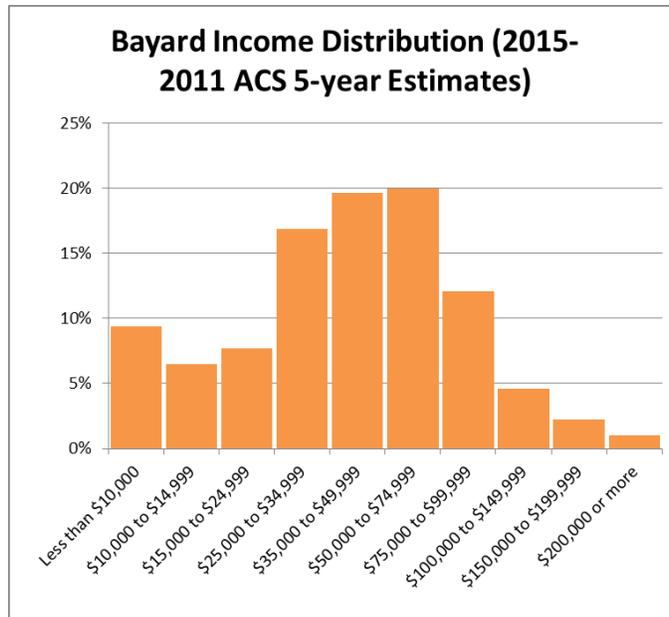
Compared to other communities in the North Platte Valley, Bayard’s median household income is relatively on par with other communities such as Bridgeport and Morrill. Estimates indicate higher median household incomes than Scottsbluff (\$37,572) and lower income communities such as Minatare.



The distribution of Bayard households across income levels is slightly heavy on the lower income brackets but still shows a strong number of households in the middle to upper income ranges. In larger communities in the region, the income distributions typically have a similar percentage of households in middle income brackets but would have more households in income levels over \$75,000. Lower cost of living by race or ethnicity, median incomes tend to be lower for Hispanic or Latino households across the state and region, with Hispanic and Latino households median incomes about 72% of White, non-Hispanic households. In Bayard, however, household incomes for Hispanic or Latino households are higher. Even when accounting for the lowest extreme in margin of error (\$53,958 +/- 13,819 Margin of Error), the median income...



...is only slightly lower than the median income of the general population. This indicates little difference in income by ethnicity in Bayard.



### Components of Income

The ratio of Morrill County earnings to come from wages and salaries increased by 3% from 1990 to 2015. The share of county earnings going to farm proprietors decreased from 42% in 1990 to 34% in 2015.

81% of households in Morrill County and 72.2% of households in Bayard receive income through earned income. An estimated 32.9% of households in Morrill County and 44% of households in Bayard receive income via Social Security, with an average Social Security income in Bayard of \$15,580. Retirement income is received by an estimated 14% of households with a mean retirement income of \$26,734. Relatively higher rates of social security and retirement income in Bayard than in other communities and the county may be due to the presence of Bayard’s nursing home facility and also that Bayard has a higher general population 65 and older. An estimated 13.1% (+/- 6.1% margin of error) of households receive supplemental security income in Bayard compared to an estimated 3.7% (+/- 1.6%) of households in Morrill County as a whole. An estimated 10 percent of Morrill County households receive Food Stamps or SNAP benefits and only 1.2% receive cash public assistance income.

### Educational Attainment

As the trend to high-technology and service-industry jobs continues, educational attainment and skill levels of the County’s labor force will play an increasingly important role in the City’s ability to maintain its strong economy and population base. 2015 ACS 5-year estimates indicate that 82.0% of the population 25 and older has a high school degree or higher in Bayard. This number is an improvement from 2000 when it was estimated that only 71.7% of this population had at high school degree or higher but is still significantly lower than the state rate of 90%. Bayard’s percentage of adults 25 and older with a Bachelor’s degree or higher is similarly lower than the state’s at an estimated 14.7% compared to the state’s 29.3%. While higher levels of educational attainment generally lead to higher incomes and more financial stability, it is true in the Panhandle that educational attainment is generally lower, and higher wage jobs are...



...available which do not require a bachelor's degree or higher.



### Poverty

Changes in poverty rates provide insight into the health of the local economy and its citizens' standard of living. Poverty rates for persons in Bayard are about average compared to state and national averages. It is estimated from 2015 ACS (American Community Survey) numbers that the city's poverty rate was 13% compared to the state rate of 12.7% for all individuals. These rates are higher than in the 1990s and 2000s when poverty rates in Bayard and the state were at or below 10%.



## Employment

Unemployment in rural Nebraska tends to be very low. Morrill County has an estimated unemployment rate of 4.0% by 2015 estimates.

By industry, manufacturing, retail trade, transportation, and health care/educational services are the largest employers of Bayard residents. Local schools and health care facilities in the North Platte Valley, particularly the Bayard nursing home, Regional West Medical Center in Scottsbluff, Bayard Public Schools.

One trend that represents an opportunity for Bayard is that an estimated 13% of its labor force worked from home. With the rise in jobs that are able to be done remotely, communities with high quality of life could capitalize on attracting families where one of the income earners work remotely.

Underemployment can also play a factor in persons leaving the area in search of jobs that fit an individual's economic needs or specific training/education. In both cases where unemployment and underemployment are key factors in individuals leaving the area and having a quality and plentiful stock of employees, the city may need to work with Western Nebraska Economic Development interlocal group, Western Nebraska Community College, and other agencies, taking advantage of programs that train unemployed and underemployed individuals to gain new skills.

Bayard Employment by Industry, 2015-2011 Estimates

|  |           |              |
|--|-----------|--------------|
| Civilian employed population 16 years and over   | 387       |              |
| Agriculture, forestry, fishing and hunting, and mining                                     | 16        | 4.1%         |
| Construction   | 20        | 5.2%         |
| <b>Manufacturing</b>   | <b>40</b> | <b>10.3%</b> |
| Wholesale trade  | 12        | 3.1%         |
| <b>Retail trade</b>  | <b>50</b> | <b>12.9%</b> |
| <b>Transportation and warehousing, and utilities</b>                                       | <b>58</b> | <b>15.0%</b> |
| Information  | 2         | 0.5%         |
| Finance and insurance, and real estate and rental and leasing                              | 27        | 7.0%         |
| Professional, scientific, and management, and administrative and waste management services | 17        | 4.4%         |
| <b>Educational services, and health care and social assistance</b>                         | <b>72</b> | <b>18.6%</b> |
| Arts, entertainment, and recreation, and accommodation and food services                   | 21        | 5.4%         |
| Other services, except public administration   | 16        | 4.1%         |
| Public administration  | 36        | 9.3%         |

Source: 2015-2011 ACS 5-year Estimates

## Class of Worker

Examining employment by class of worker demonstrates that Bayard is very similar to the economic structure of the state. Nearly 73% of the community's population are private wage and salary workers, another 20% are government workers. The percentage of workers who are self-employed is estimated to have decreased to just over 6% in 2015 from 10% in 2000.

## Pull Factor

One way to measure a community's relative economic strength is by comparing its taxable sales relative to the region to its population relative to the region. The result is a 'pull factor' or how strong a community's sales are relative to its population size.

Economic Pull Factor based on 2016 Taxable Sales

| Community   | Pull Factor |
|-------------|-------------|
| Scottsbluff | 2.13        |
| Bridgeport  | 0.83        |
| Gering      | 0.73        |
| Morrill     | 0.61        |
| Bayard      | 0.60        |
| Mitchell    | 0.29        |
| Minatare    | 0.18        |
| Lyman       | 0.12        |
| Broadwater  | 0.10        |

Source: NE Dept. of Revenue 2016 Net Taxable Sales and 2015-2011 ACS 5-year Population Estimates

The above table shows Bayard has a pull factor of .60 when compared to the whole of Scotts Bluff and Morrill Counties. Scottsbluff clearly is the dominating commercial hub for the region while small communities and the towns closest to Scottsbluff-Gering have the smallest pull factors. Bayard's pull factor of .60 is larger than its pull-factor of .5 in 2000. Bayard's pull factor of less than one but not less than .5 points to its challenges in being near to other strong commercial hubs but also its opportunities as a small hub for commercial and potentially tourist activity in its own right.

## Commuting Patterns

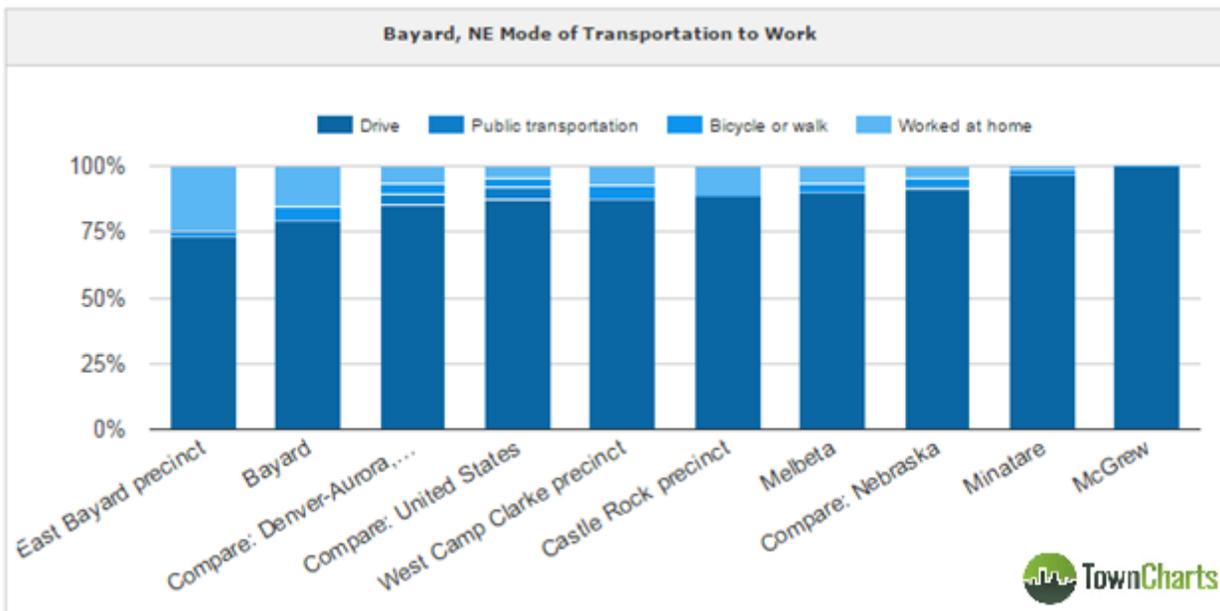
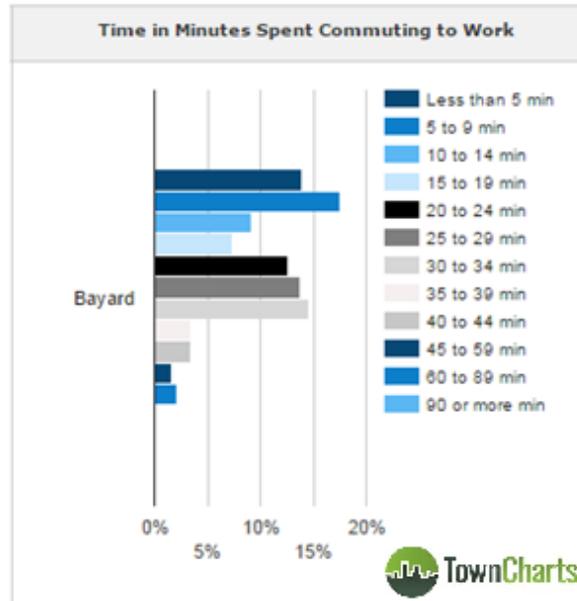
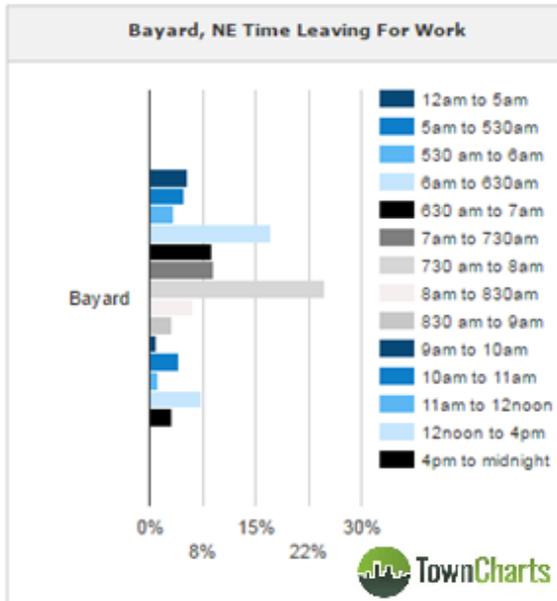
Census data for Bayard indicates that about two-thirds City's workers (66.1 %) work inside the county. The fact that a third (33.9%) of the City's workers have jobs in other counties shows that Bayard has a significant role as a bedroom community.



## Commuting Times

Despite having a majority of its residents employed in Morrill County, workers in Bayard spend more time commuting to work than the state average. The average commute for all Bayard workers is 21.9 minutes compared to 18 minutes for Nebraska. Bayard also has a lower percentage of persons who work at home than the statewide average.

Bayard has a much higher percentage of its workforce who travel 30 or more minutes than the statewide average. This is very relevant to future housing as people tend to want to live relatively close to their jobs.



## **Analysis by Industry**

The local economy is composed of a number of base industries. These industries may include agriculture, manufacturing, wholesale trade, retail trade, services, etc. A basic understanding of the strength of the Country's economy can be obtained by monitoring trends in employment, sales and number of establishments in each of these sectors. The following economic analysis is not directly comparable to other employment data used in this plan due to differences in the years reported, ie: 1987 and 1997 data versus 1980 and 1990 data. In addition, the following analysis uses paid employee data versus total employment. In order to present a true picture of the economy, the following 1987 sales figures were adjusted for inflation to reflect what the identical value of sales would have been in 1997. Gross Domestic Product Implicit Price Deflators were used to make the adjustment.

### **Retail Trade**

Inflation adjusted retail sales decreased by 17.5% in Morrill County from 1977 to 1997. Most of the decline in retail sales in Morrill County occurred between 1977 and 1987. Inflation-adjusted retail sales were nearly cut in half, declining 49.8% between 1977 and 1987. Retail sales in the County rebounded with a 64.2% increase between 1987 and 1997.

The loss in retail sales was opposite of the trend occurring in both the region and the state. From 1977 to 1997, inflation-adjusted retail sales increased 73.4% in the panhandle and 41.6% statewide. The region and state also experienced most of their retail growth between 1987 and 1997. During this time period, the Panhandle's inflation-adjusted retail sales increased 75.9% while the state experienced an increase of 45.0%.

### **Retail Trade Establishments**

The number of retail establishments with a payroll in Morrill County decreased drastically from 1977 to 1997. The number of establishments with a payroll in Morrill County decreased from 50 establishments in 1977 to just 23 establishments in 1997 (-54%) despite an increase in retail sales between 1977 and 1987.

The number of retail establishments with a payroll in the Panhandle also declined from 1977 to 1997. In 1977 the panhandle had 906 establishments. By 1997 the number of retail establishments declined by 36.1% for a total of just 579 establishments.

The number of retail establishment with payroll also declined statewide during this time period. The number of retail establishments increased from 1977 to 1987 before falling off significantly between 1987 and 1997. In 1977, the state had 11,070 retail establishments with payroll. This figure increased to 11,485 in 1987 before falling off sharply to 8,295 in 1997, a 25.1% decrease over the twenty year period.

### **Average Retail Sales Per Establishment**

With the number of retail establishments in the county declining while retail sales increased from 1987 to 1997, it is obvious that the average retail sales per establishment are increasing.

However, the rate of this growth has been enormous during the 1990's. In Morrill County, the average inflation-adjusted retail sales per establishment with a payroll in 1987 was just \$441,211. By 1997 the average inflation adjusted retail sales per establishment had increased to \$1,039,696. Thus the average sales per establishment in 1997 was 79.3% more than the 1977 figure and 135.6% greater than 1987



Despite the large increases experienced in Morrill County for average inflation-adjusted retail sales per establishment with payroll, the averages remained well below regional and statewide figures. In 1997, the average inflation-adjusted retail sales per establishment with payroll in the panhandle was \$2,363,843. This average is more than double (127.3%) than Morrill County figures. (Some of this discrepancy can be attributed to Cabela's in Sidney.) Statewide figures for average inflation-adjusted retail sales per establishment with payroll are also well above Morrill County levels. In 1997 the average inflation-adjusted retail sales per establishment were \$1,992,686 statewide, 91.7% greater than the County.

### **Wholesale Trade**

Wholesale trade in Morrill County has declined by more than half over the past 20 years. In 1977, wholesale trade figures for Morrill County totaled \$69,888,498. By 1987 these numbers had been reduced by more than half to \$30,373,336. Wholesale trade figures did rebound to \$30,696,000. The 1997 wholesale trade figures for the County were thus 56.1% less than 1977 figures.

An accurate comparison to the panhandle cannot be made due to a large number of county information which was not disclosed. However, it is estimated that wholesale trade in the region has declined about the same rate as figures for Morrill County. Statewide wholesale trade figures have been increasing greatly. From 1977 to 1997, inflation-adjusted wholesale trade increased 51.7% in the state of Nebraska.

Manufacturing shipment figures for Morrill County were withheld prior to 1992. In 1992, inflation adjusted manufacturing shipments in the county totaled \$1,227,243. These shipments accounted for just 0.3% of the Panhandle region's total shipments.

### **Manufacturing Establishments**

The number of manufacturing establishments in Morrill County declined from 8 establishments in 1977 to five establishments in 1992. By comparison, the number of manufacturing establishments for the Panhandle region declined just 16.1% while the number of manufacturing establishments increased 3.2% statewide.

### **Service Establishments**

The number of service establishments in Morrill County doubled from 1977 to 1992. In 1977, the county only had 9 service establishments. By 1992, the number of establishments had grown to 18. The region and the state also experienced similar increases in service establishments. The number of establishment in the region grew 85.3% during this time period while statewide the number of service establishments increased 104.8%.

### **Agricultural**

Agricultural sales in Morrill County has increased tremendously from 1987 to 1997. During this time period, agricultural sales for Morrill County increased 40.4% while the Panhandle increased just 15.3% and the state increased only 14.6%.

Livestock sales account for over three-quarters (75.4%) of Morrill County's agricultural sales. Livestock sales also have accounted for nearly two-thirds (64.7%) of the County's agricultural sales growth from 1987 to 1997.



### **Crop Sales**

Crop sales in Morrill County consist primarily of corn, wheat, sugar beets, dry beans, and other small grains. Crop sales in Morrill County have lagged behind statewide increases. Crop sales remained stable, increasing by 5.4%. Crop sales in the Panhandle were slightly higher over the same period as they increased 9.1%. The state, however, had an enormous increase in crop sales during this time period. From 1987 to 1997 statewide crop sales increased 32.2%.

### **Livestock Sales**

Raising livestock, which consists mostly of cattle, and selling the calves in the fall as feeders are the largest farm enterprise in the county. Over three-quarters of Morrill County's total agricultural sales are from livestock sales. Livestock sales in Morrill County have increased tremendously from 1987 to 1997. During this time period, livestock sales have increased 40.4% in real dollars while the panhandle and state only experienced increases of 15.3% and 14.6%, respectively.

### **Targeting Businesses**

To make Bayard's economic development efforts more efficient, the city needs to concentrate its business development efforts on business niches that may work in Bayard. Potential general business opportunities that may work in Bayard include restaurants, travel services (gas stations, motels, etc.), office space (insurance agents, Dr. Offices, Dentists offices), specialized services (non-retail), among others.

Bayard possesses a locational advantage with its proximity to Chimney Rock. The city should use this resource to attract business catering to highway commercial and tourism services.



The intervening opportunity of lower Value Goods: Residents of Bayard save very little money, and often lose money, by making a special trip to Scottsbluff to buy lower-value goods such as gas, movie rentals, food, and household staples, etc. Bayard presently has some businesses concentrating on this niche including the gas stations, and hair salons, etc. Entrepreneurs in Bayard should focus on these niches to find other similar opportunities such as the Dollar General Store.

Professional Offices: Many professional offices are not confined to site specific locations as long as adequate communications infrastructure is in place. This type of business could potentially flourish given the relatively low rent costs available in downtown Bayard.

Tourist Shops: Bayard's proximity to Chimney Rock provides good potential for tourist shops. This could possibly develop in two different ways. Independent business could locate along the highway catering to tourist travelers. Another development strategy that would involve more coordination and planning would involve developing tourist shops or an antique mall in the downtown district.

An important component of this strategy would require providing information/advertising at the Chimney Rock Visitor Center.

### **Non-Site Specific Industries**

The national expansion of the service sector and the evolution of the internet provides an increasing number of businesses that are not tied to a specific place. These types of businesses commonly provide goods or information services that are delivered by mail or the internet. Bayard can explore these possibilities by targeting "equity refugees" (persons who sell high value homes in metro areas and move with their cashed-in equity to lower cost rural areas) from the Colorado Front Range or by nurturing home-grown entrepreneurs.

### **Develop Business Incubator**

Vacant buildings and vacant lots in the downtown district provide Bayard with a good opportunity to develop a business incubator. Business incubators provide a good environment for small businesses that are starting out as they are able to share many operational and fixed costs associated with other small businesses. This strategy can also help Bayard grow non-site specific businesses.

### **Manufacturing Operations**

While it is increasingly difficult to catch "smokestack industries," smaller cities can attract small satellite operations or small component manufacturing plants. To attract these types of employers, it is often essential to have the necessary infrastructure including suitable buildings in addition to a skilled labor force. While this is probably one of the harder niches to attract, it also often provides some of the best wages. Development of the closed sugar factory into an industrial/business park could provide opportunities to satisfy light manufacturing and distribution centers.

### **Industrial Parks**

An industrial park is an area zoned and planned for the purpose of industrial development. An industrial park can be thought of as a more "heavyweight" version of a business park or office park, which has offices and light industry, rather than heavy industry.



Industrial parks are usually located on the edges of, or outside the main residential area of a city, and normally provided with good transportation access, including road and rail. The location of the closed sugar factory provide ample space, access to rail and roads, natural gas, electricity, water, and sewer.

Bayard would benefit directly by working with Western Sugar (owners of the closed sugar factory) and the State of Nebraska's Department Economic Development to demolish and develop this site into an industrial park. An industrial park would provide space for expansion capabilities of industries already located within Bayard or the great valley area, as well as, be an attractive location to outside industries.

### **Wireless Internet**

The availability of wireless internet connection to small and large businesses are vital in today's economic environment. Many communities have access to some form of internet, but the use of high-speed internet access is becoming the standard. Opportunities exist through state and federal initiatives to increase not only the availability of internet access to rural customers but to rural communities also. Bayard should explore opportunities to expand their wireless internet and high-speed services by partnering private industry and businesses to fund such improvements. This partnership lessens the costs associated with such projects and will create a win-win scenario for all parties involved. By improving the internet capabilities of any community, the quality of life will increase, as well as, both economic and educational opportunities.

### **Commercial Locations**

Commercially zoned property is used to make money and consequently will generate state and local tax revenues. From renting spaces for flea markets; to building an office building to run a business out of. Commercial property includes office buildings, industrial property, medical centers, hotels, malls, retail stores, farm land, multifamily housing buildings, warehouses, and garages. It is important to have locations set aside for commercial activities. General larger tracts of land are set aside for larger box stores or strip-mall developments. In most cases, smaller communities will have their commercial properties located in the heart of their community, located in the downtown district on Main Street.

### **Industrial/Manufacturing Locations**

Industrial/Manufacturing property is used for industrial purposes, it comes in all shapes and sizes and covers a range of business types.

Industrial properties can generally be broken down into three sizes: small, large and enormous. Small industrial sites include single or double-story buildings zoned for industrial use. These often have flexible interior space, usually a mix of warehouse and office space. 'Flex' spaces are used by small businesses such as mechanics, research laboratories, and start-ups. Large industrial properties include medium to large warehouses and factories that are designed to manufacture or store goods. They include distribution companies such as third party logistics.

On the larger end of the scale are the 'big box' industrial spaces. These enormous industrial spaces are used as logistics and distribution centers that hold and then distribute finished goods to stores and/or directly to customers.

Land should be strategically chosen and set aside for this specific use, most industrial areas are...



...known for sound, light, air pollution, and other negative connotations. Usually larger tracts of land are needed for this type of development, generally, communities set aside this land near railways and the edge of the community. The negative connotations can affect other zoned properties within the area, especially residentially zoned properties. Care must be taken when establishing them.

Bayard is also a great location for satellite manufacturing operations, being situated between both Highways 26 and 91, shipping/receiving routes can easily be established. However, this is more likely to be feasible with the development of an industrial park.

Lastly, the city should work with the Nebraska Department of Economic Development, the U.S. Economic Development Administration, Panhandle Area Development District and Twin Cities Development as resources to attract potential industries to the city.

### **Professional Offices/Tourist Shops/Specialty Shops**

Bayard's greatest opportunity to attract commercial businesses will depend upon professional offices (doctor's, dentist, lawyers, etc.) tourist shops, and specialty shops. It is very unlikely that large commercial stores will be able to thrive in Bayard due to its population, however, this could change over time if Bayard is able to build its population base to attractive numbers. These types of establishments may be attracted to Bayard because of rent cost or purchasing a building. In addition, the completion of the downtown Revitalization Project will attract these types of businesses.

### **Tourism**

Bayard's share of economic benefits based on tourism is negligible. This is due to several factors, the first being the lack of services to provide tourist when visiting Chimney Rock National Historic Site. The other major factor is the lack of partnering with the Chimney Rock National Historic Site and the Oregon National Historic Trail. Unfortunately, until Bayard does partner with the aforementioned entities to improve upon the attraction amenities, it will be difficult to attract businesses associated with tourism to Bayard. The good news is, communities that have an active partnership with recreational facilities have shown success in attracting tourist services (motel/hotel/restaurants/gas stations/gift shops) to their communities.

### **Economic Opportunities**

Currently Bayard can capitalize on several economic opportunities available such as the LB840 program, home-based businesses, efficiency, probability to reduce leakage, and lower value goods expansion.

Bayard's LB840 program was re-approved by voters in 2016, expanding the program until 2026. The allocation of the funds set by ordinance allows for 25% of sales taxes to be used for economic growth and retention programs. Bayard should continue to employ this program as long as possible and take extra care in ensuring that the public supports future expansions.

Home-based businesses present an important economic development opportunity for Bayard. The City should continue allow home-based businesses which are not disruptive to neighboring residences, such as hair salons, tax services, etc. Bayard has a high probability to reduce leakage and offer lower value goods.

Currently, Bayard only offers a limited number of goods and services. The opportunity to review leakage data will assist current and future businesses in making informed business decisions to offer new services or products.

### **Develop a Business Coalition**

The City Council in 2015 voted to provide funding to develop a Buy Local Campaign through the American Independent Business Alliance. The idea behind this was to strengthen the local economy through an aggressive campaign. Unfortunately, this initiative has fallen flat due to the lack of participation. It may be necessary to work the Nebraska Department of Economic Development or other resource providers to assist in developing this program. Local businesses will benefit from this type of program, while at the same time encourage the possibility of new businesses starting up. In addition, the city has high hopes that a business coalition will be created to manage the "Buy Local" initiative and strengthen local business. The direct outcome of creating the coalition will be to help educate, train, develop positive working relationships, improve customer services, and improve community relations.

### **External Resources**

Bayard has several vacant buildings available for occupancy. The city should thus use resources such as the Nebraska Department of Economic Development, the US Economic Development Administration, Panhandle Area Development District and Twin Cities Development as resources to attract potential businesses to the city. These resources have the capacity to pursue prospective industries as well as provide financial incentives for such operations.

### **Improve Standard of Living**

Studies have shown that communities that have attractive green spaces, walkability, and recreation opportunities attract and retain younger families. Green space (parks) and recreation also increase the overall health of a communities citizens, as well as, increase overall property values. Bayard should look at new opportunities to utilize its current green space and park system for ongoing and new recreation opportunities. In addition, the city should utilize the city's newly adopted Recreation Plan to make necessary improvements.

Improvements will also need to be made on infrastructure to assist in improving the standard of living throughout Bayard, specifically concentrating on improving the infrastructure of all neighborhoods sidewalks and streets.

### **Market to Satellite Manufacturing Operations**

A satellite manufacturing operation is a small office in a different location from a company or government agency's main office. Reasons for opening a satellite operation may include reaching an underserved area, expanding market share and lifestyle/quality of life factors for employees. Satellite operations can be used in all kinds of businesses, such as doctor's offices, Department of Motor Vehicles offices, political offices and corporate offices.

Bayard's location, available building space, and cheap rental opportunities provides excellent prospects for satellite manufacturing operations to locate in Bayard. Marketing these factors to such operations will further assist in attracting these operation to Bayard.





### Planning Issues

- ① Bayard has lower incomes and earnings compared to the state and larger cities, but has comparable incomes to other peer communities in the Panhandle. 39% of households have incomes between \$35,000 and \$75,000. Nearly 40% of households have incomes under \$35,000 while about 20% have a household income of over \$75,000.
- ② Unemployment rates in Bayard may be above the state average though the county as a whole has a comparable unemployment rate to the state.
- ③ An increasing share of workers in Morrill County derives their earnings from salary or wages.
- ④ The number of retail sales establishments in Morrill County was less than half the number of establishments the county had in 1977. Scottsbluff and Bridgeport are the dominant commercial centers of the area which reduces Bayard's pull factor to .60.
- ⑤ Due to the zoning status of the closed sugar factory, the city is unable to use its zoning and nuisance ordinances to regulate land use on the site.

### Economic Goals

- ① Improve the standard of living throughout Bayard.
- ② Strengthen local businesses.
- ③ Develop strong tourism plan.
- ④ Develop a strong marketing plan to attract businesses.
- ⑤ Develop the closed sugar factory property into an industrial/business park to promote economic advantages.

## Economic Policies

- 1 Work to improve the standard of living by holding public hearings or meetings to determine the services or improvements residents are looking for, specifically concentrating on the following: Increasing wireless services, implementing the Downtown Revitalization Project, improving and building upon city parks and green spaces (walking/biking trails), improving infrastructure of all neighborhoods (sidewalks, streets etc.), and work with outside agencies to retain a quality workforce by retraining.
- 2 Work to strengthen local businesses by implementing the following programs or initiatives: developing a business coalition, assist in the development of a “Buy Local” Campaign, develop a business incubator, allow home based businesses, continue to operate the LB840 Program, assist in creating opportunity for lower value goods, assist in reducing leakage to neighboring communities.
- 3 Work closely with the Western Nebraska Tourism Coalition to promote Chimney Rock National Historic Site to increase tourism outreach and marketing. In addition, the City should work with the State to expand additional amenities (other interests) at Chimney Rock National Historic Site.
- 4 Develop a marketing plan that concentrates on retaining and attracting businesses to Bayard by developing and implementing the following programs and suggestions: use available resources provided through WNED group, Twin Cities Development, PADD, among others to assist in attracting industries; reserve high access locations for businesses, accommodate potential anchor businesses in the Downtown District, promote the development of professional offices, tourist shops, and specialty shops; market to non-site specific industries; and market to satellite manufacturing operations.
- 5 The City should attempt to work with Western Sugar Cooperative to find positive ways to dismantle and clean up the closed sugar factory for use as an industrial park. In addition, enforcement of the PMC and Zoning Code applied to buildings on industrial zoned lots that are dilapidated to make room of new or expanded industrial opportunities.



# Housing

## Overview

Housing will be a key component in determining Bayard's future economic and demographic growth. Housing shortages and rising housing costs in Scottsbluff and Alliance presents an opportunity for Bayard to capture persons who work in these communities by providing housing opportunities.

Determining the number of homes Bayard needs, based on projected populations, is not easily assessed. If Bayard continues to develop housing at its current rate, the city's population may decline. However, if the city can provide housing for persons who cannot find affordable homes in Scottsbluff or Alliance, Bayard could very easily experience a modest increase in population.

In 2016, a The Multi-County Regional Housing Study was conducted for the Western Nebraska Economic Development Group (WNED), by Hanna: Keelan Associates, P.C., a Nebraska-based community planning and research consulting firm. The WNED Board of Directors provided critical information regarding current housing development trends, issues and future housing wants and needs. Funding for the Regional Housing Study was provided by a Housing Study Grant from the Nebraska Investment Finance Authority, with matching funds from WNED membership communities.

## Research Approach

The Regional Housing Study is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the county and each community were derived from the U.S. Census and the 2010-2014 American Community Survey. The projection of demographic, economic and housing data was completed by the consultant, with the use of these and secondary data sources.

To facilitate effective planning and implementation activities, housing demand projections were developed for a five-year period. The implementation period for this Housing Study will be October 2016 to October 2021. For the purpose of the Comprehensive Plan, sections of the Regional Housing Study will be incorporated that pertain to Bayard directly.

## Purpose of the Study

The purpose of the Housing Study is to establish a 'housing vision' and provide a 'vehicle to implement' housing development programs with appropriate public and private funding sources for each county and community. This will ensure that proper guidance is observed in the development of various affordable housing types for persons and families of all income sectors. The objectives of this Regional Housing Study are five-fold: (1) analyze the recent past and present housing situation in each county, with emphasis on determining the need for workforce, elderly and both rental and owner housing options; (2) provide a process for educating and energizing the leadership of each county and community to take an active role in improving and creating modern and safe, both market rate and affordable housing options; (3) identify the future target housing needs for the counties and each community; (4) design program-specific housing projects to address homeownership, a continuum of housing care for older adults and persons with special needs and all housing types necessary to both retain and expand job opportunities in each county; and (5) address and eliminate any impediments and/or barriers to fair housing opportunities for all citizens of the three counties and each community.

The Housing Study included quantitative and qualitative research activities. The qualitative activities included a comprehensive Community citizen participation program consisting of surveys, focus group meetings with local major employers, housing forums in select communities and meetings with the Housing Steering Committee, all in an effort to understand the issues and needs of Scotts Bluff, Morrill and Kimball Counties. Quantitative research activities included the gathering of multiple sets of statistical and field data for the counties and each Community. The collection and analysis of this data allowed for the projection of the county population and household base, income capacity and housing profile and demand.

### **Regional Profile**

This Section of the Multi-County Regional Housing Study with Strategies for Affordable Housing provided a population, income, economic and housing profile of each county and community. Presented are both trend and projection analysis. Emphasis is placed on a five-year projection of change.

Population, income, economic and housing projections are critical in the determination of both housing demand and need throughout Scotts Bluff, Morrill and Kimball Counties. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing each county and community with a future housing stock capable of meeting the needs of its citizens.

In addition, the analysis of household incomes assists in determining the size, type, and style of housing needed in the county, in the future. Low cost and government subsidized housing are subject to federal regulations, such as size and type, whereas upper-income housing has no such limitations. The review of relevant labor force data, annual employment trends and the identification of major employers are included as a means of understanding the primary employment sectors in each County.

Each county and community are challenged to organize necessary resources to meet the needs of their residents, including both financial and organizational resources. A continued effort to upgrade wages, at both existing and new employment settings, should be a top priority. Residents and local housing stakeholders have expressed a need for larger, more affordable housing...





...units to meet the demand of families, as well as an active role in housing rehabilitation for homes that are cost effective for such activity.

The analysis and projection of demographic variables are at the base of all major planning decisions. The careful study of these variables assists in understanding changes which have and are occurring in a particular planning area. The projection of pertinent demographic variables, throughout the Region, included a five-year period, October 2016 to October 2021. This planning period provides a reasonable time frame for development and allows the consultant to propose demographic projections with a high level of confidence.

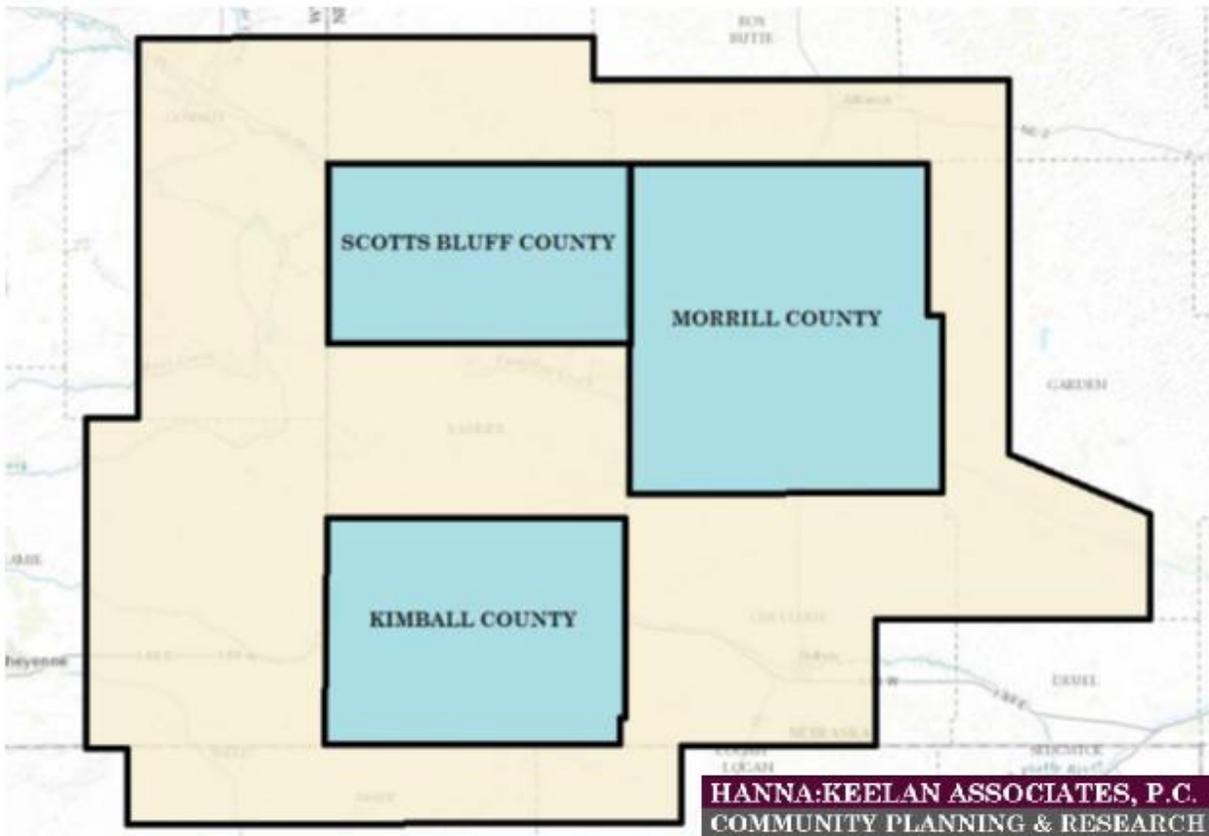
The following narrative provides population, income, economic and housing trends and projections for Scotts Bluff, Morrill and Kimball Counties. All statistical Tables are included in Appendix II of the Housing Study.

### **Housing Marketing Area**

The Housing Market Area for the development of additional housing in the Region is divided into two segments: a primary and a secondary housing market area, as highlighted in the illustration, on the next page. The primary housing market area (blue) includes the all of Scotts Bluff, Morrill and Kimball Counties and each community. The secondary housing market area (tan), determined by both, 2010 Census Tract boundaries and proximity to other large centers of population, includes portions of southwest Nebraska, southeast Wyoming, and northeast Colorado. Major Communities included within the Secondary Market Area include Alliance and Sidney, Nebraska and Torrington, Wyoming. The City of Cheyenne, Wyoming, is located adjacent the southwestern portion of the secondary market area.

The purpose of the secondary market area provides additional support to each county's housing market area, as well as increased economic development opportunities and support. Numerous persons living within the secondary market area routinely commute to and from the primary area for employment, recreation and retail opportunities, adding to the economic and demographic stability of the region.





### Population Trends and Projections

The population of the 2000 and 2010 censuses recorded a decline in population for Morrill County. The county's population decreased from 5,440, in 2000, to 5,042, in 2010, a decrease of 398, or 7.3 percent. Currently (2016), the population of the County is an estimated 4,790 and is projected to decrease, but remain stable, at 4,668 by 2021.

### Age

In 2016, Morrill County is experiencing an estimated median age of 42.5 years, an increase from the 2010 median age of 41.9 years. The median age is projected to continue to increase; to 43.3 years by 2021.

The largest increase in population in the County, from 2000 to 2010, has occurred with the "55 to 64" age group, gaining an estimated 114 people. The Morrill County elderly population is projected to increase by 2021, with the "75-84" age group projected to experience the largest population increase, an estimated 19 persons. This assumes that all communities in Morrill County are projected to either remain stable or increase in population among persons 65+ years of age.

### Persons Per Household

Persons per household declined in Morrill County, from 2000 to 2010, from 2.49 to 2.38. Currently, an average of 2.29 persons exists in a single household in Morrill County. This number is projected to continue to decrease by 2021, to an estimated 2.26, as people live longer and the trend towards smaller families continues.

### Cost Burdened/Housing Problems

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

In 2016, an estimated 274 owner households in Morrill County, or 18.7 percent, are cost burdened or have housing problems. By 2021, an estimated 234 owner households in Morrill County will be cost burdened or have housing problems.

Currently, an estimated 139 renter households in Morrill County or 23.3 percent are cost burdened or have housing problems. By 2021, an estimated 119 renter households will be cost burdened or have housing problems.



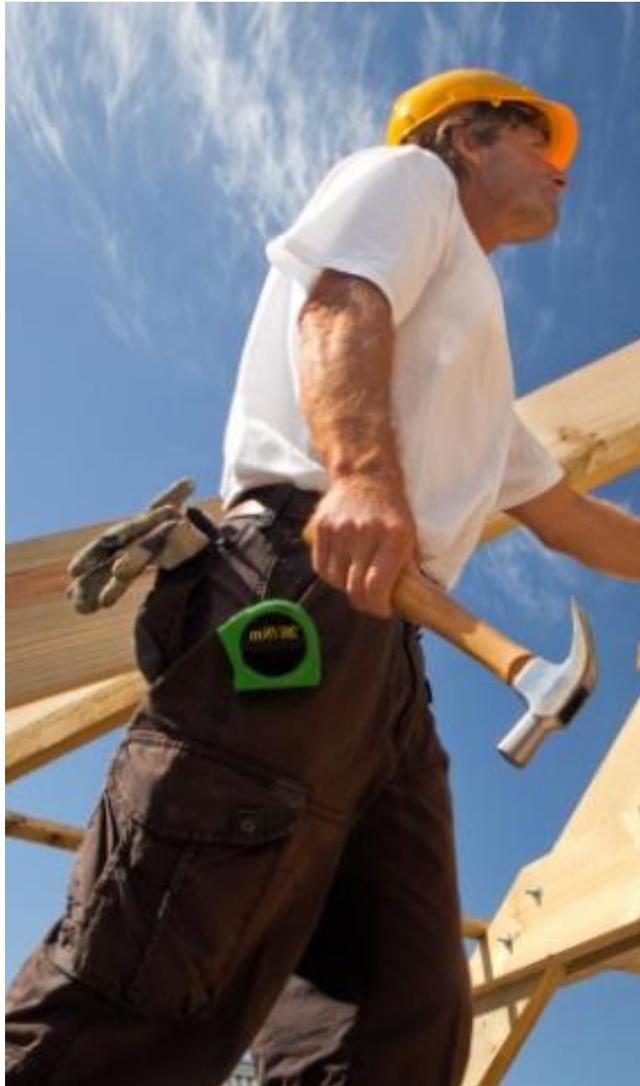
## Households

Currently, an estimated 2,054 households reside in Morrill County, consisting of 1,459 owner and 595 renter households. All Communities in the County, as well as the Balance of County are projected to maintain stability in total households, by 2021.

Group quarters include such housing structures as dormitories, nursing care centers, correctional facilities, etc. The number of persons in group quarters in the County is expected to decrease slightly during the next five years, with a majority of persons in group quarters being located in Bridgeport and Bayard.

## Housing Units/Vacancy & Occupancy

In 2016, Morrill County contains an estimated 2,430 housing units, consisting of approximately 1,713 owner and 716 rental units. Of these 2,430 units, approximately 376 are vacant, resulting in an overall, housing vacancy rate of 15.4 percent. The 376 vacant housing units consist of an estimated 254 owner and 121 rental units, equaling an owner housing vacancy rate of 14.8 percent and a rental housing vacancy rate of 16.9 percent. The City of Bayard has the lowest vacancy rate at 9.6 percent.



The adjusted housing vacancy rate includes only vacant units that are available for rent or purchase, meeting current housing code and having modern amenities. The overall adjusted housing vacancy rate for Morrill County is an estimated 8.3 percent, which includes an adjusted owner housing vacancy rate of 8.6 percent and adjusted rental housing vacancy rate of 7.5 percent.

Table 4.3 identifies a Survey of Rental Properties, conducted by the Nebraska Investment Finance Authority, for Morrill County, from 2005 to 2015. A total of 8 rental housing programs in the county participated in the 2015 Survey, totaling 56 rental units. Results identified a 7.14 percent rental housing vacancy rate in 2015 in the county. The absorption rate, or a number of days to re-rent a unit, was an estimated 8 days in Morrill County in 2015.

**TABLE 4.3**  
**SURVEY OF RENTAL PROPERTIES**  
**MORRILL COUNTY, NEBRASKA**  
**2005-2015**

| <u>Year</u> | <u>Completed Surveys</u> | <u>Total Units</u> | <u>Vacancy Rate (%)</u> | <u>Absorption Rate (Days)</u> |
|-------------|--------------------------|--------------------|-------------------------|-------------------------------|
| 2005        | 6                        | 37                 | 10.81                   | 48.3                          |
| 2006        | 8                        | 115                | 6.96                    | 60.6                          |
| 2009        | 9                        | 127                | 1.57                    | 36.8                          |
| 2008        | 8                        | 134                | 4.48                    | 48.8                          |
| 2009        | 7                        | 68                 | 13.24                   | 70.8                          |
| 2010        | 10                       | 93                 | 2.15                    | 29.4                          |
| 2011        | 11                       | 106                | 3.77                    | 14.2                          |
| 2012        | 10                       | 136                | 8.09                    | 25.8                          |
| 2013        | 12                       | 111                | 10.81                   | 37.5                          |
| 2014        | 15                       | 86                 | 6.98                    | N/A                           |
| 2015        | 8                        | 56                 | 7.14                    | 8.0                           |

N/A = Not Available.

Source: Nebraska Investment Finance Authority, 2015.



Table 4.4 identifies the vacancy rate by unit type for Morrill County in 2015. Of the total 56 managed units that were surveyed, only four were available in 2015, highlighting a vacancy rate of 7.14 percent.

**TABLE 4.4  
VACANCY RATES BY UNIT TYPE  
MORRILL COUNTY, NEBRASKA  
2015**

| <u>Type of Units</u> | <u>Units Managed</u> | <u>Available Units</u> | <u>Vacancy Rate (%)</u> |
|----------------------|----------------------|------------------------|-------------------------|
| Single Family Units  | 20                   | 0                      | 0.0                     |
| Apartments           | 28                   | 4                      | 14.3                    |
| Mobile Homes         | 8                    | 0                      | 0.0                     |
| Not Sure of Type     | <u>0</u>             | <u>0</u>               | <u>0.0</u>              |
| <b>Total Units</b>   | <b>56</b>            | <b>4</b>               | <b>7.14</b>             |

Source: Nebraska Investment Finance Authority, 2015.  
Hanna:Keelan Associates, P.C., 2015.

### **Housing Conditions**

A housing structural condition survey was conducted with information provided by the Morrill County Assessor’s Office, to determine the number of structures showing evidence of minor or major deterioration or being dilapidated. Only 6.9 percent of the total County housing stock was rated as “Excellent,” “Very Good” or “Good”. A total of 393 structures were rated as being in “Poor” and 108 were rated as “Worn Out” and not cost effective to be rehabilitated and should be demolished.

### **Housing Values & Gross Rent**

The Morrill County median housing value, estimated to be \$85,900 in 2016, is projected to increase by an estimated 25 percent by 2021 to \$107,400. The highest median housing value in 2016 exists in the balance of county, which has a median housing value of \$129,700. By 2021, the balance of county will continue to have the highest estimated median owner housing value, \$149,100.

In 2016, the estimated median gross rent for Morrill County is \$649. The estimated median gross rent in Morrill County is expected to increase by 9 percent, by 2021, to \$708.

### **Affordable Housing Stock**

The Cities of Bayard and Bridgeport both have local Housing Authorities that manage affordable housing programs. A total of 20 public housing units are managed by the Bayard Housing Authority, while the Bridgeport Housing Authority manages 17 units. Both Communities have long-term care available, while Bayard also maintains an assisted living facility. The status of some of the mobile parks and future mobile parks should be taken in consideration to reduce the negative connotation associated with such developments. Use of the PMC and the site plan review process should assist in accomplishing this.

### **Housing Demand Situation**

Progressive housing development has occurred throughout the Region since 2010. Many of these new homes have been developed in the communities of Scottsbluff and Gering for current...

...homeowners or renters from the area desiring to move into new/larger or more appropriate housing.

Some of the housing needs expressed in the Housing Surveys, as well as during the County-Wide Housing Listening Sessions include additional rental housing units for middle-income families, rehabilitation of owner and renter-occupied housing and housing choices for middle-income families and first-time homebuyers, consisting of three bedrooms. Participants of the three Surveys utilized for this Housing Study stressed a need for safe, decent and affordable housing options and the need to rehabilitate or demolish distressed housing structures in the region.

Survey respondents identified a need for both affordable owner and renter housing options, consisting of three+ bedrooms to support large families. There is an increasing need for homes, consisting of three+-bedrooms in each county, especially homes in the \$175,000 to \$250,000 price range for first-time homebuyers.

The rehabilitation of homes in each county and community could help to meet the needs of households wanting to purchase a home within a moderate price range. Both a purchase-rehabilitate-resale/re-rent program and a “Land Bank” Program is recommended, region-wide, to organize the locations, sizes and values of available, developable lots.

Future housing activities in the region should be directed towards providing the local workforce and first-time homebuyers with a variety of housing options through both new construction and the moderate or substantial rehabilitation of the current housing stock. This could be accomplished through local public and private partnerships and could include the construction of single room occupancy, or transitional housing for new employees.

Elderly housing is available in the region, but more is needed. Participants of the County-Wide Housing Listening Sessions identified a need for additional independent retirement housing for the local elderly/retirees and assisted living housing, in an effort to make single family housing more available in the county. A home repair/ modification program would be appropriate to assist elderly persons to stay in their home. Future housing options for elderly persons in each County and Community should also include low- to medium-density housing, such as duplexes, triplexes and town homes.

### **Housing Demand Potential**

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

### **Housing Demand-New Households, Replacement, High-End, & Affordable Demand**

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

### **Future Households**

Scotts Bluff County is projected to increase by an estimated 110 households by 2021. Households in both Morrill and Kimball Counties are projected to decrease, slightly, but remain stable, at an estimated 2,033 and 1,640 households, respectively, by 2021.

### **Substandard Units/Overcrowded Conditions**

A substandard unit, as defined by HUD, is a unit lacking complete plumbing, plus the number of households with more than 1.01 persons per room, including bedrooms, within a housing unit. The 2000 and 2010 Census and the field work completed by Hanna:Keelan in the communities produced data identifying substandard housing units and housing units having overcrowded conditions.

- Housing structural conditions, provided by the Assessor’s offices of each county, identified the following number of homes (the total of all Communities in each respective County) as either in “Poor” or “Worn Out” condition:

|                             | <u>Poor</u> | <u>Worn Out</u> |
|-----------------------------|-------------|-----------------|
| <b>SCOTTS BLUFF COUNTY:</b> | <b>839</b>  | <b>120</b>      |
| <b>MORRILL COUNTY:</b>      | <b>393</b>  | <b>108</b>      |
| <b>KIMBALL COUNTY:</b>      | <b>411</b>  | <b>5</b>        |

During the next five years, these structures should be targeted for moderate to substantial rehabilitation or demolition. Units targeted to be demolished should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.

- Currently, an estimated 368 units in Scotts Bluff County, 40 units in Morrill County and 16 units in Kimball County have overcrowded conditions. This number of overcrowded housing units could increase by 2021 if action is not taken to provide appropriate housing to accommodate larger families.

### **Cost Burdened Households**

Owner or renter households experiencing cost burden are paying more than 30 percent of their income towards housing costs. Currently, an estimated 32.2 percent of all households in Scotts Bluff County, 20.1 percent of all households in Morrill County and 25.1 percent of all households in Kimball County are considered cost burden. By 2021, the number of renter and owner (housing) cost burdened households is projected to decrease, slightly. Action should continue to be taken to create more affordable housing units in each county.

### **Housing Vacancy Deficiency (Demand)**

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



An adjusted housing vacancy rate (AHVR) considers only available, year-round, vacant housing units meeting the standards of local codes and containing modern amenities. The following identifies the AHVR for owner and rental housing units in each County.

|                             | <b>Owner AHVR</b> | <b>Rental AHVR</b> |
|-----------------------------|-------------------|--------------------|
| <b>SCOTTS BLUFF COUNTY:</b> | <b>5.2%</b>       | <b>5.1%</b>        |
| <b>MORRILL COUNTY:</b>      | <b>8.6%</b>       | <b>7.5%</b>        |
| <b>KIMBALL COUNTY:</b>      | <b>7.7%</b>       | <b>7.3%</b>        |

Scotts Bluff County is currently experiencing a housing vacancy deficiency, with the percentage of owner and rental housing units that meet local housing code and are sufficient for occupation being lower than the six percent threshold. Communities in the Region currently experiencing an owner and/or a rental housing vacancy deficiency include Gering, Mitchell, Morrill, Scottsbluff, Terrytown, Bayard and Kimball.

### **“PENT-UP” HOUSING DEMAND**

The “Pent-Up” housing demand is defined as those current residents of the counties needing and/or wanting to secure a different and/or affordable housing type during the next five years. This would include persons from all household types and income sectors of the region, including elderly, families, special populations, etc., very-low to upper-income. This includes persons and families needing a different type of housing due to either a decrease or increase in family size, as well as households having the income capacity to build new and better housing. Most often, pent-up housing demand is created by renter households wanting to become a homeowner, or vice-a-versa. The city encourage current residents to build by offering to waive connection fees and/or provide low cost or free lots helps to lessen the costs of building and to assist in enticing development.



Table 5.1 identifies the estimated housing target demand for each County and Community by 2021. Information provided in this table is utilized as the base for the five-year housing projections presented in this Section. Community leadership and local housing stakeholders and providers need to be focused on this housing target demand and achieving reasonable goals that will effectively increase the quantity and quality of housing throughout each County.

The total estimated housing target demand all three counties, by 2021, is 777 units, including 521 owner and 256 rental housing units. The breakdown of housing demand and estimated cost for each county includes the following:

● **SCOTTS BLUFF COUNTY:**  
**625 new units; 431 owner, 194 rental.**  
**Estimated Budget: \$133.0 Million.**

● **MORRILL COUNTY:**  
**60 new units; 32 owner, 28 rental.**  
**Estimated Budget: \$12.7 Million.**

● **KIMBALL COUNTY:**  
**92 new units; 58 owner, 34 rental.**  
**Estimated Budget: \$19.7 Million.**

|                             | <u>Owner</u> | <u>Rental</u> | <u>Total<br/>Target<br/>Demand*</u> | <u>Est. Required<br/>Target<br/>Budget (Millions)</u> |
|-----------------------------|--------------|---------------|-------------------------------------|---|
| <b>SCOTTS BLUFF COUNTY:</b> | <b>431</b>   | <b>194</b>    | <b>625</b>                          | <b>\$133.0</b>  |
| Gering:                     | 92           | 60            | 152**                               | \$31.3  |
| Henry:                      | 2            | 2             | 4                                   | \$0.8   |
| Lyman:                      | 6            | 2             | 8                                   | \$1.6   |
| McGrew:                     | 2            | 2             | 4                                   | \$0.8   |
| Melbeta:                    | 2            | 2             | 4                                   | \$0.8   |
| Minatare:                   | 8            | 6             | 14                                  | \$2.9   |
| Mitchell:                   | 14           | 10            | 24                                  | \$4.9   |
| Morrill:                    | 8            | 8             | 16                                  | \$3.9   |
| Scottsbluff:                | 168          | 98            | 266**                               | \$54.8  |
| Terrytown:                  | 4            | 4             | 8                                   | \$1.6   |
| Balance of County:          | 125          | 0             | 125                                 | \$29.6  |
| <b>MORRILL COUNTY:</b>      | <b>32</b>    | <b>28</b>     | <b>60</b>                           | <b>\$12.7</b>   |
| Bridgeport:                 | 12           | 16            | 28                                  | \$5.8   |
| Bayard:                     | 8            | 10            | 18                                  | \$3.7   |
| Broadwater:                 | 2            | 2             | 4                                   | \$0.8   |
| Balance of County:          | 10           | 0             | 10                                  | \$2.4   |
| <b>KIMBALL COUNTY:</b>      | <b>58</b>    | <b>34</b>     | <b>92</b>                           | <b>\$19.7</b>   |
| Kimball:                    | 26           | 30            | 56**                                | \$11.5  |
| Bushnell:                   | 2            | 2             | 4                                   | \$0.8   |
| Dix:                        | 4            | 2             | 6                                   | \$1.2   |
| Balance of County:          | 26           | 0             | 26                                  | \$6.2   |

\*Based upon new households, providing affordable housing for 10% of cost burdened households with housing problems, replacement of 20% of substandard housing stock experiencing plumbing, overcrowded conditions, absorb housing vacancy deficiency by creating 6% vacancy rate of structurally sound units and build for "pent-up" demand, at 1.75%. Includes both new construction and purchase/rehab/resale or re-rent activities (an estimated 18% to 20% of the total target housing demand).

\*\*Includes Downtown Housing Potential:  
 Gering, 16 Units; 4 Owner & 12 Rental Units.  
 Scottsbluff, 32 Units; 8 Owner & 24 Rental Units.  
 Kimball, 10 Units; 4 Owner & 6 Rental Units.

NOTE: New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

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

Table 5.2 identifies the estimated housing target demand for each County and Community by 2021, as it applies to an “Economic Development (ED) boost” scenario. The ED boost scenario consists of an estimated 1.45 percent population growth throughout the Region, or an increase of 655 persons. In addition, the creation of 220 Full-Time Employment (FTE) opportunities are also considered.

When the ED Boost is applied, the total estimated housing target demand in all three counties, by 2021, is 1,010 units, including 664 owner and 346 rental housing units. The breakdown of housing demand and estimated cost for each county includes the following:

● **SCOTTS BLUFF COUNTY:**  
**828 new units; 556 owner, 272 rental.**  
**Estimated Budget: \$170.3 Million.**

● **MORRILL COUNTY:**  
**76 new units; 42 owner, 34 rental.**  
**Estimated Budget: \$16 Million.**

● **KIMBALL COUNTY:**  
**106 new units; 66 owner, 40 rental.**  
**Estimated Budget: \$22.7 Million.**

**TABLE 5.2**  
**ESTIMATED “PRELIMINARY” HOUSING TARGET DEMAND – BOOST**  
**(+1.45% FIVE-YEAR POPULATION GROWTH (+655 POPULATION/ 220 FTEs))**  
**SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES**  
**2021**

|                             | <u>Owner</u> | <u>Rental</u> | <u>Total Target Demand*</u> | <u>Est. Required Target Budget (Millions)</u> |
|-----------------------------|--------------|---------------|-----------------------------|---|
| <b>SCOTTS BLUFF COUNTY:</b> | <b>556</b>   | <b>272</b>    | <b>828</b>                  | <b>\$170.3</b>                                |
| Gering:                     | 122          | 86            | 208                         | \$42.8  |
| Henry:                      | 2            | 2             | 4                           | \$0.8   |
| Lyman:                      | 6            | 2             | 8                           | \$1.6   |
| McGrew:                     | 2            | 2             | 4                           | \$0.8   |
| Melbeta:                    | 2            | 2             | 4                           | \$0.8   |
| Minatare:                   | 8            | 8             | 16                          | \$3.3   |
| Mitchell:                   | 16           | 12            | 28                          | \$5.7   |
| Morrill:                    | 10           | 10            | 20                          | \$4.1   |
| Scottsbluff:                | 222          | 144           | 366                         | \$75.4  |
| Terrytown:                  | 4            | 4             | 8                           | \$1.6   |
| Balance of County:          | 162          | 0             | 162                         | \$33.4  |
| <b>MORRILL COUNTY:</b>      | <b>42</b>    | <b>34</b>     | <b>76</b>                   | <b>\$16.0</b>                                 |
| Bridgeport:                 | 16           | 20            | 36                          | \$7.4   |
| Bayard:                     | 10           | 12            | 22                          | \$4.5   |
| Broadwater:                 | 2            | 2             | 4                           | \$0.8   |
| Balance of County:          | 14           | 0             | 14                          | \$3.3   |
| <b>KIMBALL COUNTY:</b>      | <b>66</b>    | <b>40</b>     | <b>106</b>                  | <b>\$22.7</b>                                 |
| Kimball:                    | 30           | 36            | 66                          | \$13.6  |
| Bushnell:                   | 2            | 2             | 4                           | \$0.8   |
| Dix:                        | 4            | 2             | 6                           | \$1.2   |
| Balance of County:          | 30           | 0             | 30                          | \$7.1   |

\*Based upon new households, providing affordable housing for 10% of cost burdened households with housing problems, replacement of 20% of substandard housing stock experiencing plumbing, overcrowded conditions, absorb housing vacancy deficiency by creating 6% vacancy rate of structurally sound units and build for “pent-up” demand, at 1.75%. Includes both new construction and purchase/rehab/resale or re-rent activities (an estimated 18% to 20% of the total target housing demand).

\*\*Includes Downtown Housing Potential:  
 Gering, 18 Units; 6 Owner & 12 Rental Units.  
 Scottsbluff, 36 Units; 10 Owner & 26 Rental Units.  
 Kimball, 10 Units; 4 Owner & 6 Rental Units.

NOTE: New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

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

Table 5.3 identifies household Area Median Income (AMI), per household size for Scotts Bluff, Morrill and Kimball Counties.

**TABLE 5.3  
AREA HOUSEHOLD INCOME (AMI)  
SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES, NEBRASKA  
2016**

|         | <u>1PHH</u> | <u>2PHH</u> | <u>3PHH</u> | <u>4PHH</u> | <u>5PHH</u> | <u>6PHH</u> | <u>7PHH</u> | <u>8PHH</u> |
|---------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 30% AMI | \$12,810    | \$14,640    | \$16,470    | \$18,300    | \$19,770    | \$21,240    | \$22,710    | \$24,180    |
| 50% AMI | \$21,350    | \$24,400    | \$27,450    | \$30,500    | \$32,950    | \$35,400    | \$37,850    | \$40,300    |
| 60% AMI | \$25,620    | \$29,280    | \$32,940    | \$36,600    | \$39,540    | \$42,480    | \$45,420    | \$48,360    |
| 80% AMI | \$34,150    | \$39,050    | \$43,900    | \$48,800    | \$52,700    | \$56,600    | \$60,500    | \$64,400    |
| 100%AMI | \$68,300    | \$78,100    | \$87,800    | \$97,600    | \$105,400   | \$113,200   | \$121,000   | \$128,800   |
| 125%AMI | \$85,375    | \$97,625    | \$109,750   | \$122,000   | \$131,750   | \$141,500   | \$151,250   | \$161,000   |

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

Table 5.4 identifies the estimated housing demand by income sector for Scotts Bluff, Morrill and Kimball Counties, as well as the Cities of Gering, Scottsbluff, Bayard, Bridgeport and Kimball, by 2021. Housing targeted for persons and families with incomes at or below 60 percent AMI are likely to need some form of assistance or subsidy to afford housing. Persons and families with incomes between 61 and 125 percent AMI are considered “low- to moderate-income” while persons and families with incomes at or above 126 percent AMI are considered “upper income”.

**TABLE 5.4  
ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR  
SCOTTS BLUFF COUNTY/CITIES OF GERING & SCOTTSBLUFF, NEBRASKA  
MORRILL COUNTY/CITIES OF BAYARD & BRIDGEPORT, NEBRASKA  
KIMBALL COUNTY/CITY OF KIMBALL, NEBRASKA  
2021**

|                                    | <u>Income Range</u> |                   |                   |                    |                  | <u>Totals</u> | <u>Anticipated Workforce</u> |
|------------------------------------|---------------------|-------------------|-------------------|--------------------|------------------|---------------|------------------------------|
|                                    | <u>0-30% AMI</u>    | <u>31-60% AMI</u> | <u>61-80% AMI</u> | <u>81-125% AMI</u> | <u>126%+ AMI</u> |               |                              |
| <b><u>Scotts Bluff County:</u></b> |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 22                | 53                | 120                | 236              | 431           | 327                          |
| Rental:                            | 20                  | 54                | 36                | 40                 | 44               | 194           | 128                          |
| <b><u>Gering:</u></b>              |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 8                 | 14                | 30                 | 40               | 92            | 56                           |
| Rental:                            | 6                   | 14                | 10                | 14                 | 16               | 60            | 32                           |
| <b><u>Scottsbluff:</u></b>         |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 10                | 20                | 60                 | 78               | 168           | 108                          |
| Rental:                            | 10                  | 20                | 18                | 22                 | 28               | 98            | 58                           |
| <b><u>Morrill County:</u></b>      |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 6                 | 12                 | 14               | 32            | 22                           |
| Rental:                            | 2                   | 10                | 8                 | 8                  | 0                | 28            | 16                           |
| <b><u>Bayard:</u></b>              |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 2                 | 2                  | 4                | 8             | 6                            |
| Rental:                            | 0                   | 4                 | 2                 | 2                  | 2                | 10            | 6                            |
| <b><u>Bridgeport:</u></b>          |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 4                 | 4                  | 4                | 12            | 10                           |
| Rental:                            | 2                   | 6                 | 4                 | 2                  | 2                | 16            | 10                           |
| <b><u>Kimball County:</u></b>      |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 2                 | 10                | 18                 | 28               | 58            | 47                           |
| Rental:                            | 4                   | 10                | 12                | 8                  | 0                | 34            | 22                           |
| <b><u>Kimball:</u></b>             |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 6                 | 14                 | 6                | 26            | 19                           |
| Rental:                            | 4                   | 8                 | 10                | 6                  | 2                | 30            | 20                           |

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

Approximately 777 new units should be targeted, consisting of 521 owner units and 256 rental units. Most of the new owner housing units in the three counties and identified communities should target persons and families with incomes at or above 81 percent AMI, while most of the new rental housing units should target all incomes.

Of the total 777 housing units for the Region, an estimated 562 units (396 owner and 166 rental) are anticipated to be needed for the local workforce. This includes 455 units for Scotts Bluff County (327 owner, 128 rental), 38 units for Morrill County (22 owner, 16 rental) and 69 units for Kimball County (47 owner, 22 rental).

Table 5.6A identifies housing target demand for specific population groups in Morrill County by 2021. During the next five years, the county will be challenged to develop up to 60 new housing units, consisting of 32 owner and 28 rental units. A total of six units for elderly populations should be developed, including four owner and two rental units. An estimated 18 owner and 14 rental units should be developed for families. Six units, consisting of two owner and four rental units, should be developed for special populations.

**TABLE 5.6A  
HOUSING DEMAND POTENTIAL - TARGET POPULATIONS  
MORRILL COUNTY-WIDE, NEBRASKA  
2021**

| Owner<br>Units                      | HOUSEHOLD AREA MEDIAN INCOME (AMI) |           |           |           |           | TOTALS    | Workforce<br>Sector |
|-------------------------------------|------------------------------------|-----------|-----------|-----------|-----------|-----------|---------------------|
|                                     | 0%-30%                             | 31%-60%   | 61%-80%   | 81%-125%  | 126%+     |           |                     |
| Elderly (55+)                       | 0                                  | 0         | 2         | 4         | 6         | 12        | 4                   |
| Family                              | 0                                  | 0         | 2         | 8         | 8         | 18        | 18                  |
| Special<br>Populations <sup>1</sup> | <u>0</u>                           | <u>0</u>  | <u>2</u>  | <u>0</u>  | <u>0</u>  | <u>2</u>  | <u>0</u>            |
| <b>Subtotals</b>                    | <b>0</b>                           | <b>0</b>  | <b>6</b>  | <b>12</b> | <b>14</b> | <b>32</b> | <b>22</b>           |
| <b>Rental<br/>Units</b>             |                                    |           |           |           |           |           |                     |
| Elderly (55+)                       | 0                                  | 4         | 4         | 2         | 0         | 10        | 2                   |
| Family                              | 0                                  | 4         | 4         | 6         | 0         | 14        | 14                  |
| Special<br>Populations <sup>1</sup> | <u>2</u>                           | <u>2</u>  |           | <u>0</u>  | <u>0</u>  | <u>4</u>  | <u>0</u>            |
| <b>Subtotals</b>                    | <b>2</b>                           | <b>10</b> | <b>8</b>  | <b>8</b>  | <b>0</b>  | <b>28</b> | <b>16</b>           |
| <b>TOTALS</b>                       | <b>2</b>                           | <b>10</b> | <b>14</b> | <b>20</b> | <b>14</b> | <b>60</b> | <b>38</b>           |

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

\* 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, P.C., 2016.



Table 5.6B identifies proposed housing types by price product with the given Area Median Income (AMI) for Morrill County, by 2021. The owner housing type most needed will be units with three or more bedrooms, for households at or above 81 percent AMI with an average affordable purchase price at or above \$186,300. Rental units, with an average affordable monthly rent between \$545 and \$735 are needed in the County.

Three+-bedroom units at an average purchase price of \$165,000 and an estimated average monthly rent cost of \$635 are the most needed housing types for workforce households in Morrill County.

**TABLE 5.6B  
HOUSING DEMAND - SPECIFIC TYPES BY PRICE POINT (PRODUCT)  
MORRILL COUNTY-WIDE, NEBRASKA  
2021**

| <u>PRICE - PURCHASE COST (Area Median Income)</u> |                                |                                 |                                 |                                  |                                 |               |                                  |
|---|--------------------------------|---------------------------------|---------------------------------|----------------------------------|---------------------------------|---------------|----------------------------------|
| <u>Owner Units</u>                                | <u>(0%-30%)<br/>\$103,000*</u> | <u>(31%-60%)<br/>\$115,000*</u> | <u>(61%-80%)<br/>\$144,800*</u> | <u>(81%-125%)<br/>\$186,300*</u> | <u>(126%+)<br/>\$239,900**+</u> | <u>Totals</u> | <u>Work Force<br/>\$165,000*</u> |
| 1 Bedroom   | 0                              | 0                               | 0                               | 0                                | 0                               | 0             | 0                                |
| 2 Bedroom   | 0                              | 0                               | 3                               | 4                                | 4                               | 11            | 4                                |
| 3+ Bedroom  | 0                              | 0                               | 3                               | 8                                | 10                              | 21            | 18                               |
| <b>Totals</b>                                     | <b>0</b>                       | <b>0</b>                        | <b>6</b>                        | <b>12</b>                        | <b>14</b>                       | <b>32</b>     | <b>22</b>                        |

| <u>PRICE - PURCHASE COST (Area Median Income)</u> |                             |                              |                              |                               |                             |               |                               |
|---|-----------------------------|------------------------------|------------------------------|-------------------------------|-----------------------------|---------------|-------------------------------|
| <u>Rental Units</u>                               | <u>(0%-30%)<br/>\$505**</u> | <u>(31%-60%)<br/>\$545**</u> | <u>(61%-80%)<br/>\$605**</u> | <u>(81%-125%)<br/>\$735**</u> | <u>(126%+)<br/>\$845**+</u> | <u>Totals</u> | <u>Work Force<br/>\$635**</u> |
| 1 Bedroom   | 1                           | 0                            | 0                            | 0                             | 0                           | 1             | 0                             |
| 2 Bedroom   | 1                           | 6                            | 4                            | 3                             | 0                           | 14            | 4                             |
| 3+ Bedroom  | 0                           | 4                            | 4                            | 5                             | 0                           | 13            | 12                            |
| <b>Totals</b>                                     | <b>2</b>                    | <b>10</b>                    | <b>8</b>                     | <b>8</b>                      | <b>0</b>                    | <b>28</b>     | <b>16</b>                     |

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

\*Average Affordable Purchase Price.  
\*\*Average Affordable Monthly Rent.  
Source: Hanna-Keelan Associates, P.C., 2016.

## HOUSING REHABILITATION & DEMOLITION DEMAND

Table 5.8 identifies the targeted rehabilitation and demolition demand for the Region, by 2021. Specific housing rehabilitation/demolition demand information for the Communities of Gering, Scottsbluff and Kimball are available in Appendix II of this Multi-County Regional Housing Study.

A total of 1,927 units, Region-wide, could be targeted for rehabilitation at an estimated cost of \$60.41 Million. This includes 1,364 units in Scotts Bluff County (\$42.68 Million), 302 units in Morrill County (\$9.63 Million) and 261 units in Kimball County (\$8.1 Million). Up to 268 housing units, Region-wide, are considered not cost effective for rehabilitation and should be demolished, including 162 units in Scotts Bluff County, 61 units in Morrill County and 45 units in Kimball County. The estimated cost of demolition will range, depending on acquisition of the housing unit.

Land being occupied by “bad and unsafe” housing located in Communities should be secured in a single County-Wide “Land Bank,” reserved for future housing development. It is recommended that WNEC take a proactive role in housing development and rehabilitation activities in the counties and each community.

**TABLE 5.8  
ESTIMATED TARGET HOUSING  
REHABILITATION / DEMOLITION DEMAND  
SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES  
2021**

|                            | <u># Rehabilitated /<br/>Est. Cost*</u> | <u>Demolition</u> |
|----------------------------|---|-------------------|
| <b>Scotts Bluff County</b> | <b>1,364 / \$42.68</b>                  | <b>162</b>        |
| Gering                     | 328 / \$10.1                            | 31                |
| Henry                      | 34 / \$1.0                              | 5                 |
| Lyman                      | 63 / \$2.0                              | 9                 |
| McGrew                     | 15 / \$0.51                             | 7                 |
| Melbeta                    | 18 / \$0.57                             | 4                 |
| Minatare                   | 107 / \$3.4                             | 16                |
| Mitchell                   | 181 / \$5.8                             | 20                |
| Morrill                    | 122 / \$3.9                             | 8                 |
| Scottsbluff                | 380 / \$11.7                            | 55                |
| Terrytown                  | 116 / \$3.7                             | 7                 |
| <b>Morrill County</b>      | <b>302 / \$9.63</b>                     | <b>61</b>         |
| Bridgeport                 | 159 / \$5.1                             | 21                |
| Bayard                     | 117 / \$3.7                             | 25                |
| Broadwater                 | 26 / \$0.83                             | 15                |
| <b>Kimball County</b>      | <b>261 / \$8.1</b>                      | <b>45</b>         |
| Kimball                    | 181 / \$5.6                             | 33                |
| Bushnell                   | 33 / \$1.0                              | 6                 |
| Dix                        | 47 / \$1.5                              | 6                 |

\*Based upon field inspections and age of housing.  
Source: Hanna:Keelan Associates, P.C., 2016.

The need for new housing development, along with the rehabilitation or preservation of existing housing is important for the entire Region. The field analysis and research completed as an activity of this Multi-County Regional Housing Study included an assessment of the condition of the existing housing stock in each community. Overall, the housing stock throughout each community is in “Average” to “Good” condition, suggesting that a large number of homes are in need of one or more forms of moderate rehabilitation including, but not limited to: siding, window and door replacement, paint, plumbing repairs, landscaping, porch repairs.

“Pockets” of areas where houses have deteriorated to the extent of needing substantial rehabilitation, or in some cases, demolition, do exist in each community. Generally, these pockets can be found in the following areas:

- Near or within the downtown “core” areas of each community.
- Near existing or abandoned industrial areas.
- Along or adjacent railroad corridors.
- Neighborhoods with deteriorating infrastructure, including streets, street lighting, sidewalks and other public utilities.

Housing that is not cost effective to be rehabilitated should be targeted for demolition and replacement to take advantage of the existing infrastructure for new affordable housing development. Other community development activities should complement housing redevelopment and rehabilitation activities. This includes street paving, street lighting, and sidewalk installation, implementing nuisance abatement and community cleanup activities and other creative methods that enhance vehicular and pedestrian safety.

The major communities in the region should address and identify vacant land suitable for new housing development. These areas should generally be free from natural and man-made constraints to growth such as floodplains, steep topography and areas in close proximity to current developing areas and Community amenities. Several of the smaller communities should focus on housing rehabilitation, including purchase/rehab/resale or re-rent activities. Communities should also consider the designation of “Redevelopment Areas” where Tax Increment Financing (TIF) could be used as a tool of “*Community Enhancement*” for blighted and substandard properties. TIF can be used for public infrastructure and utility improvements.

A newly-created “Western Nebraska Housing Resources group” should work in conjunction with the Communities of Scotts Bluff, Morrill and Kimball Counties on identifying and developing available vacant lots. This needs to include the identification of large, agricultural tracts of land and existing lots for infill development. These areas should generally be free from of natural and man-made constraints to growth such as floodplains, steep topography and areas in close proximity to current developing areas and community amenities.

The communities of Scottsbluff, Gering, and Kimball present the greatest demand for new housing development throughout the five-year planning period. An analysis of these three Communities was conducted to identify specific areas for new housing development and for housing rehabilitation. Specific housing target demand information for these three communities is highlighted in Appendix II of the Multi-County Regional Housing Study.

All Communities throughout the Region should also consider the designation of Redevelopment Areas” where Tax Increment Financing (TIF) could be used as a tool of “*Community Enhancement*” for blighted and substandard properties. Housing developed as part of either an infill development program or a purchase/rehab/resale or re-rent program can utilize TIF for public infrastructure and utility improvements, including the rehabilitation of public infrastructure, streets, sidewalks and landscaping enhancements is recommended.



Large, vacant tracts of land, both within and adjacent the corporate limits of each community could be utilized for large scale housing development. These areas should be sufficient to meet both the housing target demand and land use requirements, identified in this Study, and would be suitable for a variety of both new single family and multifamily housing types.

**HUD** = U.S. Department of Housing & Urban Development-Mortgage Insurance Capital Advance.

**RD** = Department of Agriculture-Rural Development/Grants/Loan Mortgage Guarantee.

**AHP** = Federal Home Loan Bank-Affordable Housing Program.

**NIFA** = Nebraska Investment Finance Authority-Low Income Housing Tax Credit, First-Time Homebuyer (Programs) & Workforce Housing Initiative.

**HTC** = Historic Tax Credits (State & Federal).

**CDBG** = Nebraska Department of Economic Development-Community Development Block Grant.

**HOME** = HOME Program.

**NAHTF** = Nebraska Affordable Housing Trust Fund.

**SB-LB840** = Scottsbluff Economic Development Fund.

**G-LB840** = Gering Economic Development Fund.

**B-LB840** = Bayard Economic Development Fund.

**K-LB840** = Kimball Economic Development Fund.

**OE** = Owner Equity.

**CPF** = Conventional Private Financing.

**TEBF** = Tax Exempt Bond Financing.

**TIF** = Tax Increment Financing.

**WNED** = Western Nebraska Economic Development Group

**(WNHO/TCD)** Western Nebraska Housing Opportunities/Twin Cities Development

**WNHRN** = Western Nebraska Housing Resource Network.

**ME** = Major Employers.

**PADD** = Panhandle Area Development District.

**CAPWN** = Community Action Partnership of Western Nebraska.

**HPWN** = Housing Partners of Western Nebraska.

**HAs** = Housing Authorities (Morrill County: Bayard and Bridgeport).

**KHA** = Kimball Housing Authority.

**AOWN** = Aging Office of Western Nebraska.

**MHEG** = Midwest Housing Equity Group.

**MHDF** = Midwest Housing Development Fund.

**PD** = Private Developer.

**PF** = Local, State & Regional (Private) Foundations.

**H/MC** = Hospitals/Medical Centers.



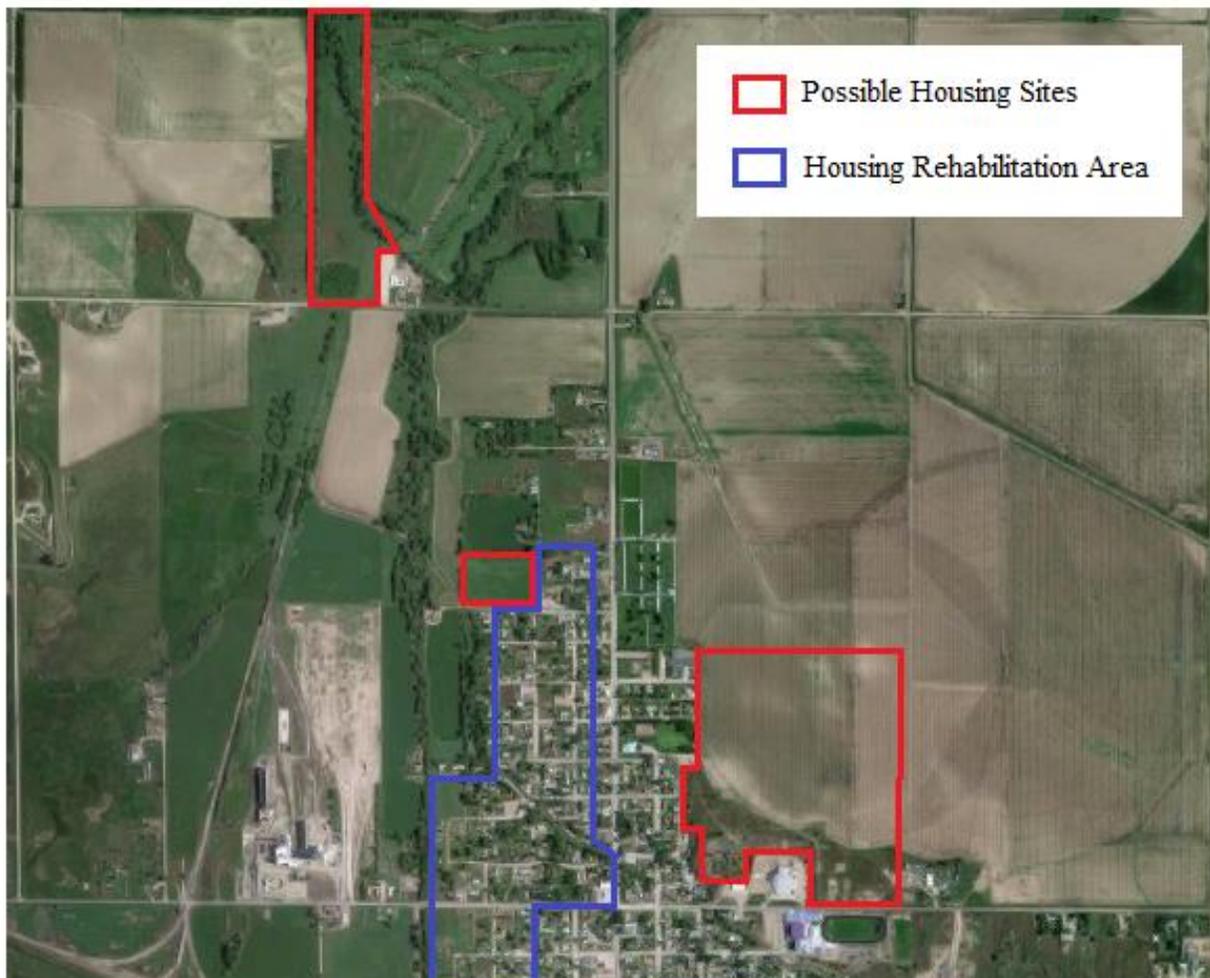
### Suitable Sites for Housing Growth and Housing Rehabilitation

Due to the land south of Bayard being within a floodplain, it is not suitable for subdivision development or valued for annexation especially for housing sub-divisions. As shown in the Lands Use chapter, the annexation of land north (golf course), northwest and northeast of the city are most suitable for housing sub-divisions growth.

As shown in red, these location are most likely to be developed for new housing or sub-divisions. Where the golf course is located, this land is most suitable for high-end housing to be established. This not only will help to increase property tax revenue for the city if the land is annexed, but it will also prevent higher-end home values affecting lower to moderate-end housing values within the city.

To the east, this land is suitable for low-end to moderate-end housing developments and should be developed to fit a traditional city bock style that is contiguous with the surround lay of the city.

Outlined in blue are locations where older homes or deteriorating homes are located. These areas should be a focal point for re-habitation. By working with the home owners through the use to the PMC to clean up their properties, or through use of re-habitation grant funds, these homes could be brought up to standard and increase their overall values attracting families for rentals or new home ownership.

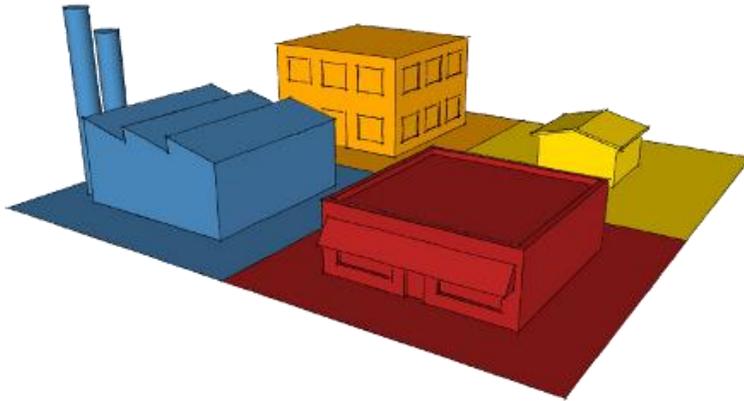


## Code enforcement

The City of Bayard currently has four primary code enforcement ordinances that specifically cover different jurisdictions as it pertains to land, but in some cases correlate to each other. These four codes are the Zoning Code (found in Land-Use Chapter), Building Code, Property Maintenance Code, and Subdivision Code. It is important to understand that each of these codes plays a vital role in the development of housing and land-use. All efforts should be taken to both support and enforce these codes in order protect the health, safety, and welfare of the community's citizens and avoid legal issues.

## Building Code

A building code (also building control or building regulations) is a set of rules that specify the standards for constructed objects such as buildings and non-building structures (fences). Buildings must conform to the code to obtain planning permission, usually from a local government. The main purpose of building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. The building code becomes law of a particular jurisdiction when formally enacted by the appropriate governmental or private authority. Bayard has adopted the 2012 version of the International Building Code. In some cases, sections have been deleted due to the over restricted practices that would decrease the chances for construction of new structures.



## Property Maintenance Code (PMC)

In 2015, the City of Bayard adopted the 2015 International Property Maintenance Code (IPMC) as amended, this is known as the Property Maintenance Code of the City of Bayard (PMC). This code regulates the minimum maintenance requirements for existing buildings and properties. The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation, and fire safety. Under this code, the city has two lines of authority that exist, the Problem Resolution Team and the Board of Health.

Under the Problem Resolution Team, initial complaints are received to determine if the property violates the PMC. If the property is indeed in violation, the team will attempt to work with individual to negate the violations over a period of time. If all attempts fail through the PRT to negate such violations, the case is then forward to the Board of Health.

A local board of health is the policy-making, rule-making, and adjudicatory body for public health in the county or counties in its jurisdiction. State statutes give boards of health specific powers and duties. Every type of local board may make local public health rules that apply...

...throughout the board's jurisdiction. Each board has limited authority to set fees for public health services. Each board also influences the day-to-day administration of the local public health agency. Upon receipt of a complaint of the PRT or generally expedited complaint to the Board of Health, a review of the complaint will take place to determine if further action will be taken. If further action is warranted, the board will attempt to negate PMC violation or other concerns through legal processes.

### **Subdivision Code**

A subdivision code is a local law passed by either a municipality or county to regulate the subdividing and development of land. This ordinance protects against unwise, poorly planned growth. It also protects the property values of all landowners, as well as the interests of the developers. Effective future development under Bayard's subdivision code relies on section Article 4: Subdivision Design Standards. These standards specifically spell out how streets, sidewalks, curbs, allies, blocks, and lots are laid out across a section of land for various developments. Upon receipt of a request where a subdivision is to be established with the zoning jurisdiction of the city, efforts should be made to assist in connecting electric, water, and sewer services to the development. The city should also work with the developer to annex such subdivisions within the corporate limits of the city. Annexation of subdivisions will provide additional revenue to be collected by the city to assist in maintaining the aforementioned utilities and other services.



## Planning Issues

- 1 Bayard lacks an up-to-date and adopted housing study and plan.
- 2 Many older homes and buildings are in dilapidated conditions, devaluing surrounding neighborhoods and discouraging investment in new home construction, and rehab housing.
- 3 Lack of funding prevents the rehabilitation of rentals, older home, and upper floor apartments of the downtown commercial district.
- 4 Lack of land appropriate for housing detracts the appeal of Bayard for future housing developments.

## Housing Goals

- 1 Adopt the Western Nebraska Economic Development Housing Study.
- 2 Remove dilapidated structures and enforce rehab efforts in older areas of the city through the use of the city Building, Zoning, and Property Maintenance Codes.
- 3 Apply for and attempt to obtain funding to develop a rehabilitation program for rental units, older neighborhoods homes, and the upper floors of the downtown commercial district.
- 4 Annex new subdivisions and tracts of land into the city to be used for future housing developments or that can connect to future housing developments.

## Housing Policies

- 1 Work to realize the goals of the Western Nebraska Economic Development Housing Study.
- 2 Continue to support the city ordinances that removes or repairs dilapidated structures.
- 3 Seek funds to develop a rehabilitation program for housing needs, especially rentals. Efforts should be made to rehabilitate the older neighborhoods in the community and the upper floors of the downtown commercial district to assist in sustaining local businesses, decrease the possibility of urban sprawl, and decrease the expense of expanding utility services.
- 4 Find ways to develop residential properties under the city's ownership and pursue annexation of the subdivided land and the golf course to ensure that adequate land is available to meet future demands for new housing construction. The cost of developing new subdivisions shall be borne by the developer. To attract developers, the City should adopt development packages and/or policies and engage in marketing/outreach activities that entice development activities.



# Transportation

## Streets and Highways

Bayard is located on Highway 26 three miles north of the intersection of Highways 26 and 92 and four miles south of the intersection of highway 26 and Link 62A.

The city streets run in a grid pattern. Main Street (Highway 26), is the primary north & south street in Bayard. This street serves the Central Business District and is essentially the backbone of the community.

US Highway 26 provides east-west transportation from the community. The highway connects Bayard with Scottsbluff to the west and Bridgeport and Interstate 80 to the southeast.

State Highway 92 also provides east-west transportation from Bayard. The highway connects the City to Gering to the west.

Link 62A provides Bayard with access to the northeast. The highway connects Bayard with Alliance and Highway 385.

The existing highway network does not provide direct access to points north and southwest of Bayard without using dirt roads. This requires residents traveling to Kimball and points beyond to spend approximately ten miles backtracking. This distance can be reduced considerably using the county road to Redington, but this route is unreliable in poor weather and is not adequate for commercial traffic. Considering that the Colorado Front Range is the largest commercial market in the region, this does pose a significant, although not serious, problem.

The poor access to the north only provides a minor inconvenience. The existing highway system provides adequate access to Alliance, Chadron, and Rapid City. Crawford is the only northern destination that requires Bayard residents to perform a significant amount of backtracking. Considering that it is unlikely for many residents to need to drive to Crawford very often, this does not pose a serious problem.

## Street Classifications

The street classifications for the city are:

**Arterials** - Main Street (Highway 26) is the city's arterial street. This street is the backbone of the community. All through traffic travels on this road.

**Collectors** - Collector streets normally link local streets to the city's major arterial streets.

Bayard's collector streets are:

|              |   |
|--------------|---|
| Eight Street | Tenth Street                                      |
| Fifth Street | Avenue B from 5 <sup>th</sup> to 10 <sup>th</sup> |

**Local Streets** - The remainder of the city's streets are classified as local streets. The streets primarily provide access to local residences.

## Street Volumes

Traffic volumes within Bayard are not available. However, daily traffic flow counts are available along the highways at the entrances to Bayard.

Most of the traffic entering and exiting Bayard is along Highway 26. Traffic counts are higher on the north end due to the number of local residents who travel to Scottsbluff to work or shop. The average daily traffic on the north end of town is 1,940 vehicles and 195 trucks. On the south side of town, there are 1,220 daily vehicles and 160 trucks.

## Street Maintenance

Street Maintenance received the lowest satisfaction rate on the community survey. Less than half of the respondents (48.4%) were satisfied with the city's street maintenance.

Several persons commented on the need to sweep the streets more, including:

*The Streets are always dirty. Sweep!; Keep pavements cleaned better; Haven't seen or heard street sweeper much; many intersections have lots of sand; Streets could be swept in north part of town; more street sweeping on side streets; Needs sweeping & grading; could sweep all streets; Main Street needs to be cleaned up; Makes the town look better to be clean; and, Streets need to be cleaned - use a street sweeper to get the gravel off the roads & out of the intersections.*

General maintenance comments were the most common, including: *too many potholes in pavement - need fixing; some need repair; streets are never maintained; Needs repairs; you don't have any! Not aware it exists. All dirt streets should be paved. Something needs to be done about the thousands of sand burrs in the alleys. On a garden show recently they said the only thing that is effective is a pre- emergent spray. It seems like Roundup should do it; Very Poor; could for: some of the bad spots; what maintenance? What maintenance - never seen any ongoing improvements; poor; side streets are always rough; Places needs replaced; East 6th St. near corner drive needs fixed, Bad; Dirt roads need graded more often; and, Since the first of the year, street maintenance has deteriorated.*

## Street Drainage

The City may need to perform a survey or study that specifically addressing storm water drainage problems where standing water from runoff is a problem in the southern areas of town.

## Chip Seal

Chip Seal costs much less than asphalt (\$2.50 per square yard for Chip Seal, compared with around \$12.50 per square yard of ½ inch thick asphalt). Chip Seals work best to preserve pavement that is in good condition. This is why the base of each street is repaired and paved with asphalt before the Chip Seal is applied. Due to the costs of total asphalt replacement Bayard should continue to conduct a streets assessments to determine which streets would benefit from a seal and chip treatment.



Most of the unpaved streets are in the southeast, southwest, west side, and north side areas of the community. The unpaved streets in Bayard include:

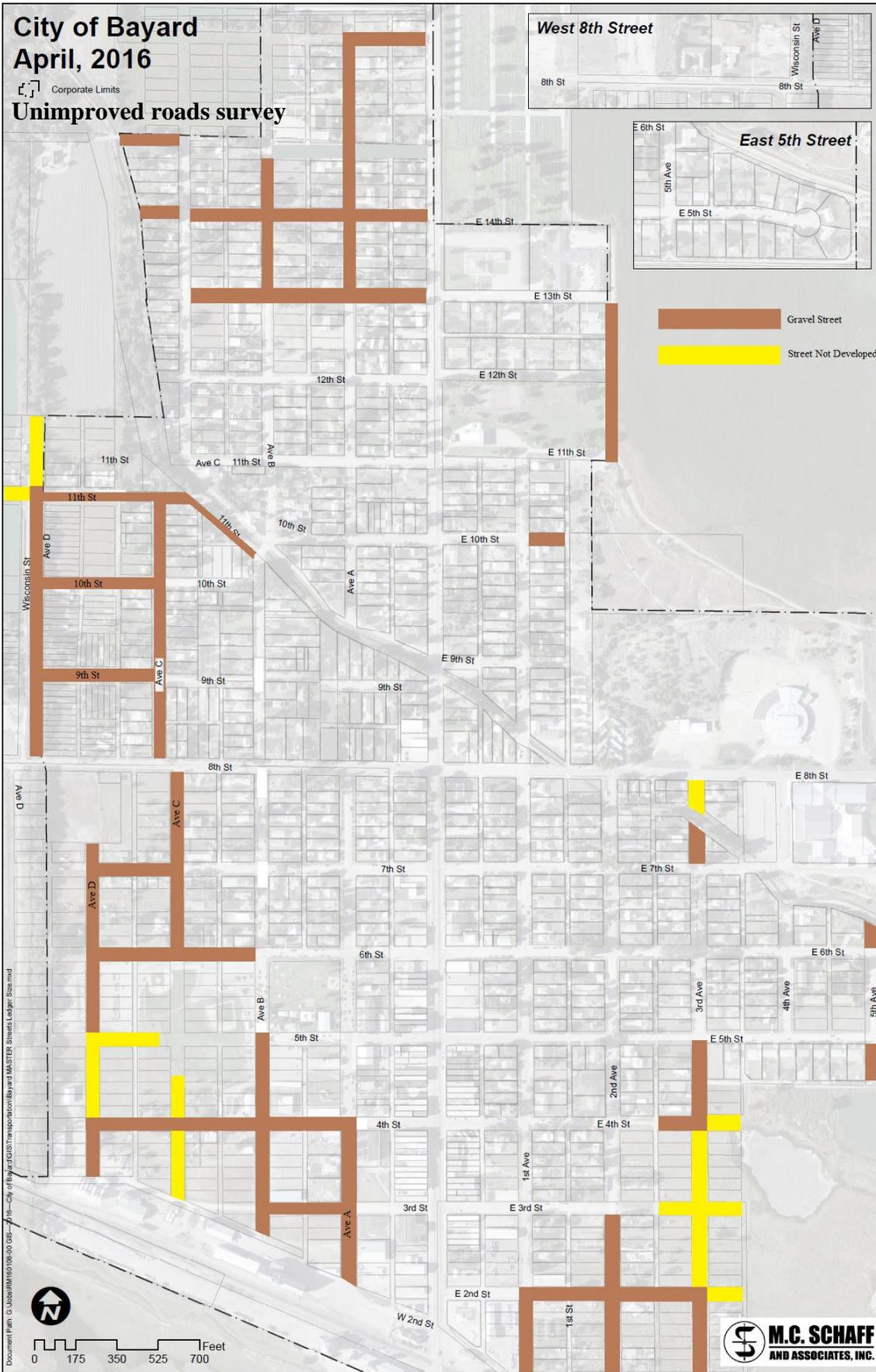
- West First Street
- Third Street from 1st to 3rd Avenues
- First Avenue south of Second Street
- Third Street between Avenues A and B
- Second Avenue south of Second Street
- Fourth Street from Avenue A to Avenue D
- Third Avenue south of Second Street
- Fourth Avenue between 2nd and 3rd Streets
- Avenue A south of Fourth Street
- Sixth Street between Avenue B and Avenue D
- Avenue B south of Fifth Street
- Seventh Street between Avenues C and D
- Third Avenue between Fourth and Fifth Streets
- Ninth Street from Wisconsin to Platte Streets
- Fifth Avenue south of Fifth Street
- Tenth Street from Wisconsin to Canal Street
- Fifth Avenue north of Sixth Street
- Avenue C between Sixth and Eighth Streets
- Eleventh Street from Wisconsin to Canal Streets
- Avenue D between Sixth and Seventh Streets
- Twelfth Street west of Leach Avenue
- Canal Street between 8th and 11th Streets
- Thirteenth Street from Main to Leach Streets
- Fourteenth Street



# City of Bayard April, 2016

Corporate Limits

## Unimproved roads survey



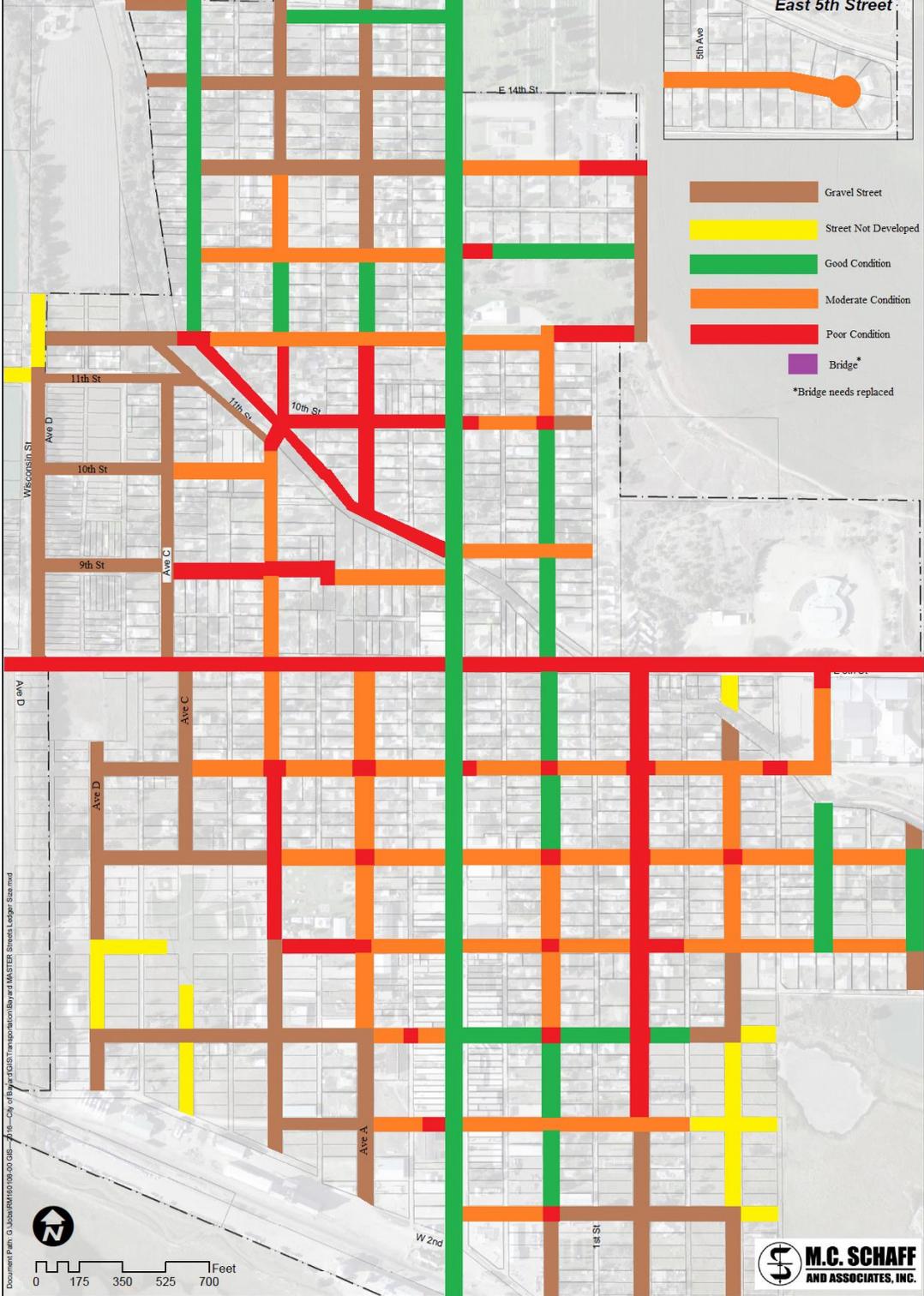
**City of Bayard**  
**April, 2016**

Corporate Limits

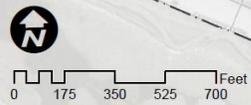
**Roads survey**



- Gravel Street
  - Street Not Developed
  - Good Condition
  - Moderate Condition
  - Poor Condition
  - Bridge\*
- \*Bridge needs replaced



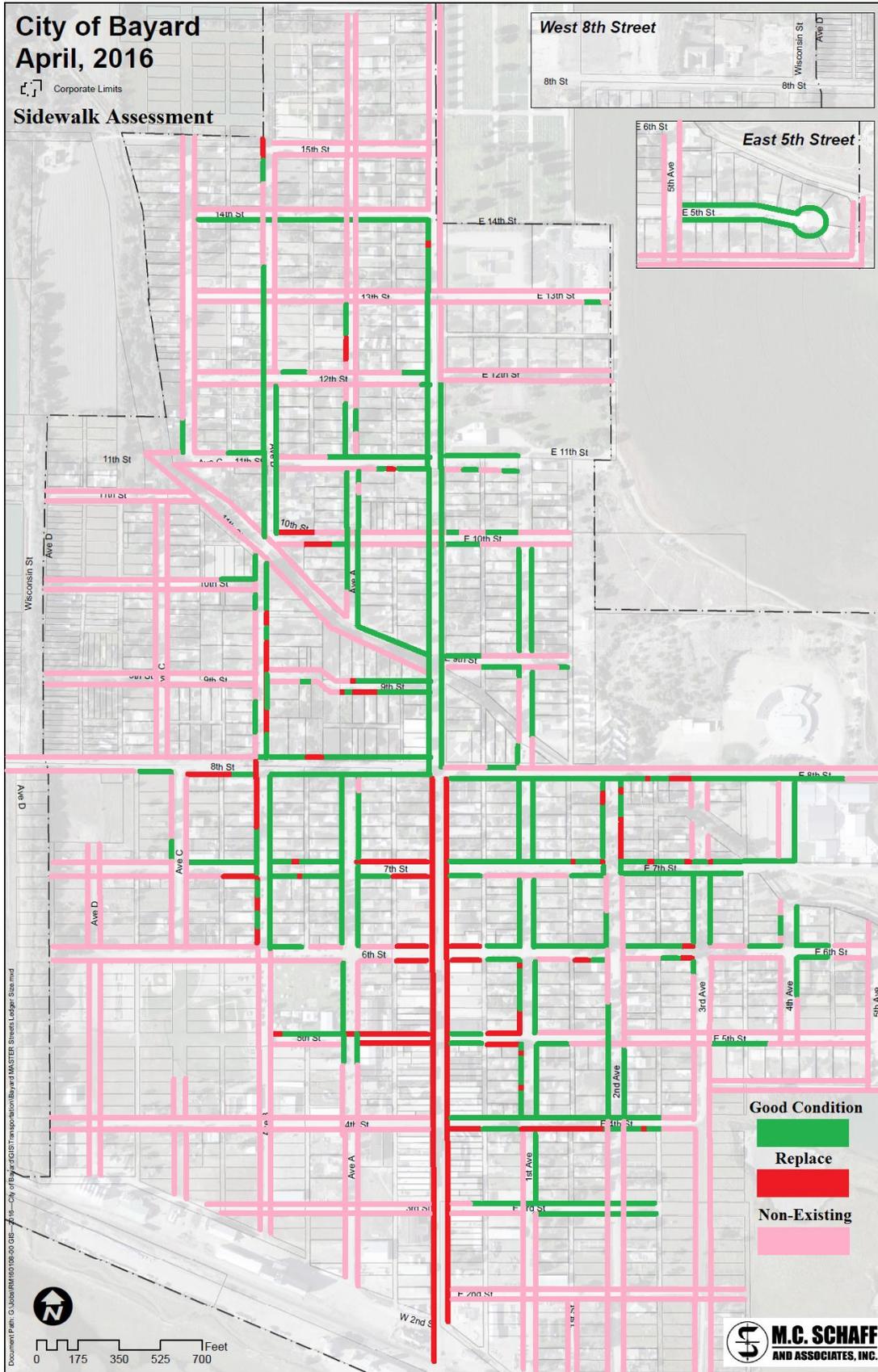
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# City of Bayard April, 2016

Corporate Limits

## Sidewalk Assessment



## The Benefits of a Walkable Community

The goals and policies of the City of Bayard should encourage the city in developing a more walkable community. This first process of this should begin with the development of a Pedestrian and Sidewalk Master Plan to provide targeted solutions to pedestrian access and safety problems. The solutions also promote Bayard as a walkable city for sustainability, equity, vitality, and health; especially for children and seniors.

### Safety

Continuous sidewalks and safe crossings are the basic building blocks for pedestrian safety. These elements are essential for the most vulnerable populations: children, seniors, and persons with disabilities. High speeds and volumes of motor vehicles can create safety concerns for pedestrians and residents. Neighborhood streets, that provide motor vehicle shortcuts for through traffic, are of particular concern to residents. On larger streets, high speeds and volumes of motor vehicle traffic can be at odds with crossing safety, especially on streets with infrequent traffic signals. According to the Federal Highway Administration, “At higher speeds, motorists are less likely to see a pedestrian, and are even less likely to be able to stop in time to avoid hitting one.” In collisions with motor vehicles, a pedestrian has an 85% chance of fatality at 40mph, a 45% chance of fatality at 30mph, and a 5% chance of fatality at 20mph. A balanced approach to street design regulates motor vehicle speeds and affords pedestrians safe and convenient crossing opportunities. Ample sidewalks also serve to buffer pedestrians from motor vehicle traffic. Drivers and pedestrians share responsibility for pedestrian safety. Education and enforcement, to prevent dangerous behaviors by both of these groups, are important elements of a comprehensive solution.



### **Sustainability**

Walkable cities reduce environmental impacts by promoting walking as a zero-emissions form of transportation. Good walking routes, to transit, complement the role of public transit in providing an environmentally sustainable alternative to the private automobile. Although typically not counted in transportation surveys, every trip on transit is sandwiched between two pedestrian trips. Especially in conjunction with cycling and transit riding, walking provides a promising non-polluting transportation alternative.

### **Equity**

Walking is the most inexpensive and broadly accessible form of transportation and recreation. Walking requires no fare, fuel or license. For those who cannot afford other modes of transportation, the ability to walk safely is essential. For young people, walking affords a sense of independence that is not possible with other modes. For older people, walking is an effective means to stay active, both physically and socially.

### **Vitality**

Walkable cities make for vital and active streets by promoting commercial and social exchange. With approximately 39 to 40% of the land area of United States' cities dedicated to transportation, streets and sidewalks are the city's most expansive public spaces. Sidewalks ideally function as positive places to meet, play, live, work, and shop. In residential areas, motor vehicle traffic negatively impacts residential property values. In commercial areas, the most congested streets are often the most economically vital.

### **Health**

Walkable cities promote healthy citizens. Health professionals recommend walking as a form of physical activity to help prevent a host of diseases including; obesity, heart disease and some forms of cancer. In announcing the nomination for U.S. Surgeon General, President George W. Bush said, "Walking 30 minutes a day will dramatically improve your life." Drawing on the success of the public health model in reducing smoking, cities are recognizing that good places to walk help promote healthy citizens.



## **Americans with Disabilities Act**

Title II of the Americans with Disabilities Act (ADA), signed into law in 1990, is a civil rights act that prohibits public entities from discrimination on the basis of disability. Newly constructed facilities must be free of architectural barriers that restrict access or use by individuals with disabilities. The city must construct sidewalks in compliance with the Americans with Disabilities Act (ADA). The ADA states that “surfaces of public sidewalks shall be stable, firm, and slip -resistant, and shall lie generally in a continuous plane with a minimum of surface warping.” Wheelchair ramps must be made of concrete unless the concrete is determined to be an “adverse effect” based on historical preservation regulations.

The City should ensure that all sidewalks installed in the future comply with Title II, as well as, have adopted within the Pedestrian and Sidewalk Master Plan to install handicap accessibility sidewalks at all public places, (parks, buildings, etc.) crosswalks, and intersections.

## **Funding Sources**

There are a number of potential funding sources by which the city could fund a Sidewalk Improvement Program. The following is a list of potential funding sources that could be used to develop sidewalk, these include; federal/state funds, grants, assessment districts, and bonds.

## **Federal/State**

There are limited Federal and State funding programs that could be used to improve sidewalk within Bayard. Most of these programs focus on State Highways only. There are some limited areas that could be considered under these programs, such as Community Development Block Grants.



## Grants

Grants are funds provided by an outside agency, typically the federal or state government. They are required to be used for a specific purpose in a specified amount of time. Each grant is different and usually has an underlying purpose. Grants often require the city to compete with other agencies or cities in order to obtain funding. Since grants usually require a local match, additional funding is allocated by the city as a condition of the grant award.

## Assessment District

An assessment district is another method that allows a group of property owners to share the cost of large common projects such as street improvements and sanitary and storm sewers. Unfortunately, many times the total cost are borne by the property owners. However, for the good of the public the city may employ cost share programs.

## Bonds

The city has bonding power to issue a bond as a form of long-term debt used to buy or build capital improvements. Bonding has been used historically to fund large-scale capital investments in urban infrastructure. There are two types of bonds a community can use. One is a Revenue Bond and the other a General Obligation Bond (GO Bond. A Revenue Bond is a bond which is approved by the City Council. It must have a funding system in place to generate a revenue stream to pay the bond back. The City then imposes additional property taxes to pay the annual interest and principal payments, typically over 20 years.) Debt instruments such as bond issues are sometimes called a “pay as you use” form of capital financing because people pay for a long-lived capital asset over its useful life.

## Trees/Shrubs

In some areas of Bayard overgrown trees and shrub have become a traffic hazard impairing the vision of motorist. Roadside vegetation management programs help to define the best maintenance practices for each location. An integrated roadside vegetation management program consists of eliminating or controlling vegetation through a variety of strategies including mowing, brush cutting (mechanical and hand), use of herbicides, grazing of livestock, cultivating desirable vegetation, and re-vegetation.

Tall grass, weeds, and brush in the shoulder, ditch and backslope areas of a roadside can create problems. Low fixed object hazards such as culvert headwalls, drainage inlets, guardrail ends and any object markers in front of them can be hidden by tall grass, as can wildlife and livestock.



High grass can also obscure the shoulder. Shoulder and roadside maintenance such as grading or mowing should be done to define the edge of shoulder and ditch so that motorists can see the shape, condition, and limits of the roadside.

Signs should be visible to drivers at all times. The city crew should be on the lookout for trees and brush that block the view of signs and other traffic control devices. Tree branches or brush in front of a sign can hide it from the view of motorists. Right-of-way control signs (STOP and YIELD signs) are most critical; brush and tree branches in front of them should be cut immediately. It is important that motorist sees warning and guide signs as well, so blocking vegetation in front of these signs should be trimmed as soon as possible.

Roadway intersections increase the chances of vehicle crashes. Safe and efficient vehicle movement through an intersection requires good visibility. As drivers approach an intersection, they need to check each quadrant of the intersection for the presence of entering vehicles. Similarly, drivers pulling out from a STOP sign need a clear view of oncoming traffic. A clear vision triangle at each corner of an intersection helps drivers avoid problems.



## Scenic Byway

Highway 26 is officially designated by the State of Nebraska as a Scenic and Historic Byway. Efforts should be made to preserve and protect this asset of the community.

This historic 144-mile route along U.S. Highway 26 and Nebraska Highway 92 from Ogallala to the Wyoming border mirrors the vast solitude surely felt by the pioneers nearly 200 years ago. Front Street in Ogallala will ignite the imaginations of little ones. Stop by the Old West town replica for shootouts and dancing featuring cowboys and showgirls. Also within Front Street is the Petrified Wood Gallery. This natural history gallery specializes in ancient woods, fossils, and American Indian artifacts. Ogallala is home to Big Mac, or Lake McConaughy—the largest inland lake in the region. It's a water lover's paradise and offers white-sand beaches, excellent fishing, and relaxing boat lounges.

At Ash Hollow State Historical Park near Lewellen, prehistoric Nebraska comes to life through the many fossils displayed on-site. If bird and wildlife watching interest you, plan a scenic drive to Crescent Lake National Wildlife Refuge, a half hour north of Oshkosh. The refuge has the third-most-documented number of bird species in the country. Go for the peak songbird migration in mid-May, and catch the peak fall season in September.

Courthouse and Jail Rocks near Bridgeport are two of the first rock formations pioneers came across on their way west. Near Bayard, visit the Chimney Rock National Historic Site and Visitors Center, one of the most recognized landmarks in pioneer history.

See wagon ruts and take in a breathtaking view of the North Platte River Valley at Scotts Bluff National Monument near Gering. Treat your family to a wild time at the Riverside Zoo in Scottsbluff. This impressive facility features more than 200 animals representing more than 75 animal species from around the world.

Enjoy pine-covered canyons and rugged rock buttes at the Wildcat Hills Nature Center south of Gering. Nestled within the Wildcat Hills, the nature center is located in one of the most beautiful regions of Nebraska. An abundance of native wildlife can be enjoyed from the information center's deck or along the more than three miles of hiking trails throughout the park.

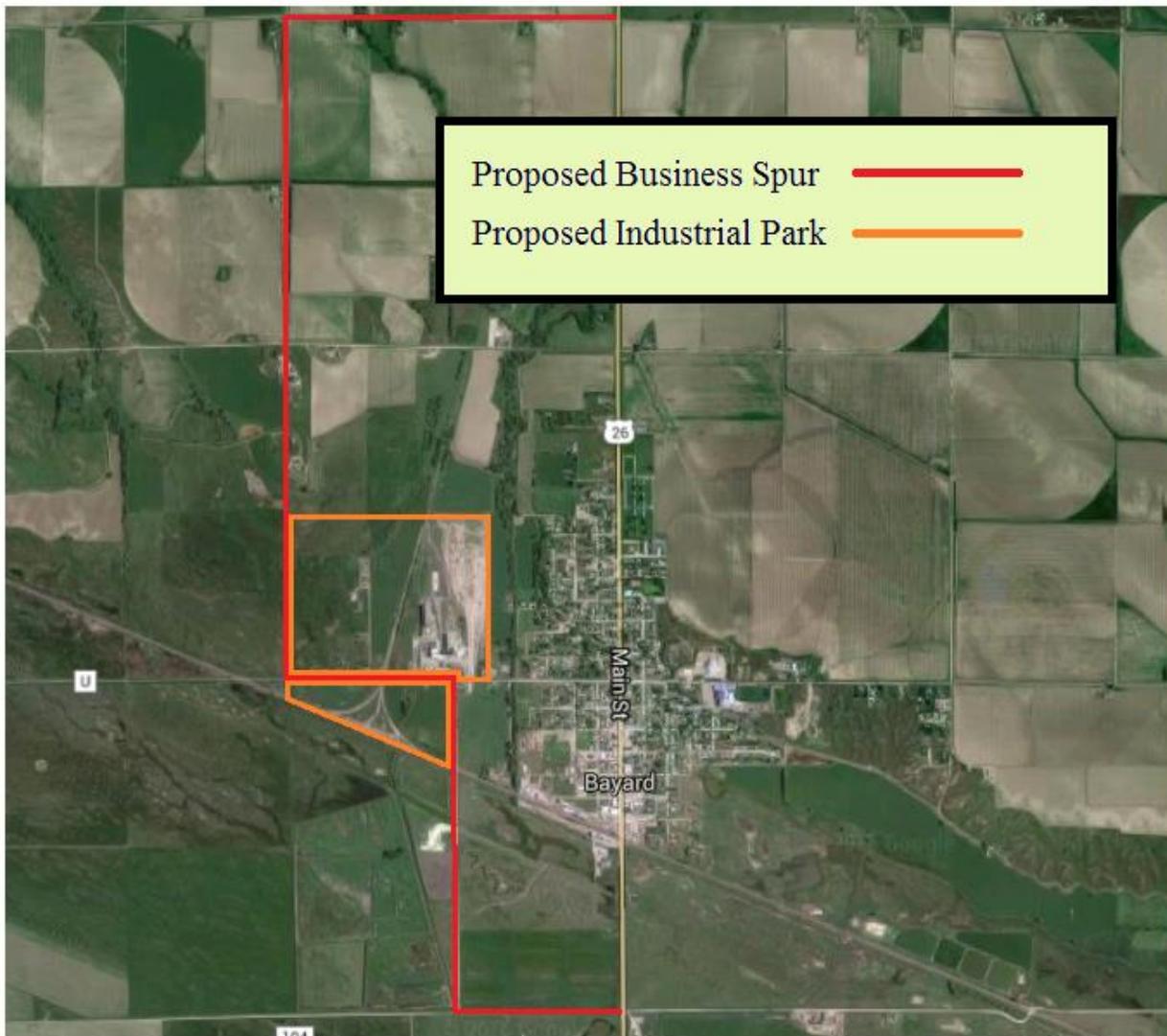
For the most part, Highway 26 is protected south of Bayard from negative impact due to the floodplains discouraging development and current status of the lands being used for grazing. The city will need to take particular care north of the city if new development does occur. This can be managed through the use of proper zoning and site plan review to protect the Scenic and Historic Byway.



## Business Spur

In the event where the city is able to demolish the closed sugar company and develop the reclaimed property into an industrial/business park, all efforts should be made with the county and the state to develop a roadway spur that directs truck traffic off the city streets via highway 26, shown in red below. Truck traffic has caused and continues to cause substantial damage to the local streets. Due to the increased costs of maintaining these streets while at the same time hoping to develop the closed sugar factory into an industrial park, the city would need to reroute current and additional truck traffic to other thruways.

This can be accomplished from the north by widening local Road 110, Road 73, and Road 106 to direct traffic. Local Road 104 and Road 75 can be widened from the south. In addition to widening these roads, a higher grade of road should be built to withstand heavier loads and help to preserve for longer periods of time. These locations have been chosen due to their proximity of the proposed industrial park and the associated costs to fund this project.



## Planning Issues

- ① Many of Bayard's streets and alleyways are deteriorating due to lack of a maintenance program and lack of funding.
- ② General street maintenance received the lowest satisfaction rate on the community survey. Many residents commented on the need to sweep the streets more often. Sidewalk improvement received many comments on the community survey. Some street intersections are obstructed by trees and shrubs.
- ③ Highway 26 is officially designated by the State of Nebraska as a Scenic and Historic Byway (NSHB).
- ④ Industrial truck traffic is deteriorating local streets.

## Transportation Goals

- ① Conduct road maintenance Study to make repairs and maintain existing transportation infrastructure within the city.
- ② Increase street sweeping activities, make repairs to existing sidewalks, and remove visual obstructions (trees and shrubs) that pose traffic risks
- ③ To develop, and maintain efficient pedestrian network between residential neighborhoods and nuisance abatement along Highway 26 (NSHB), specifically north of town.
- ④ Reduce local industrial truck traffic from south Highway 26 and north Highway 26 if an industrial/business park is established by building a business spur.

## Transportation Policies

- ① Pursue funding to make general repairs, overlays, paving districts, and maintenance to streets, alleyways, and improve street drainage.
- ② To meet the demand of the public perception, the following should be instituted for street maintenance:
  - a: Develop a street sweeping schedule made available to the public;
  - b: Budget for repairs of sidewalks on an annual basis;
  - c: Inspect intersection for trees and shrubs vision obstructions and make efforts to remove.
- ③ Enforce codes and find funding to enhance the Highway 26 Scenic Byway should be pursued capitalizing on historic preservation, scenic easements, and nuisance abatement where possible. The Zoning Code and site plan review process should be utilized to assist in meeting the above polices.
- ④ Investigate the development of an industrial traffic spur to reroute industrial/agricultural truck traffic off local streets.



# Public Facilities

## City Hall

The Bayard city office building is located downtown at the southwest corner of Fifth and Main Streets. The City Hall facility houses the City Council Chambers, the City Clerk, City Treasurer, and administration offices. The Council Chamber is not big enough to accommodate large public crowds, and the public has to walk through the city administration offices to enter the council chamber. This facility is in good condition but the following features are needed:

- Larger meeting space
- ADA complaint restroom access
- Adequate storage space
- ADA compliant entrance
- Adequate IT ventilated room

## Library

The library has juvenile & adult sections; audio books; juvenile videos; free internet services; fax services; copy services; internet; inter library loan services; genealogy research; microfilm of hometown newspaper-*Bayard Transcript* since 1898; and a historical slide collection of the City of Bayard. The library is located in the west section of the city. This facility is in good condition but the following features are needed:

- ADA entrance compliance
- Sidewalk repairs
- ADA restroom compliance
- Greater access to public restrooms

## City Website

The city website provides a wide array of information to the public on an ongoing basis. The city also operates a social media site (Facebook) to help spread important information to the public quickly. All attempts should be made to keep this site up-to-date.

## Fire and Rescue Department

The City of Bayard has on average 30-member volunteer fire department. The rescue department has several Emergency Medical Technicians. The department is in need of some repairs especially to its roof and windows. The fire department is located on Main Street. This facility is in good condition but the following features are needed:

- ADA entrance compliance
- New roof needed
- ADA restroom compliance
- Window replacements needed

## Medical

Bayard does not have a hospital. However, Morrill County Community Hospital is just 16 miles east and operates a small medical clinic within Bayard. Scottsbluff's Regional West Medical Center is just 24 miles west.

## Nursing Home

The Nursing Home is owned and operated by the city. The nursing home was built in 1973 and offers onsite home care for seniors, assisted living, and operates 59 beds in total. The nursing home is located in the north section of the city. This facility is in good condition but the following features are needed:



- Phone system updates
- Sonic Point Access ACE
- NU-Step
- 48 Port Switch
- E-mail Security
- New call light system
- Sit to stand system
- Periodic facility updates

**Law Enforcement**

The Bayard Police Department has four police officers that accommodate 24 hour coverage. The police headquarters are located on Main Street where they are provided adequate space. The police department does not operate a jail or holding facility. This facility is in good condition but the following features are needed:

- ADA entrance compliance
- State certified interview room
- Equipment & furniture for classroom



**Animal Control**

An adequate animal shelter exists, however the facility is older and may need to be replaced in the near future. Efforts should be made to contract with the Morrill County Animal Shelter for services. Additionally, the city should seek out grants or other funds to establish a permanent spay and neuter program.

**Pet Park**

Recent interest across the nation and in Bayard has been shown for the development of a pet park. There are several benefits a dog park has to offer as far as a pet is concerned. It gives it an opportunity to be free of a leash, an opportunity to be able to roam in a large area instead of being confined to a small fenced-in area or enclosure and it also gives it an opportunity to socialize with other dogs, and with other people as well. Fortunately, these parks are easy to install and several financial resources available through grants.



### Senior Center

The City maintains a building for the Senior Center while the county aging office operates the senior center program, meal deliveries, and onsite meals. This facility is in good condition but the following features are needed:

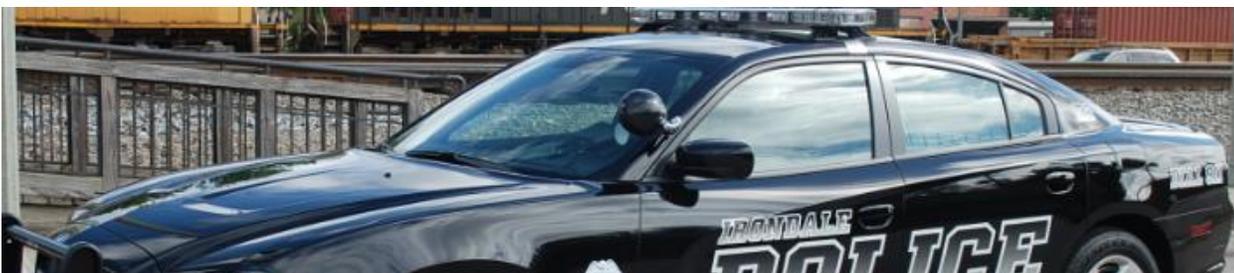
- ADA entrance compliance
- Installation of rain gutters in rear of building
- Installation of new heating/cooling system
- Installation of sidewalk pad in rear of building

### Public Vehicles, Buildings and Equipment

The City of Bayard has several vehicles and equipment that may need replaced. These items include a sand spreader, Digger truck, backhoe, street sweeper, sickle mower, grader, sewer machine, etc.

**Vehicle Table**

| Vehicle                | Year | Condition      | Mileage  |
|------------------------|------|----------------|----------|
| Chevy 2 ton            | 1973 | poor           |          |
| Ford Fire Truck        | 1945 | Historic truck |          |
| Chevrolet ½ ton        | 1989 |                |          |
| Chevy ½ ton            | 1999 |                |          |
| Chevrolet 2500         | 2000 | Good           | 72,993   |
| Chevrolet Bucket       | 1990 | Good           | 21,260.8 |
| John Deere 770CH       | 1997 | Good+          |          |
| Chevrolet S10          | 1992 |                |          |
| Dodge Charger          | 2008 |                |          |
| GMC 2500               | 2001 | Good           | 161,967  |
| Chevrolet Dump Truck   | 1995 | Good           | 12,924.7 |
| GMC 2500 Dump Truck    | 2001 | Good           | 99,881   |
| Elgin Street Sweeper   | 2003 | Good           |          |
| Ford Explorer          | 2011 |                |          |
| International 4700     | 2000 | Excellent      | 58,542.9 |
| Case Loader            | 1989 | Good           |          |
| John Deere 401 Backhoe | 1986 | Good           |          |
| Mack (FD)              | 1986 | Good           | 37,924   |
| Chevrolet Pickup       | 2006 |                |          |
| Skid Steer             | 2015 | Excellent      |          |
| Ford Explorer          | 2014 |                |          |
| Freightliner Pumper    | 2005 | Good           |          |



### Equipment Table

| Equipment                          | Year                              | Condition | Hours |
|------------------------------------|-----------------------------------|-----------|-------|
| John Deere Tractor w\mower         | 1954                              |           |       |
| Sewer Machine                      |                                   | Broken    |       |
| Pavement Cutter                    |                                   | Good      |       |
| A O Smith Air Compressor           | 1986                              | Good      |       |
| John Deere MDL 401 Backhoe         |                                   | Excellent | 563.6 |
| Greensking 4 mower                 | 1991                              | Poor      | 4011  |
| Mosquito Sprayer                   |                                   | Good      |       |
| John Deere 870 Tractor w\mower     | 1993                              | Good      | 1600  |
| John Deere 400 Tractor             | 1971                              |           |       |
| Chushman Jr. Truckster             | 1998                              | Good      | 2165  |
| Cushman Core Harvester             | 1993                              | Good      |       |
| Jacobson Gr King IV Greens Mow.    | 2000                              | Poor      | 2695  |
| Cushman Top Dresser                | 1998                              | Good      |       |
| Aerator/Seeder                     |                                   | Excellent |       |
| Honda 12 Jr. Sodcutter             | 1998                              | Excellent |       |
| Jacobson Greensking IV Plus Mow.   | 2005                              | Poor      | 2695  |
| Jacobson Greensking IV Plus Mow.   | 2005                              | Poor      | 2235  |
| Jacobson Greensking Fairway Mow.   | 2005                              | Poor      | 3000  |
| Jacobson Greensking Hr5111 Mow     | 2005                              | Poor      | 5325  |
| Lely Spreader                      | 2005                              | Good      |       |
| Quick Roll for green               | 2005                              | Good      |       |
| John Deere 400 Tractor w\box blade |                                   |           |       |
| Bush Hog                           |                                   | Good      |       |
| John Deere 770Ch Motor Grader      | 1997                              | Good      | 8911  |
| Express Dual reel Grinder          |                                   | Excellent |       |
| EZ Go work cart                    | 2002                              |           |       |
| Foley Bed Knife-Water cooled       |                                   | Good      |       |
| 5000 gallon water tanker           | 1995                              | Good      |       |
| Smith Co. Sand Pro                 |                                   |           |       |
| Toro Sand Pros                     |                                   | Poor      |       |
| Toro Sand Pros                     |                                   | Poor      | 3205  |
| Toro Green Aerator                 | 1998                              | Poor      | 5203  |
| Toro Green Aerator                 | 2000                              | Poor      |       |
| Stihl Weed Eater (Golf)            |                                   | Good      |       |
| Stihl Weed Eater (Golf)            |                                   | Good      |       |
| John Deere F932 Mower/plow         |                                   | Good      | 2763  |
| Salt Dog Sand Spreader             | 2005                              | Good      |       |
| John Deere 4000 Tractor            | 1967                              | Good      | 8862  |
| Trash Pump                         | 2016                              | Excellent |       |
|                                    |                                   |           |       |
| Excellent                          | Needs replaced within 10-15 years |           |       |
| Good                               | Needs replaced within 5-8 years   |           |       |
| Poor                               | Needs replaced within 2 years     |           |       |

## City Parks

The city parks provide shelter houses, playground equipment, picnic tables, basketball courts, baseball fields, and tennis courts. Some of the city parks and their equipment are in a poor condition. The city needs to repair the tennis court and some picnic tables. The following offers a brief insight as to what equipment or park feature needs improvements:

### Figgin's Field

Figgins Field is a baseball field in the southwest section of the city. This park is in good condition but the following features are needed:

- In-field clay installation
- Landscaped signage & dedication plaque
- Installation of new fence caps
- General landscaping
- Add cement pads underneath bleachers
- Construction of roofs for dugouts
- General repair/replacement of fencing
- Repairs to parking lot
- Installation of sidewalks

### Legion Field

Legion Field is a baseball field that located in the southeastern section of the City and is not used often due to the lack of a legion team or any other adult team in the area. Efforts should be made to maintain the field as a baseball field, while finding ways to easily convert the field for other uses. Using temporary measures to convert the field into open green space, a soccer field, frisbee golf course, etc. This park is in poor condition and the following features are needed:

- In-field clay installation
- Landscaped signage
- Installation of new fence caps
- General landscaping
- Removal of horseshoe pits
- Construction of picnic shelter
- Development of an onsite recycling program
- Increase public parking spaces/improve current existing parking lot
- Construction of new dugouts
- General repair/replacement of fencing
- Repairs to parking lot
- Construction of concession stand/restrooms
- Temporary conversion for multipurpose field
- Installation of sidewalks
- Add cement pads underneath bleachers



### **Library Park**

Library Park is located on the library grounds in the southwestern section of the city. The park includes a picnic shelter, playground, softball field, and open green space. This park is in good condition but the following features are needed:

- Repairs to picnic shelter
- Replacement and expansion of playground equipment
- Installation of stand-alone grills & smaller picnic shelters
- Construction of a covered stage for movies and other performances
- Landscaped signage
- Installation of new sidewalks

### **Swimming Pool Park**

The City of Bayard operates an outdoor swimming pool in the northeastern section of the city during the summer months, the park also includes a playground, three space overnight RV parking, picnic shelters, a tennis courts, and basketball courts. This park is in good condition but the following features are needed:

- Repair & rededicate green picnic shelter
- Repairs to white picnic shelter
- Installation of stand-alone grills & smaller picnic shelters
- Replacement and expansion of playground equipment
- Replacement of pool bathhouse to included public restrooms
- Replacement or rehabilitation of pool
- Rehabilitation of tennis/basketball courts
- Rehabilitation of “dinky” train with covered shelter
- Landscaped signage
- Installation of new sidewalks

### **Valle Verde Park**

Valle Verde Park is located in the southeast section of the community adjacent to the Valle Verde Housing complex. This park was built in cooperation with the development of the housing complex. This park is generally utilized by the occupants of the housing complex and surrounding neighborhood. This park is in good condition but the following features are needed:

- General repairs to the playground equipment
- Landscaped signage
- Picnic tables



### **Genoway's Hall**

Genoway's Hall is classified as a community center with the city but is primarily used by the local Boy Scout troop. This facility is in good condition but the following features are needed:

- Update restrooms

### **Golf Course**

Bayard's nine-hole golf course is located just north of town. The golf course is owned by the city. A clubhouse is available with a restaurant that can accommodate parties and receptions, and special events. This park well maintained but the following features are needed:

- General repairs to various out buildings
- Repairs to county road leading to golf course
- Renovations made to kitchen area
- General repairs to some bridges
- Removal of dead trees from the grounds
- Privacy fences installed to segregate view of outbuildings
- Advertisement along main highways
- Repairs made to business signs
- Repairs made to parking lot
- General improvements made to driving range and golf course

### **Club House**

- Installation of a walk-in cooler
- Remodeling of the kitchen to accommodate more services
- Remodeling of dining room accommodate more services (new furniture)
- Remodeling of bar area to accommodate more services
- Remodeling of restrooms
- Installation of wind breaks/sun screen on patio area
- Replacement of patio furniture/replace interior furniture
- Relocate outside grill area closer to kitchen area



## Water System

Bayard's water system is a two pressure-zone system that consists of three wells, a 200,000 gallon elevated storage tank and a distribution system comprised of some 4-inch, 6-inch, and 8-inch mains. The city also has two additional wells that are no longer in use. The water storage tank is in good condition. Bayard had an extremely high level of unaccounted water as 54% of the water pumped by the city wells was unaccounted. Broken water meters at almost half of the service locations was costing the city revenue. The City has addressed these issues by replacing the broken meters.

The city wells pump water from an abundant source of water from the Ogallala aquifer. However, all of the wells are experiencing high nitrate and trace uranium levels. A new water treatment facility will be constructed in 2017 and a new well will be installed, the well near the water tank will be decommissioned.

There are some dead ends and smaller diameter mains found in the distribution system, which should be looped. Some of the fire hydrants are antiquated and/or located on four-inch mains. Low pressure is experienced on the east side of town during periods of peak water use. With the installation of the new well near the east side of town where the water treatment facility will be constructed, it is hoped the water pressure will increase.

The water system is in good condition but the following features are needed:

- Loop dead end lines
- Construct water treatment plant
- Replace 4 inch fire hydrant mains
- Address low pressure areas
- Continue to replace water meters



# Current Water System

Bayard Water System  
April, 2017



## **Electricity**

The City of Bayard owns its electrical distribution system. The system consists of approximately 2.5 miles of 34.5 kVA transmission line, which transmits all electrical power from WAPA transmission line north of the city to the two city-owned substations. The two substations feed approximately 10.9 miles of 2400/4160 V distribution line. One of the substations is almost exclusively dedicated to serving the Western Sugar Company plant that was once in operation. Now both sub stations have been rerouted to service different sections of the town due to the closure of the sugar factory.

The city has two additional substations, one no longer operates and has been decommissioned, and this site should be demolished. The other is used as a storage yard for utility poles and wire. The capacity of the electrical distribution is sufficient to meet Bayard's current needs, and accommodate moderate growth as well. Some poles need to be replaced and the substation have been recently updated.

The electrical system is in good condition but the following features are needed:

- Demolition of the decommissioned substation near East 9<sup>th</sup> Street and 2<sup>nd</sup> Ave.
- Replace outdated and damaged utility poles

## **Natural Gas**

Natural gas service is available in Bayard. The city participates in the choice gas program.

## **Waste Water Treatment**

The City of Bayard's sewage is treated by a five-cell lagoon facility. The system is in good condition. In 2016 the lift station underwent a rehabilitation which included: installation of a flow meter, a wet well rehab, and lift station rehab.

## **Storm Water Drainage**

As expected, storm water drainage is poor in the southern section of town. In order to proceed with a course of action, a hydraulic study needs to be performed to determine a course of action.

- Conduct a hydraulic study



### **Sewer**

Bayard's sewer system is aging and some leakage may occur especially during high periods of rainfall and increase water level of the water table due to the system's composition of vertified clay pipes. In order to determine the amount of leakage occurring a flow study should be conducted in known areas of concern to determine a course of action.

- Conduct a sewer line flow study

### **Cable Television**

Charter Communications provide cable television service for the City of Bayard.

### **Solid Waste**

The City of Bayard contracts with Waste Connections for solid waste collection in the city.

### **Recycling Efforts**

Recycling bins are available in Bayard. Recyclable items include glass, newspapers, magazines, and plastic. Due to the popularity of the service and shift in national, state, and local policies moving towards reduction in waste, efforts should be made to expand such services within the next ten years.





## **Capital Improvement Plan**

A Capital Improvement Plan, or CIP, is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. Essentially, the plan provides a link between a municipality, school district, parks and recreation department and/or other local government entities and a comprehensive and strategic plan and the entity's annual budget.

Prior to undertaking the development of the CIP, a government entity will want to define the criteria for what kind of projects or equipment are to be included and organize a process for developing the plan. What is defined as a capital project or capital purchase may vary from city to county to district to state depending on the size of the local government creating the plan. Generally, they will be tangible items that have a life expectancy greater than one year.

A local government will also need to forecast where it believes it will face future demands and growth, which will involve an inventory of existing facilities, infrastructure, and equipment. In addition, a local government will want to develop basic policies for implementing the plan. Because the CIP includes financing issues, the municipality may want to seek advice from their financial advisor and/or bond counsel. A review of the municipality's current finances is also vital.

The CIP typically includes the following information:

- A listing of the capital projects or equipment to be purchased.
- The projects ranked in order of preference.
- The plan for financing the projects.
- A timetable for the construction or completion of the project.
- Justification for the project.
- Explanation of expenses for the project.

Bayard's current lack of a Capital Improvement Plan is problematic. Immediate issues that crop up concerning infrastructure (electrical, sewer, water, streets) cause costly repairs that could have been identified over time and replaced before such issues occur.

The Capital Improvement Plan should include an Equipment Replacement Plan or section. An Equipment Replacement Plan is intended to serve as a planning tool and is therefore structured to present a meaningful, long-range perspective of the city's equipment needs over the next 20 years. At the same time, sufficient details on individual pieces of equipment scheduled for replacement is provided to enable those who review the information to make informed decisions about the city's equipment needs over several years.

## **Cash Reserves/CD's**

Cash reserves refer to the money a city keeps on hand to meet short-term and emergency funding needs. Having significant cash reserves will give the city the ability to make a large purchase immediately. The reason for a city to hold cash reserves is to have the necessary liquidity to meet the cost of all expected and unexpected costs in the short-run and also to have cash on hand for potential investments. Bayard currently keeps cash reserves tied up in Certificate Deposits (CD's), and various cash reserve accounts.



CD's maintained by the city are used for more long-term funds for special activities, such as the pool CD for the use of the swimming pool, police CD for equipment need of the police department etc. The city's cash reserves are set aside for more immediate short-term use to pay bonds, loans, and leases.

The City should continue the practice of setting aside both types of cash reserves in the future to be in the position to use long-term funds for upcoming or unforeseen emergency projects or purchases; while maintaining short-term cash reserves to manage the repayment of liabilities.

### **Seek Grants/Alternative Funding**

The city should seek out grants and alternative funding for projects and possibly equipment purchase due to the city's current financial situation and debt. Planning should be involved when attempting to finance any project or equipment purchase, simple planning could allow for some other agency paying a portion. In some cases, lack of planning will lead to higher costs and the city shouldering the burden of the costs alone. Additionally, private industry, such as bank may have some community grants available.

### **Instigate the Development of a Community Center**

Many persons indicated on the Community Survey that they would like Bayard to develop a community center. An inexpensive way to begin a city community center would be to use a vacant building in the downtown district and purchase some basic equipment. The city could then decide at a later time if demand is great enough to expand the facility or even to build a new facility.

To address this concern the City of Bayard could pursue the following steps:

1. Develop a Community Center Task Force
2. Survey the community to identify: local interest in a community center; type of services desired; willingness to support project with memberships and contributions; how often persons would use facility; and family size and income.
3. Visit centers in other communities to compare: building size; building cost; services provided; and operational costs.
4. Research operational costs such as: utilities; staffing; maintenance; and equipment.
5. Consult an architect for preliminary facility design to obtain a floor plan; elevations; estimated construction costs.
6. Begin fundraising using one or more of the following options: private donations; corporate donations; private foundations; local sales tax; public grants such as CDBG; and public low-interest loans from USDA- RD.



## Planning Issues

- 1 Bayard has limited funding for improvements of public facilities.
- 2 Lack of planning and prioritization inhibits the ability for public facilities to be improved.

## Public Facility Goals:

- 1 Effectively and efficiently improve public facilities based upon need and community support.
- 2 Improve public facilities based upon a capital improvements plan, equipment replacement schedule, and recreation plan.

## Public Facility Policies:

- 1 Seek out grants and alternative funding to make improvements to public facilities. Build cash reserves up overtime for public facility improvements especially for equipment replacements. Build up certificate of deposits (CD's) overtime to invest/reinvest in public facilities.
- 2 Adopt a Capital Improvement Plan.



# Land Use

## **Land Use Classifications**

A land use inventory of Bayard was completed in June 2002. Each parcel of land was observed and noted on a field map. The total amount of land for each type of land use was determined using these field observations and census data. The various categories of land characteristics are identified as follows:

### **Residential**

Residential areas of platted land are located where the primary structure serves as a dwelling unit. This category has been broken down further to distinguish between single-family housing units, multi-family housing units, mobile homes and homes which are part of farmsteads.

### **Commercial**

This category includes all land with buildings where products, goods, or services are sold or exchanged. Types of uses included in this category are retail stores, business offices, hotels, motels, service stations, and private off-street parking spaces. This classification has been further broken down to distinguish Traveler Services, the Central Business District, and general commercial operations.

### **Heavy Commercial/Industrial**

This category includes all land uses for warehousing, storing, manufacturing, and intense commercial land uses. Land uses included in this category include grain storage/elevators, salvage yards, industrial plants and intensive storage yards.

### **Exempt Industrial Area**

A county industrial zone was established in 1963 for the Great Western Sugar Factory property, this land is exempt from city annexation and zoning in its current state. Action can be taken to strip this property from its industrial status to allow the city to annex the property for possible development. If annexation or development does not occur the city can enforce nuisance regulation on the property owners if its current zoning classification is changed. However, approaching the owners may yield better results for redevelopment opportunities.

### **Public**

This category includes land that is developed to serve the general public. Uses included in this category include schools, community centers, post office, museum, court house, and public nursing and retirement homes.

### **Semi Public**

This category includes activities that serve other general community needs such as churches and clubs.

### **Parks**

This category includes all land which is used for parks and recreation.



## **Transportation Right of Ways**

This category includes land platted and/or currently used for transportation purposes. This category has been further broken down to identify streets, alleys, and railroad right-of-ways.

## **Vacant**

Vacant land includes all areas of land that are not developed or used for another type of land use.

## **Agriculture**

This classification includes all land that is being used for agricultural purposes.

## **Land Use Patterns**

Examining existing land use patterns is one of the most essential functions in community planning. Much of the existing land uses will continue into the future thus shaping and influencing long-range land use in the city.

## **Commercial**

The largest concentration of commercial land use in Bayard is located along Highway 26 in the downtown district. The largest concentration of businesses is located from the south end of Bayard to 7th Street. There is also a concentration of businesses between 12th and 13th Streets. There are many heavy commercial/industrial storage uses in the southwest of Bayard. Many of these businesses are located along the west side of the central business district and the area south of 5th Street. These uses are also present to the northeast and southwest of the intersection of 1st Avenue and 2nd Street.

## **Heavy Commercial/Industrial**

A majority of the heavy commercial/industrial development in Bayard is located along the railroad tracks in the southwest corner of town. Most of these uses are heavy commercial storage. The most significant industrial use is the Western Sugar facility just west of Bayard along 8th Street.

## **Public/Semi-Public**

The most prominent public land uses in Bayard are the high school, elementary school, city hall, nursing home, library, and the city and county road departments. Other public facilities include the museum, post office, fire department and water facilities. The cemetery lies just outside the northeast city limits.

## **Parks/Recreation**

Bayard has several parks. One of the city parks lies along highway 26 between 11th and 12th Streets (Swimming Pool Park). The primary feature of this park is the swimming pool, but also included picnic shelters, tennis/basketball courts, and a playground. Along Sixth Street two parks exist, Library Park and both Legion and Figgin's Field. Library Park includes a picnic shelter, softball field, and playground. Both Legion and Figgin's Fields are baseball fields. Valley Verde Park is located on 2<sup>nd</sup> Avenue and had playground equipment. Lastly, Genoway's Hall is located on Main Street and houses the local Boy Scout troop.

The city golf course lies just north of town. The golf course has nine holes and is serviced with a clubhouse/restaurant.



## **Agriculture**

A majority of the land in Bayard's 1-mile planning jurisdiction is used for agriculture.

## **Vacant Platted**

Most of the vacant, platted land is located on the west and southeast parts of Bayard. Much of the land in these areas is not good for future development due to high water tables. There are also several vacant lots on the north side of town. These lots could be developed for housing.

Most of the remaining vacant lots in Bayard are scattered throughout the community. A majority of these lots are in residential neighborhoods.

## **Land Use Conflicts**

Bayard does not have many serious land use conflicts, but a few minor land use conflicts do exist. The general aesthetic condition of some of the buildings in the downtown district along Highway 26 do not provide a positive first impression of the community to outsiders. Although a few of these buildings are severely dilapidated, several residents voiced concern in the Community Survey that some of the businesses in this area of town need to be made more presentable so that they do not pose such an eyesore for travelers.

Another land use conflict that is evident is that there are several residential homes in the predominantly heavy commercial area in the southwest part of town. Most of these homes, though, are severely dilapidated. It is very likely that most of these homes will become uninhabitable in the near future.

Although there are a few businesses that are located in residential areas, there does not appear to be any significant conflicts resulting from these events.

Most of the mobile homes in Bayard do not create any land use conflicts because most of the mobile homes are located in the same areas. However, some mobile homes are located in traditional single-family neighborhoods.

Isolated incidents of un-kempt properties are creating land use conflicts in some residential areas. Most of these conflicts are associated with the outdoor storage of inoperable vehicles and outdoor storage.

A very significant problem may arise in the future concerning the closing of the sugar processing facility. Over the coming decades, this unused facility has become a major blight on the landscape. Furthermore, the problem could be exacerbated as the facility is exempt from city zoning regulations. Therefore the city will have little or no control over the future uses.

## **Residential Zoning Districts**

Residential zoning districts protect existing and future residential areas from conflicting land uses. Each residential zone should contain setback requirements, height limits, minimum lot sizes, and use restrictions that are appropriate for each type of residential neighborhood. The residential districts may also incorporate design standards which require permanent foundations, and minimum floor sizes.



Future residential land use is split up into three distinct residential zoning districts. The first district is the high density residential district which is located primarily in the southeast corner of town in the area south of Fourth Street and the west side of town west of Canal Street. This district also incorporates the mobile home park in the north area of town along Flowers Avenue between 12th and 13th Streets and the mobile home park on the north side of Eighth Street located west of the school property.

The primary intent of the high density residential district is to provide an area of town for low income housing such as mobile and modular homes, multi-family homes, and traditional single-family homes. This area is thus the least restrictive of all the residential districts with small minimum lot sizes, reasonable setbacks, and minimal development standards.

The medium density residential district contains the remainder of the existing residential districts except those in the southwest area of town. The intent of this district is to maintain the integrity of these traditional neighborhoods with single- and multi-family developments while maintaining flexibility to accommodate non-residential uses that are not detrimental to these neighborhoods. This district contains moderate restrictions with moderate minimum lot sizes, reasonable setbacks, and moderate development standards including a moderately-sized minimum floor area.

The low density residential district is located on the periphery of Bayard's northeast boundaries. The intent of this district is to reserve land with good residential potential for medium- to higher-value single- and multi-family developments. The district will maintain flexibility to accommodate non-residential uses that are not detrimental to these neighborhoods. This district also ensures existing land uses the right to continue indefinitely. This district will contain moderate restrictions with larger-than-average minimum lot sizes, reasonable setbacks, and moderate development standards including a moderately- sized minimum floor area.

### **Permit Home Businesses**

Accommodating home-based businesses is an important strategy for Bayard's future development. Businesses will thus be allowed to operate out of a residence when incidental to the residential use and compatible with the surrounding residential character of the area.

However, businesses which create high volumes of traffic, create safety hazards, or produce noise, smoke, odor, or other nuisances will be located in an appropriate commercial or industrial district.

### **Continue to Maintain Park and Recreation District**

Zoning districts will be established to protect and preserve existing park and recreational lands. The park and recreation district will permit non-intense uses normally associated with a park or recreation area.

### **Prohibit the Development of Feedlots in the City's Zoning Jurisdiction**

Large feedlot and confinement operations should not be allowed within Bayard or within the city's one-mile zoning jurisdiction. Large feedlots negatively affect the quality of life in urban areas pertaining to health, air quality, and water contamination, as well as, decrease home and property values.



### **Reserve Land for Retail Sales, Services, and Offices**

Two zoning districts will be established to provide for retail sales, services, and offices. The Central Business District will continue to represent the traditional downtown shopping area that exists along Main Street between Third and Fifth Streets and the west side of Highway 26 between Fifth and Sixth Streets. This district will permit retail, service and office-related businesses as well as facilitate a variety of mixed use development. This district will incorporate the traditional setbacks and development standards that presently exist in this area.

### **Reserve Strategic Locations for Traveler Services**

One of Bayard's economic opportunities lies in providing traveler services such as gas stations, convenience stores, hotels, restaurants, and tourist businesses to persons traveling along Highway 26. For these types of businesses to be successful it is imperative for them to have access to key highway nodes and community entrance points.

Although traffic volume data indicates Highway 26 on the north side of Bayard has the highest traffic volumes, it will be difficult to compete for these services for people coming from Scottsbluff. Therefore the best opportunity to provide these services lies on the east side of Highway 26 on the south entrance to town. Efforts to pursue in creating travel service opportunities such a motels, gas stations, restaurants, truck stops, etc. should be carefully thought out. The city could benefit if such services were offered near the intersection of Highway 26 and Highway 92, the closer the development of these services to the city the high the yield the benefit will be. The city can use LB840 funds and other means to assist such development, with job creation being the direct benefit.

### **Provide Adequate Area for Heavy Commercial and Industrial Uses**

Two multi-purpose zoning districts will be developed to accommodate heavy commercial and industrial development. These areas will be developed in areas which minimize residential conflicts, minimize the occupancy of unnecessary highway access and takes into account existing land use patterns.

The first of these two districts will be a Heavy Commercial District. This district will allow any use permitted in the central business or commercial two districts. 1-1 addition, commercial storage units, warehousing, agribusiness operations, indoor manufacturing, and related activities that do not necessitate direct highway or railroad access will be permitted in this district. This district will be located primarily between south of Fifth Street and west of the Central Business District. The block on the west side of First Avenue and between First and Second streets will also be included in this district.



### **Continue to Maintain Agricultural Zoning District**

Agriculture zoning districts will be established to serve the agricultural community, protect farm land and agricultural assessments. The agricultural district should allow the operation of a farm or ranch using normal and customary practices. The Ag district should have a fairly large minimum lot size to prevent sprawl. The Ag district will include all existing agriculture and vacant land that lies within the city's zoning jurisdiction outside the city limits.

### **Direct Growth towards Existing Facilities**

Efficient and orderly land development is essential to the preservation of agricultural land. Leapfrog development patterns can increase infrastructure costs, create inefficient use of agricultural land, and create environmental hazards. To efficiently accommodate growth, the future land use policy of this comprehensive development plan thus implies the philosophy of directing growth to areas which either have or are adjacent to existing facilities.

### **Control Development in Floodplains and Flood prone Areas**

Future development should be discouraged in floodplains and flood prone areas. Developments in these areas should be limited to uses which are not impacted by floods such as parks, pasturelands, and gravel extraction.

### **Allow all Properties an Economic Value**

While the protection of commercial, residential, and residential lands are important to Bayard, allowing all properties some reasonable economic use is important. This, however, does not guarantee that each property will be able to be used for its theoretically highest and best use. Rather, the plan provides that each parcel of land taken as a whole of the community shall have some economic value.

### **Allow Existing Operations to Continue**

Future land use policies shall not prevent land owners from continuing existing operations. Existing operations shall also be allowed to expand if such expansion conforms to the city's policies and does not conflict with surrounding land uses.

### **Annexation of Developed Land in Contiguous Areas**

The City of Bayard will consider annexing areas of land that are contiguous to the city limits when the city is providing services to the respective area or when a landowner wishes to be annexed and the City determines that annexing the respective land is in the best interest of the city.

### **Commercial Redevelopment Area**

The downtown district should undergo redevelopment effort with strategies being developed to improve the appearance and vitality of this area.

While attracting new retail, services, and offices should be the primary focus, the reality of attracting enough businesses to fill all the downtown buildings may warrant the community to explore alternative uses to these buildings. Potential uses could be to use these buildings for a community center, multi-family housing, or retirement facilities.

The community could also improve the appearance of buildings used for storage by developing window displays for community's groups and organizations that are walled off from the storage uses.

## Housing Rehabilitation Areas

The city should consider establishing housing rehabilitation districts in the northeast and southwest areas of the community.



## Zoning Code

Zoning is the process of dividing land in a municipality into zones (e.g. residential, industrial, commercial, and park-space) in which certain land uses are permitted or prohibited. Thus, zoning is a technique of land-use planning as a tool of urban planning used by local governments in most developed countries. Bayard's Zoning Code does allow for some conditional uses within each zoning type. The Planning Commission's job is to review uses of land, using the Zoning Code as a guideline. Under Nebraska law, in most cases, all uses must be afforded some location within the zoning jurisdiction but can be specially and strategically placed to avoid undesirable effects on one type of zoning classification to another (i.e. repair shops in a residential neighborhoods, a bar near a school etc.). In addition, most zoning codes allow for changes in classification for a specific lot or block of properties. This is a "Change in Zoning Request", this must be handled with care. Professional staff and legal counsel should be consulted before any application is discussed at any meeting. Bayard's Zoning code does not allow for spot zoning, the practice of allowing for a zoning classification change within another zoning type. This too is to avoid undesirable effects on one type of zoning classification to another.

## Annexation

Annexation is the process by which cities extend municipal services, regulations, voting privileges, and taxing authority to new territory with the purpose of protecting the public's health, safety, and welfare. Annexation is essential to the efficient and logical extension of urban services. In some states such as Nebraska, municipalities are prohibited from annexing land not...

...directly connected to their existing territory, except under narrow and precise regulations. In many cases annexations are used when a municipality seeks to acquire unincorporated developed land, such as a newly built subdivision separated from it by undeveloped open space. They may also be used when a municipality desires to annex a commercial or industrial area without taking over intervening residential areas, so as to collect tax revenues from the businesses or industry without having to provide services (such as electricity and garbage collection) to residents.

### **Motif/Character/Historic Value**

Preserving the integrity of the Downtown District of Bayard will enable the community to distinguish itself from the surrounding area and communities. Bayard is geographically located near two of the most recognizable symbols of western expansion. Situated along the original Oregon Trail route and Chimney Rock National Historic Site, Bayard is in a unique position to capitalize off of these two features.

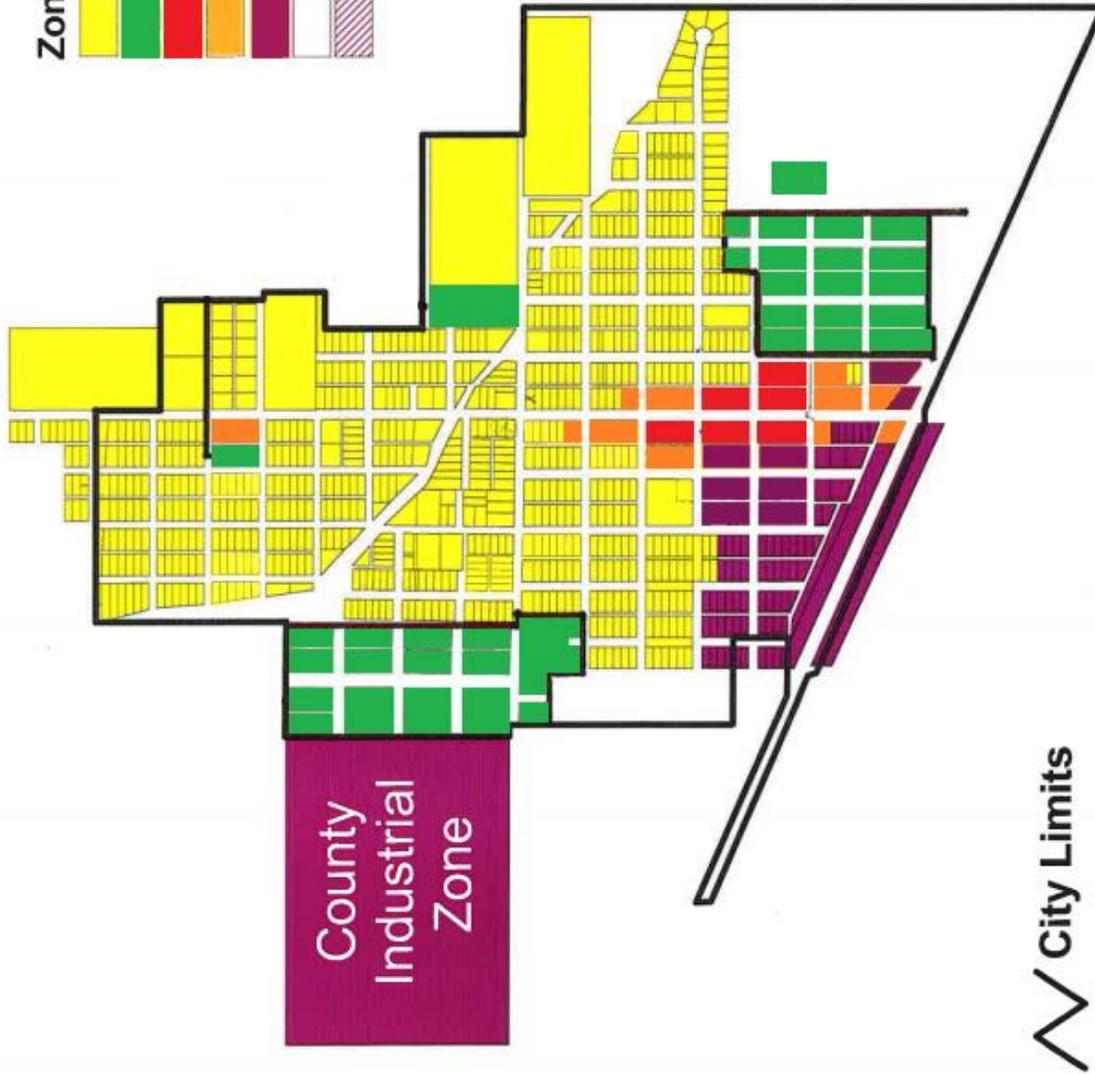
Traditionally, communities that partner with the National Park Service and state recreation departments have seen great success in providing ancillary services (gas, food, and lodging) to visitors of these type recreational opportunities. This ties directly into and catering to the specific themes of these tourist attractions which will assist in pulling visitors from these locations to visit Bayard.

This can be accomplished by developing and adopting a set of design standards (Motif Standards) that will preserve the old west or brick and mortar look of Bayard. Design Guidelines help establish a common understanding of preservation principles and standards. Retaining the historic character that exists in the downtown. In order to accomplish this the City Council will need to empower some organization (Planning Commission) to develop such standards and then incorporate them into the City Zoning Code.



# Zoning Districts

- Zoning Districts
- R-1 Residential
  - R-2 Residential
  - Central Business District
  - General Commercial District
  - Industrial District
  - Agriculture District
  - Exempt Industrial Area



City Limits



## Planning Issues

- 1 Lack of adequate land for future growth of industrial/commercial uses limits Bayard's ability to attract small to larger industrial and commercial ventures.
- 2 The Downtown District's infrastructure and some buildings are un-kempt and deteriorating creating nuisances. In addition, the historic atmosphere of the downtown is at risk from vanishing.
- 3 Non-conforming structures stifle growth and investment.
- 4 Limited land is available for new housing construction.
- 5 Zoning plays an important role in community development and allows for preserving property value, discouraging inappropriate land uses, encouraging appropriate neighboring uses, and provides economic opportunities.

## Land Use Goals

- 1 Provide adequate land for future growth for industrial/commercial use.
- 2 Implement Downtown Revitalization Project, as well as, negate current and future nuisances in the Downtown District. In addition, adopt a "Motif Standard" for the Downtown District.
- 3 Use PMC and Zoning Code assist in improving substandard properties or open new development opportunities.
- 4 Annex land to provide land use for housing.
- 5 Continue to support zoning.

## Land Use Policies

- 1 To provide adequate land for future growth for industrial use, efforts should be made to work with current owners of the closed sugar factory for demolition and the redevelopment of the land into an industrial/commercial park. The City should pursue the annexation of the sugar factory land for industrial/commercial use.
- 2 Adopt and apply for funding to implement the Downtown Revitalization Project. Effectively use and enforcement of the Property Maintenance Code to negate nuisances in the Downtown District. Adopt a "Motif Standard" for the Downtown District to preserve its historic atmosphere.
- 3 Effectively use the PMC to cause property owners bring their properties up to standard for non-conforming structures. Effective use the Zoning code to allow for non-conforming structures, those properties that lose their "protective status" should be demolished to make room for conforming structures.

- 4 The city should pursue annexation of the city owned golf course to possible development of provide higher end housing and annex future sub-division that boarder the city limits.
- 5 Continue to support Zoning Code, make changes to code where changes make sense and is necessary for positive land uses and growth.



## Purpose

The energy element in the comprehensive plan sets general energy goals and policies for the community and provides strategies and resources for increasing energy efficiency. Energy efficiency strategies can reduce municipal and resident costs and improve local sustainability.

## General Policies

- Encourage renewable energy system development through incentives for projects that would reduce the amount of peak energy usage in the community.
- Enact a zoning code that is permissive and protective of renewable energy uses by right within zoning districts.
- Encourage renewable energy easement agreements between property owners and the city when new developments are created.
- Enact utilities strategies in the long-term financial interests of residents- pursuing improvements that will provide payback for future generations without saddling current residents with an unmanageable burden.
- Enhance the tree canopy in the central business district to reduce heat and provide potential energy and cost savings to downtown property owners.
- Pursue increased energy and fuel efficiency in municipal owned buildings and vehicles.

Municipal Energy Agency of Nebraska (MEAN), a wholesale electricity supply organization of Nebraska Municipal Power Pool (NMPP), provides retail electric service to the city of Bayard and 64 other communities in Iowa, Colorado, Nebraska, and Wyoming. A 34,500-volt feeder provides service. Power is delivered to a Western Area Power Administration (WAPA) 34.5/2.4 transformer and is distributed at 2,400-volts. MEAN member communities have local control over power supply options with one representative on the board. The system is connected to NMPP's statewide grid system.

Chimney Rock Public Power District serves rural portions of northwest Morrill County surrounding Bayard including the Bayard golf course and residences within the Bayard extra-territorial zoning jurisdiction.

### 1. Energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors:

Electricity consumption for Bayard by sector shows that residential use was the source of most demand for electricity within the city followed by community, educational, and religious uses. A spike in consumption in 2011 mirrors what was seen in other Panhandle communities with consumption returning to lower levels in 2012.

|                                 | 2008<br>kwh      | 2009<br>kwh      | 2010<br>kwh      | 2011<br>kwh      | 2012<br>kwh      |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|
| Community, education, religious | 2,562,980        | 3,079,620        | 3,142,735        | 3,108,612        | 3,007,175        |
| Residential                     | 4,854,962        | 4,999,071        | 4,851,195        | 5,192,064        | 4,938,658        |
| Large Power                     | 942,663          | 556,595          | 883,261          | 876,456          | 517,757          |
| Large Power Demand              | 5,113            | 3,142            | 4,709            | 3,827            | 3,487            |
| Commercial Demand               | 660              | 1,413            | 2,852            | 3,694            | 3,348            |
| <b>Total</b>                    | <b>8,366,378</b> | <b>8,639,842</b> | <b>8,884,752</b> | <b>9,184,654</b> | <b>8,470,425</b> |

Source: NMFP records

The cost by sector shows a raise in total charges in the city particularly within the residential sector.

|                                 | 2008<br>kwh          | 2009<br>kwh          | 2010<br>kwh            | 2011<br>kwh            | 2012<br>kwh            |
|---------------------------------|----------------------|----------------------|------------------------|------------------------|------------------------|
|                                 | <b>Charges</b>       | <b>Charges</b>       | <b>Charges</b>         | <b>Charges</b>         | <b>Charges</b>         |
| Community, education, religious | \$ 258,264.82        | \$ 342,323.23        | \$ 352,199.28          | \$ 461,077.53          | \$ 316,651.46          |
| Residential                     | \$ 461,612.04        | \$ 553,650.28        | \$ 609,021.04          | \$ 635,879.25          | \$ 610,270.88          |
| Large Power                     | \$ 53,002.66         | \$ 37,238.57         | \$ 64,564.44           | \$ 61,364.93           | \$ 39,297.95           |
| Large Power Demand              | \$ 55,093.61         | \$ 37,096.56         | \$ 55,423.25           | \$ 43,870.12           | \$ 30,760.87           |
| Commercial Demand               | \$ 7,100.52          | \$ 8,779.82          | \$ 15,048.63           | \$ 16,522.38           | \$ 15,424.92           |
| <b>Total</b>                    | <b>\$ 835,073.65</b> | <b>\$ 979,088.46</b> | <b>\$ 1,096,256.64</b> | <b>\$ 1,218,714.21</b> | <b>\$ 1,012,406.08</b> |

Source: NMFP records

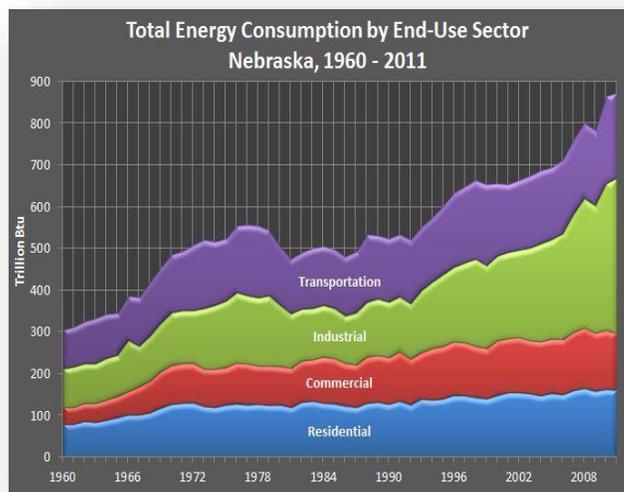
The Nebraska Energy Office compiles statistics on energy consumption in the state by sector. The statistics below are from 2013.

Commercial:

Commercial uses include non-manufacturing business establishments and also include health, social and educational institutions and local governments. In 2013, 46.06% of the commercial sector's energy usage was from electricity and 43.79% from natural gas. Petroleum products made up 4.4 % of the energy consumed in the...

...the commercial sector (diesel fuel 2.7%, propane 1.58%, motor gasoline 0.41%, kerosene 0.01%), 1.6% was renewable energy. [Source: Nebraska Energy Office, "Energy Consumption in Nebraska's Commercial Sector," ]

Residential: Residential sector energy is consumed primarily for space heating, water heating, air conditioning, lighting and other domestic uses. In 2013, 48.6% of the residential sector's energy usage was from natural gas. 39.0% of the energy consumed...



... in the residential sector was electricity, 7.7 % were petroleum products, 4.9 % was renewable energy (wood 4.38%, geothermal 0.22%, and solar 0.04%), and less than 1% was coal. [Source: Nebraska Energy Office, “Energy Consumption in Nebraska’s Residential Sector,”

**Industrial:** In 2013, 31.82% of the industrial sector energy usage was from natural gas, 22.66% from diesel fuel, and 19.77% from electricity. Petroleum products other than diesel fuel were asphalt and road oil (3.82%), propane (3.51%), motor gasoline (2.33%), residual fuel (0.19%), lubricants (0.14%), kerosene (0.01%), and other petroleum (0.88%). 5.13% of the energy consumed in the industrial sector was coal and 3.44% was renewable energy (wood and wood waste 3.38% and ethanol 0.06%).

## 2. Utilization of renewable energy sources:

The Municipal Energy Agency of Nebraska serves energy generated from renewable sources to member communities. Wind energy renewable sources provide about 47.5 megawatts for MEAN’s 460 Megawatt total member load. Landfill gas provides another five megawatts and hydro power from the Western Area Power Administration provides another 105 megawatts in the summer. Bayard can request to buy more renewable energy to integrate into its energy portfolio.

Small scale renewable energy projects in Bayard can help increase the city’s self-reliance and lower the amount of energy the city needs to purchase from its provider. Solar panels in particular can off-set the energy needed to be purchased at peak usage times, when energy is more expensive to purchase from the grid.

### **Personal Solar Projects**

Small scale solar projects can off-set the energy needed to be purchased by the City of Bayard at peak usage times, when energy is most expensive to purchase from the grid. These projects can be installed on roofs of businesses or homes. While the purchase and installation of these projects is expensive, the panels provide a payback of energy savings at a rate of roughly 6% to as high as 11%, meaning that the initial purchase would be paid off in savings in 10-20 years. These improvements make the most sense at this time for an entity like the city on public facilities where the long range of the energy savings pay back benefits the general public.

The city can also decrease its peak energy usage consumption by encouraging personal solar projects. This can be done through providing incentives such as waiving additional hook-up fees for solar projects, entering into reverse metering contracts with property owners, or entering ‘lease’ agreements with property and building owners for small solar projects.

A 30% tax credit is available at the time of the writing of this plan for solar projects. This incentive provides a dollar for dollar tax credit back to the person or company claiming the solar project up to 30% of the cost of the project.

Zoning considerations for solar projects generally affect the ease of approval or permitting process, solar rights and easements, and intensity of use of roof and ground space. Nebraska Energy Office, “Energy Consumption in Nebraska’s Industrial Sector,” Andy Black, What’s the Payback? Solar Today, 2006.



Allowing access to solar by right is the most fundamental principle in a solar zoning code. This means that property owners have the right to access the solar resource on their property without having to request special permission. Solar systems could be allowed as accessory uses, which would avoid the conditional use process saving time and money both for the developer and the city.

Another tool that can stem conflicts surrounding solar systems is a solar easement which is an agreement signed by two parties to protect the interests of a developer with a solar system. The agreement may include parameters for trees and buildings that may inhibit access to solar energy. To integrate solar more into the fabric of development in Bayard, the city should examine and adopt ordinances that are permissive of solar systems and protective of access to solar energy.

### **Wind projects**

Personal wind projects can also help increase the self-reliance of the city of Bayard in providing for its own energy needs. Net-metering allows small wind systems to use energy produced onsite to offset energy consumption on the site in a month. The city can help to facilitate these projects through an update in its zoning ordinance.

Small wind systems may be most appropriate in the extraterritorial zoning jurisdiction. Ordinances may be updated to allow for small wind systems with regulations on height, kilowatts generated, and set-backs. An example would be a maximum height of 150 ft, a 2 turbine maximum, and a Kilowatt maximum of 50 kW or twice the amount of electricity the property uses annually. In town, the City of Lamar, Co provides an example of zoning regulations of setbacks based on rotor diameter and limits tower height to 20 feet above any zoning district maximum.

In Nebraska, initial agreements to protect and allow wind energy development between local governments and developers is limited to 40 years. If a project has not commenced within 10 years of the effective date of the agreement, the agreement is terminated.

Large scale wind projects can provide great sales tax revenue lease money for land owners. However, these projects can have significant environmental emissions in noise, appearance, and light and so it would be advisable that these projects be located in rural areas outside the city's ETJ. The city could support other regional wind energy projects that may be an opportunity for more jobs in the region.

Statewide, the Nebraska Energy Office reports that in 2007, three percent of Nebraska's energy consumption was from renewable energy sources. The sources of energy for Nebraska in 2007 were petroleum (33%), coal (31%), natural gas (21%), nuclear power (17%) and renewable energy (3%). The renewable sources were biomass (1.48%), conventional hydroelectric power (0.496%), ethanol (0.379%), wind (0.309%), geothermal energy (0.115%), and solar (0.005%).

Utah State Code: 57-13-2 Nebraska Revised Statutes, Section 70-1012, LB 436, 2009.

Planning Advisory Service (PAS), Planning and Zoning for Wind Energy. July 2012.

Nebraska Energy Office, "Nebraska's Renewable Energy Consumption,"



Specific renewable energy source statistics are not available for the City of Bayard.

3. Energy conservation measures that benefit the community.

A. Energy Codes – Under §§81-1608 to 81-1616, the State of Nebraska has adopted the International Energy Conservation Code as the Nebraska Energy Code. Bayard has not adopted an energy code so the Nebraska Energy Code will be enforced for the city.

The purpose of the Code, under §81-1608, is to insure that newly built houses or buildings meet uniform energy efficiency standards. The statute finds

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

The code applies to all new buildings, or renovations of or additions to any existing buildings. Only those renovations that will cost more than 50 percent of the replacement cost of the building must comply with the code.

B. Energy Efficiency Programs – The city will work with utility companies that supply energy to the residents and businesses of the city to promote and implement energy efficiency programs that can be utilized by these customers to improve conservation and utilization of electricity, natural gas, and other energy sources.

Residents and businesses are encouraged to work with the utility companies and take advantage of the companies' energy efficiency programs to improve conservation and utilization of electricity, natural gas, and other energy sources.

C. "Energy Saving Tips" –

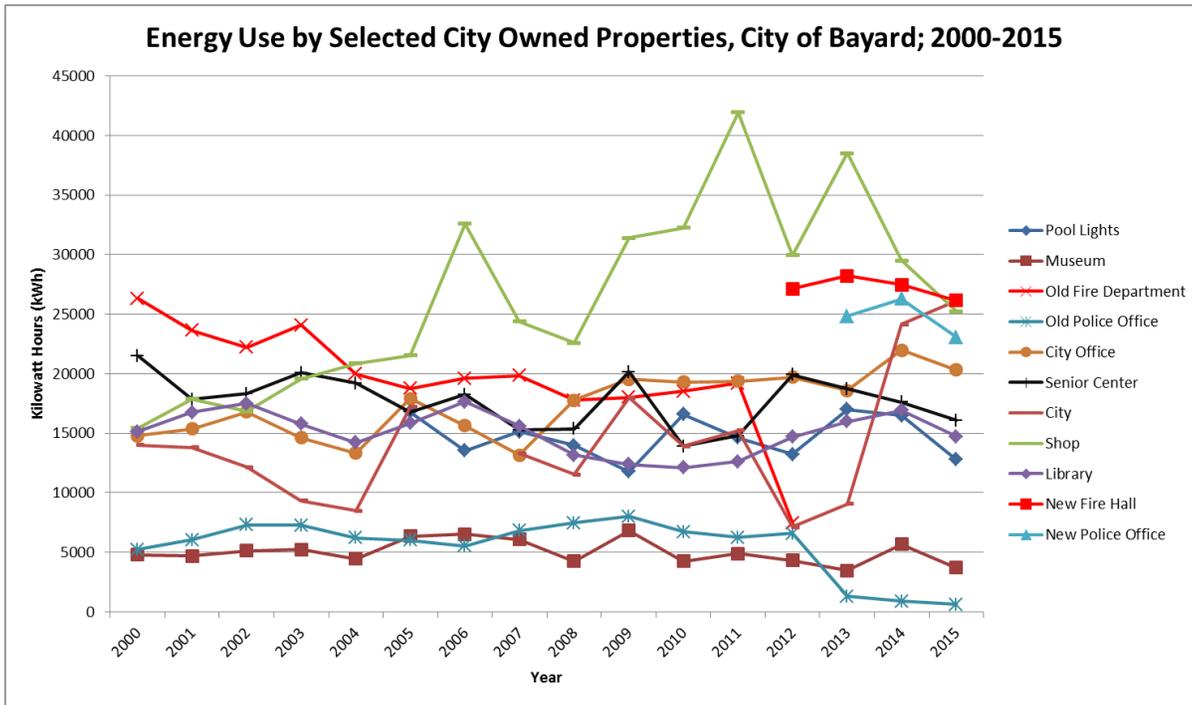
**Municipal Strategies**

Strategies for energy saving for the city of Bayard are those that could save energy in city owned facilities, street and traffic lights, and utilities. In 2010 Bayard undertook an initiative to convert the street lights along Main Street/Highway 26 to LED lights. The readings for the meters can be seen in the table on the next page.



| Meter # | Jan- Nov. 2010 Incandescent Lights (kWh) | Jan-Nov. 2015 LED Lights (kWh) | Diff (kWh) 2010-2015 | % Difference 2010-2015 |
|---------|--|--------------------------------|----------------------|------------------------|
| 8036    | 4950                                     | 2099                           | -2851                | -58%                   |
| 8034    | 6421                                     | 2099                           | -4322                | -67%                   |
| 8035    | 9001                                     | 3369                           | -5632                | -63%                   |

Retrofitting the existing streetlights to LED lights showed over a 50% savings on energy over the same 11-month period of time from 2010 to a year when the lights were fully installed in 2015. Capital costs for LED replacements over the entire community are high but the city can save future generations of citizens' money and reduce its energy footprint by investing in LED lighting.



Other strategies could include energy saving heating and cooling systems when the current ones need replacing and updating insulation and windows on current buildings to make the building more energy efficient. A schedule and priority of improvements could be created and included into a capital improvement program for the city.



## **Adopt the International Energy Conservation Code**

The International Energy Conservation Code (IECC) is a building code created by the International Code Council in 2000. It is a model code adopted by many states and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency.

The code council performs periodic revisions of its model codes through a defined process that allows outside participation from stakeholders, including public and governmental entities.

The adoption of model codes presents a significant opportunity to save energy in residential and commercial buildings. The U.S. does not have a nationally preemptive energy code or standard for buildings other than manufactured housing, so energy codes are adopted at the state and local levels of government.

The adoption of this code will increase the construction cost of a building, but the overall savings will be found in the lifetime of the building in energy costs savings. Savings will also be enjoyed by the city as well, in the form of purchasing less electricity for resale. If the city determines that adoption of such a code will be overall beneficial, the code should be looked at carefully as to not detract from home purchases, repairs, or new construction

### **Planning issues**

- ① Bayard's current building codes lack regulations concerning renewable energy devices that govern the size, location, and type of renewable energy production for residential, commercial, and industrial properties.
- ② Bayard does not have an adopted renewable energy program that decreases the use of energy or the development of energy for city facilities.

### **Strategies**

- ① Develop building codes standards for solar and wind devices for residential, commercial, and industrial properties.
- ② Conduct an energy assessment of all city owned facilities and equipment for use in developing a strategy for the reduction of electrical and fuel source energy.

### **Policies**

- ① Adopt renewable energy policy standards for wind and solar energy devices that encourages and allows residential, commercial, and industrial property owners to install such devices.
- ② Adopt a renewable energy standard for the city that will achieve the reduction of electrical and fuel source energy use through energy efficient devices for city owned facilities and equipment.

# Methodology

Both qualitative and quantitative methodology approaches were used to compile this information in the Comprehensive Plan. Readers will find analytical data that provides raw facts about the topic at hand in each section. Each section provides challenges from a qualitative approach based off obvious needs and desired outcomes.

The analytical data used has been collected from an array of governmental sources that include: Department of Labor, Department of Commerce, Department of Housing and Urban Development, Department of Agriculture, Department of Energy etc. In addition, several maps have been used from the previous Comprehensive Plan related to future land use and zoning. Other maps have been provided by the City Engineering firm MC Schaff and Associates concerning waterlines, sewer lines, roads, sidewalks and other infrastructure.

Hanna: Keelan Associates, P.C, utilized both qualitative and quantitative methods in developing their findings and recommendations concerning the Western Nebraska Economic Development groups housing study. Survey results from this study have been included for reference. (**Appendix C**).

Qualitative data has been collected through several methods; including public meetings, committee meetings, and comments from the previous Comprehensive Plan (**Appendix A**). Specific public meetings are described below, comments are included for each meeting as an appendix for reference as well as, the previous Comprehensive Plan.

The CRA took a quantitative approach developing the recommendations presented in this report by holding several public meetings. They felt that gaining the opinions of the residents and applying their ideas to the project would gain the support of the public and warrant such as project.

The public meetings held were designed to gather an array of opinions from the point-of-view of a wide variety of residents from different walks of life. Meetings were held with the local business leaders, citizen at-large, and high school students. At each meeting, attendees were presented pictures of the downtown (buildings and vacant lots) with “cut outs” generally associated with downtown streetscapes (trees, awnings, benches, etc.). The attendees were instructed to place these “cut outs” on the photos of the buildings and vacant lots conveying their ideas visually as to what they would like to see the downtown look like. Photographs were then taken of each meetings representations (**Appendix E**) and presented to the CRA for review. Upon this review a plan was developed that would fit Bayard and be fiscally responsible.

On April 5, 2016, the Panhandle Area Development District (PADD) and its partners, funded by an ATSDR grant “Brownfields Inventory and Capacity Building for Community Health” (**Appendix D**), conducted a Community Input Session in Bayard to identify community needs and issues, while at the same time inventorying brownfield sites, i.e. blighted, underutilized properties that may or may not be contaminated. The goal of the grant is to increase the capacity of communities to identify and subsequently initiate the redevelopment process for these brownfield sites, with the goal to improve community health and thus quality of life.

The goal of the session was to identify community needs, gather information on known...



...brownfield sites, and seek connections between brownfield sites and redevelopment needs.

Attendees worked through the ATSDR Brownfields/Land Revitalization process. This 4-step model identifies needs/issues in a community, suggests redevelopment approaches to address the issues, identifies a corresponding health benefit of each approach, and creates indicators to measure change in overall community health over the course of redevelopment. During a facilitated discussion, meeting participants identified community needs and redevelopment ideas centering on brownfield sites. A community-specific Action Model identifying the associated community health benefits and indicators to track change was subsequently developed by the ATSDR grant project team.

The workshop venue was set up with several large tables and facilitated small group discussions regarding community needs and priorities took place at two (2) round. Each table had a volunteer, non-participating facilitator and a note-taker. After the discussion regarding community needs and priorities, both groups reported out and all attendees voted on their top five (5) community needs (see Table 1 below). Every participant had five (5) votes. The following table lists the community needs as identified and voted on by meeting attendees. Needs that received five (5) votes or more within the groups are highlighted.

Participants in the two (2) groups were asked to identify brownfield sites in their community as well as their top priority sites and report out. All participants were subsequently asked to identify their top brownfield sites in the community. The following lists the site identified by each group, the top priority sites are highlighted and the potential redevelopment purpose for the priority sites is underlined.

In addition to the community meeting on April 5, two other venues to collect input from community members were utilized: input from representatives of the younger generation (high school students) was collected during the redevelopment workshop on April 4, and community members were provided the opportunity to identify needs and brownfield sites over approximately two weeks during April at the local bank and in the city offices. A large board depicting an aerial photograph of Bayard with explanatory text was displayed, and community members were encouraged to pin the location of problem and opportunity locations and leave comments associated with the sites. Another board invited community members to vote on a set of listed community needs and add additional needs they see within the community.

Additional community input was collected over a two week period in April via large boards set out at Valley Bank and Trust and the city offices in Bayard. One large board invited community members to vote on a set of listed community need examples and any added additional needs they saw within the community. Each community member had 10 stickers available to vote with, i.e. 10 votes. The other large board depicted an aerial photograph of Bayard with explanatory text, and community members were encouraged to pin the location of problem and opportunity areas and leave comments associated with these sites. The boards did not draw much participation, only about 12 people participated. In addition to voting on community needs, residents were asked to pin locations of opportunity and problem areas in Bayard on a large aerial photograph displayed on a poster board along with the board identifying community needs.



In 2010 the city partnered with Sugar Valley Growth and Development, to conduct a community survey. The survey's goal was to gain feedback on current city services and input on areas of improvement, expansion, and development that area residents would like to see. The survey was sent to both rural and city residents who comprise our community. This survey used a qualitative approach to serve three purposes: 1) to gather demographic information for grant and other funding applications, 2) to provide community opinions on the level of service currently provided and an overview of areas community residents would like to see offered that currently are not and 3) build a preliminary community profile for marketing and economic development. Nebraska Public Power Pool (NMPP) was utilized to collect the data, each survey was provided an envelope to mail in recipients responses. Associated documents such as the survey, survey letter, and results pertaining to city services are provided in **Appendix B**.



## Appendix A: Previous Comprehensive Plan Components

As part of the comprehensive plan adopted in 2003, reference was made to a community survey that was conducted, seeking input from the town's residents. It is unclear who commissioned the survey and when the survey was completed.

Cited in Appendix A are pieces within the 2003 Comprehensive Plan.

### Comments cornering the Economics of Bayard

The most common recommendation from citizens was to pursue economic development. Comments include:

Need more business and/or industries (11 responses); Just try to get some business in town. I know it is hard. Paint & fix the stores that are here. Down town looks bad; Need more business in town & for the Community to Support them!; Get the dollar store!!; I think a Dollar store would benefit the community Continue to try to get business to locate in Bayard; Need to bring more business to our little town we need them if the factory closes our taxes are going to raise; We need some type of business that provides a service such as these call-in centers - retail type business can't survive here; Businesses or doesn't city want any, Bayard doesn't seem to support them anyway; Bayard needs a PHARMACY. Bridgeport & Scottsbluff/Gering are too far when our children need immediate care; More stores - lumber yard etc. improved store fronts on main street. something to help boost the economy & improve downtown restoration of old buildings; Search for small industries to come into Bayard; Dept or Dollar Store needed; Restaurants close too early for those of us that work until 6 pm or later; More retail stores would be good. Place's for young & older to go for social activities. ex, Bowl, without Alcohol or smoke; Some- thing to provide more jobs with decent wages; and, More businesses if we want to be an up & community, we need change & improvement, that attracts new people, with ambitions.

Several residents recommended the City pursue its tourism potential. Comments include: Bayard is a fantastic place with great POTENTIAL. Let's clean up our town, attract outside businesses here, encourage economy, and capitalize on the Chimney Rock tourism. Thank you!; \$\$\$. Tourism; Tourism; Tourism - think tourism - we are on the edge of Colorado - we have a nice golf course, museum, swimming pool, parks - we need to utilize these. If Pizza Point, Garden Gate, Upper Cut, can succeed - so can others! Also Ensser Chevrolet, Sweet Basil - The downtown does need beautification and updating and businesses - But overall Bayard is attractive, has a great school system, nice nursing home, nice golf course - our museum is great - Bayard has potential for being a great little "tourist trap", the old store fronts are intriguing. If we could catch those entrepreneurs that are tired of the rat race & want to sell their wares in a more peaceful setting - welcome them with open arms! Truly - we need to use Chimney Rock as a basis - and go from there! We have potential!! Just say yes!; Thousands visit Chimney Rock visitor center - we need to lure them into Bayard - we need craft stores, antique shops, good restaurants! Think Tourism!!!; and, Sod house near Avenue A & West 8th Street needs to be maintained & used for historical or museum purposes.

Other economic comments received include: Any person hired for work at the factor; or school should live in Bayard. Would help with taxes, grocery store, etc; Hope can get economic development going; and, we need to work together to do all we can do to promote the city of Bayard. Many comments were received on the community survey concerning Bayard's downtown. Most of these comments were concerned with the depreciated condition of the central business district and the potential opportunities that could arise through downtown revitalization.

Our downtown buildings are a mess - We can travel thru other small towns that look nice - paint up the buildings, fix windows - people need to do a better job of keeping their lots mowed & cleaned up; Make Main Street building owners repair broken doors & windows & don't allow them to board over windows facing main street - assess fines if these property owners won't comply with this. Boarded up & broken windows makes us look like a ghost town; Volunteer workers are needed to help clean up streets & make our Main Street look appealing and inviting; -Clean up downtown area - those that own buildings need to keep fronts presentable ; Clean up buildings on Main Street; I think the main street buildings in downtown Bayard need to be "cleaned up" the front of the vacant buildings look very bad; New busi- nesses needed Face lifts for empty buildings; Some type of improvement on Main Street stricter codes of old junk cars inyards If Dollar General wants money to come here, give it to them; Bring in business and improve the looks of downtown. Get rid of all the really sick building - they are a great eyesore. We can use the parking instead of these eye sores; Need some business downtovvn, the town has died. Plus Downtown isn't clean!; We need a "mall" ·with the existing buildings demolished & present ser- vices in one place - build senior apartments on new areas; fix up Building down town and lets get some Business in town; Down Town needs a FACE LIFT (it is embarrassing!) . There should be guidelines on appearance of buildings. The new Great Plains Corridor (Star Herald May 30) may bring opportunities: having a major expressway highway nearby. Partner with this project to bring dollars thru Bayard; Fix every building downtown - ovvnrs should have never let them get to the rundown point they are in. That is the only eye sore & thing that prevents new buss. from looking at this town; All old buildings on Main Street need to be either brought to codes or torn down at m,vners expense; Clean up Main Street! We can't attract new homeowners or tourist 's b/c it looks trashy. Businesses need to get along with each other; The Cits;needs to fix up some of the buildings on main - or make the people who ovvn these build- ing fix them up. Then maybe new business would be interested in moving in here. Several with broken glass - some with boards put up in place of glass. The storage place on main is a real eye sore; Main Street - new businesses . Owners fix current buildings; Yes, we need to fix up the downtown - this town needs to let some New people Come in & shouldn't be so Controlling - If new business, people & churches don't come in this town will not be able to go on forever; Would like to see Main Street store fronts fixed up. - Like the Moening building - it looks very nice. also Panhandle Reality & State farm fronts are nice, as is Valley Bank; Fixing the empty store fronts; clean up downtown-The buildings look like crap; TI" ..... " ing to improve the looks of main street; More business in the downtown What happened with Dollar General?; - Downtown looks awfully shabby - couldn't there be a "beautification" of Main Street campaign?; Clean up downtown - including weeds in alleys what happened to Dollar General coming here?; The Main Street buildings need owners to fix broken windows & clean up, in general area looks deserted!; Keep main street clean and town clean; and, Yes, fix up at least 2 buildings then try to get some business in here. Everything looks so dumpy, no one wants anything to do with Bayard.



### Comments Cornering Public Facilities in Bayard

Although it was not asked on the community survey, many residents expressed concerns about the community's appearance. Comments include:

-City Council needs to get off their butts and work for the good of the city. If buildings aren't brought up to code - notify owners to tear them down. Because you can't put anything in them now because they are unsafe for even the mice!

-Too many abandoned Houses and Buildings -burn some for fire practice or demolish.

-The city should take over the old sod house on 8th and use it for an attraction in town instead of a eye sore. The empty buildings could be cleaned up & glass fixed with false fronts May be the front could be used to display antiques or other collections - at least it would complement Chimney Rock & our Museum.

-Get people to clean yards-

-We know you don't really want to hear any of this and we know there will be nothing done about anything. This is just the way the Council works in. this town. You could also get some of the dead trees cut down. Have some people clean up and fix up their yards and houses. Some places look very bad.

-Clean up the town-

-Clean up the town take pride-

-Some Buildings on Main Street Clean-up & Fi-x up

-The sidewall in town & main are terrible. Also the overall appearance of the town is not good. Couldn't something be done about pile of junk -junk cars setting around? Maybe a letter from the Council suggesting a cleanup!

-Clean up alleys and vacant lots-

-Clean up the yards and empty lots-

-Crack down on people to clean up their own backyards , get the damn junkers out, some places Sore sights. In- duce a policy or procedure to give residents a fair warning if not followed use our overstuffed police dept to start issuing citations – I've noticed residences for sale but bordering the property nothing but junkyards. I understand the city of Bayard is loaded with residences for sale, so to help the city in promoting new permanent residences , get on the ones that currently abuse the NO policy situation. Then with an out looking appearance we will increase our community population, which in turn will help us develop and increase our needed businesses. -

-First Move clean up the city!!! Main Street included.-

-need stricter laws about trash and junk in yards. The town has become a dump!-

-Clean up the weeds-

-Needs to clean up all vacant lots. Remove all old cars that do not run - Clean & repair streets - trim trees-

-Be more diligent in making people clean up the junk on their yards and weed control-

Bayard is trashy looking people have too much junk in front it was very nice at one time - now too many empty apartments - LOOKS BAD

Several comments were received concerning recreation opportunities including:

-We have a large lack of community pride and no one wants to work together. Bayard needs more grant money to make a community center, may be in the Rusty Nail-

-I think the old Rusty Nail building would be a good place to fix up for a civic center - make the empty lot in back a parking area - this used to be a nice place for dances, proms etc. its a shame that it sits empty.-

-More total Community events - lets not let this beautiful town totally die!-

-New Gymnasium at the school-

-I really believe we need to focus on our children. For example free activities or contest. Just to be able to let them know that our town cares about them. I really believe if we can focus on our Future children we can become a better town. And keep them away from wrong doings.-

-Community Center and larger gym facilities for the school-

-Something for Children falling through the cracks. Bowling alley, movie theater, rec room not at school-

-Need to look into getting a pro-baseball team in Bayard-

-Fitness center for adults beside high school-

-It would be nice to have community center for something to do-

Miscellaneous comments received on the community survey include:

-I am sorry about all of my complaints. But I have my fill of everything.

-they need to clean the Main Sewer lines. More often.-

-Senior housing opportunities-

-Remove dead trees-



-Need better leadership.-

-Need to rezone.-

-Trees -better people -people who can talk the talk and walk the walk, people who are responsible for what they do and also responsible for what they don't do. A Handyman service to help those in need.-

-Yes all citizens should have the use of city Equipment on weekends, not just city employees and councilmen's Friends.-

-Have more availabilities for low income people like Sec 8.-

-Bayard needs to attempt to develop retirement type housing to attract retired people which would bring added income into the community. This would also include a shuttle service to doctor offices in Scottsbluff.-

-City needs a lot of management! Someone with business sense to manage the city. No one knows what to do or how to do it.-

-City needs a house cleaning & get new people. Get a new mayor. The one we have now doesn't have the brains God gave him.-

-Be nice to "outsiders", they will make or break this town.-

-There is a great need to learn a better way to control mosquitos-

-Run bug sprayer after midnight-



## Appendix B: 2010 Community Survey and Compilation Summary (in-part)

As part of a community development process, the City of Bayard, in partnership with Sugar Valley Growth and Development, has constructed a community survey. The survey will be used to gain feedback on current City services and input on areas of improvement, expansion, and development that area residents would like to see. This survey is being sent to both rural and city residents who comprise our community. The survey will serve three purposes: 1) to gather demographic information for grant and other funding applications, 2) to provide community opinion on the level of service currently provided and an overview of areas community residents would like to see offered that currently are not and 3) build a preliminary community profile for marketing and economic development.

Your help is needed in order to make this successful. A concerted effort is being made to move forward in planning for the revitalization of your community. Your participation is vital in helping us take action rather than simply maintain our position.

Surveys can be completed either on paper or online. The forms you receive will be numbered, but it is important to point out that all individual survey responses are confidential. Completed surveys will be delivered directly to the Nebraska Municipal Power Pool either by mail or online and tabulated results will be returned for use. Neither the City of Bayard nor Sugar Valley Growth and Development will see individual survey results.

The numbering of the survey document will enable city utility customers and non-city utility customers to be identified separately as well as collectively in reporting. This is important as some grants dictate what population can be used for the data used for application. Because some grants require a 45%-50% return rate for the information to be considered "valid," the numbering helps ensure non-duplicate responses and a means to follow up if our return rate is too low. Finally, the numbering allows us to offer an incentive for survey completion by being able to hold a drawing for Bayard community business gift certificates to anyone who responds to the survey by February 10, 2010.

In the five-page survey you will be receiving in your mail is a request for demographic information on your family, including income information. We know that income information is a highly personal piece of information. And we want to be sure to reiterate that we will not be able to view the responses.

Please take a moment to review the survey when it arrives. If you wish to complete the survey online, there will be a link included on the cover page where you access the survey. You will be asked to enter the survey number. This is the same number that appears on your paper copy. The Bayard Public Library offers internet access for those who may not have access at their homes. Using the pre-addressed, stamped envelope to return the form by mail to NMPP in Lincoln is another option.

Remember that all surveys completed by Wednesday, February 10, 2010 will be entered for a chance to receive a \$25 gift certificate to a Bayard business. If you have any questions, please contact the City office at 586-1121 for assistance.

Thank you in advance for your help in the betterment of your community.

Michelle Coolidge,

Bayard City Council



# Bayard Community Survey

The following survey is being conducted as part of the City of Bayard's community development process in partnership with Sugar Valley Growth and Development. The information you provide in the following survey will be used to identify:

- Opportunities to secure grant funding from state and federal government sources
- Strengths and weaknesses of your community
- Projects that meet community needs
- Preparation of economic development marketing materials

Please take a few moments to answer the survey. Your responses to all questions are important, as the report loses value if not totally completed.

The population characteristics question that deals with family income is important to determine income levels within the City of Bayard and the outlying "community" of Bayard for future grant projects and funding. These income guidelines are determined by the U.S. Department of Housing and Urban Development for each county. Because providing this information is voluntary, your response will still be valid without the information. However, your responses will be helpful in planning and would be appreciated.

These surveys must be numbered as required by the Department of Housing and Urban Development and the Nebraska Department of Economic Development. By numbering the surveys, this allows the Nebraska Department of Economic Development to check the validity of the survey. In order to help ensure confidentiality, the completed surveys will be kept by the NMPP Energy – Municipal Energy Agency of Nebraska.

A self addressed, stamped envelope is enclosed for your convenience in returning your completed survey. Surveys will be tabulated by NMPP Energy – Municipal Energy Agency of Nebraska. The City of Bayard Council or staff will not see individual survey results, only the final tabulated results of the surveys. These survey results will be discussed during future public meetings. If you have questions or would like help filling out your survey please contact Michelle Fries or Jennifer Kriha at the Bayard City office by calling 688-1121. Do NOT call Chimney Rock Public Power.

## Section 1 – Population Characteristics

1. How long have you lived in Bayard? \_\_\_\_\_ Years
2. How many people live in your household? \_\_\_\_\_ People
3. How many people in your household are over the age of 65? \_\_\_\_\_ People
4. How many people in your household are under the age of 12? \_\_\_\_\_ People
5. How many people in your household attend school, grades K-12? \_\_\_\_\_ People
6. Please look at the table below. This is based on income of all persons living in the home age 18 and above. (Family includes all persons living in the same household who are related by birth, marriage or adoption, this includes a dependent child living outside the home. Income from this dependent child must also be included. What is the YEARLY adjusted gross income for each member of your family 18 and over living in your home.)

| Family Member | Adjusted Gross Income |
|---------------|-----------------------|
| 1             |                       |
| 2             |                       |
| 3             |                       |
| 4             |                       |
| 5             |                       |
| 6             |                       |
| 7             |                       |
| 8+            |                       |

**Remember –  
Survey is being  
sent to NMPP – in  
Lincoln.**

**No one locally  
will see this  
information!**

## Section 2 – Housing

Check the box by each item that applies to your housing status:

- Type of Home:  Owner  Considering Buying  Renter  
 House  Apartment  Mobile Home  
Age of Home:  0-5 Years  6-10 Years  11-20 Years  
 21- 40 Years  40 or more years

Number of Bedrooms:

- 0 Bedrooms  1 Bedroom  2 Bedrooms  
 3 Bedrooms  4 Bedrooms  5+ Bedrooms

Number of Bathrooms

- 0 Bathroom  1 Bathroom  2 Bathrooms  
 3 Bathrooms  4 or more Bathrooms

How much does your family spend on housing in an average month? (Include rent/mortgage, utilities, insurance, property taxes)

- Less than \$200  \$200 to \$400  \$400 to \$600  
 \$600 to \$800  More than \$800

Do those housing expenses add up to more than 30% of your monthly family income?  Yes  No

In Bayard are there enough adequate (clean, structurally sound, and livable):

- Apartments or homes for rent  Yes  No  
Housing for low/moderate income families  Yes  No  
Housing for the elderly  Yes  No  
Housing units for the handicapped  Yes  No

Is sub-standard housing (poor/deteriorating conditions) a problem in Bayard?  Yes  No

Please check any of the following items you feel may be unsound, or in need of improvements in your residence.

(check all that apply)

- Foundation  Roof/shingles  Windows  
 Siding/Exterior  Plumbing  Wiring  
 Floor/Ceiling  Heating  Insulation  
 Paint/Exterior  Air Conditioning

Are you satisfied with your present living conditions? (check one)  Yes  No

Would you rate the overall quality of housing in Bayard as:

- Good  Average  Below average  Poor

What kind of housing is most needed in Bayard? (check those that apply)

- Apartments  Low Income housing  
 Senior Citizen housing  Mobile homes  
 New Single Family Homes  Nursing home

Would you participate in a program providing low interest loans or grants to complete housing repairs?  Yes  No

Should the City Limits of Bayard be expanded to include suitable lots to build on?  Yes  No

Would you participate in a program offering down payment assistance for the first-time purchase of a home?

- Yes  No

Do you feel you have adequate water pressure throughout the year?  Yes  No

Do you currently own property that would be suitable for new construction?  Yes  No



### Section 3 – Social Services and Recreation

Please rate each of the following services as they are available in Bayard (circle one rating for each service.)

| Service                             | Rating |      |      |           |
|-------------------------------------|--------|------|------|-----------|
| Recreation for all ages             | Poor   | Fair | Good | Excellent |
| Youth Summer Jobs                   | Poor   | Fair | Good | Excellent |
| Counseling for troubled youth       | Poor   | Fair | Good | Excellent |
| Public Education                    | Poor   | Fair | Good | Excellent |
| Preschool Care                      | Poor   | Fair | Good | Excellent |
| Day Care                            | Poor   | Fair | Good | Excellent |
| Social Programs for senior citizens | Poor   | Fair | Good | Excellent |
| Park & Recreation facilities        | Poor   | Fair | Good | Excellent |
| Streets                             | Poor   | Fair | Good | Excellent |
| Water Service                       | Poor   | Fair | Good | Excellent |
| Sewer Service                       | Poor   | Fair | Good | Excellent |
| Police protection                   | Poor   | Fair | Good | Excellent |
| Fire Department/Emergency Service   | Poor   | Fair | Good | Excellent |
| Telephone Service                   | Poor   | Fair | Good | Excellent |
| Internet Service                    | Poor   | Fair | Good | Excellent |
| Electric Service                    | Poor   | Fair | Good | Excellent |
| Natural gas Service                 | Poor   | Fair | Good | Excellent |
| Cable TV                            | Poor   | Fair | Good | Excellent |
| Community Facilities                | Poor   | Fair | Good | Excellent |

Please comment on any of the above services here (if you need more space please write on another sheet of paper)

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The City of Bayard has various departments of operation – City Office, Police, Streets and Utilities, Parks and Recreation, Golf Course, Swimming Pool, Nursing Home, Library and Senior Center. Please offer any comments on Improvements and/or accomplishments you have seen in these areas as well as improvements you would like to see here (if you need more space please write on another sheet of paper)

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### Section 4 – Commercial/Business

1. How would you rate the overall appearance of the business district in Bayard?

- Excellent     Good     Fair     Poor

2. In which community do you do most of your shopping (check one)

- Bayard     Bridgeport     Scottsbluff     Other \_\_\_\_\_

3. Where do you most frequently look for Local News? \_\_\_\_\_ Pharmacy? \_\_\_\_\_

Veterinarian? \_\_\_\_\_ Dentist? \_\_\_\_\_ Chiropractor? \_\_\_\_\_



4. For each of the following, please indicate whether you conduct business in Bayard. Then please explain what influenced your decision to do so or to not do so.

|           |                              |                             |               |
|-----------|------------------------------|-----------------------------|---------------|
| Banking   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Reason? _____ |
| Insurance | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Reason? _____ |
| Groceries | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Reason? _____ |
| Dining    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Reason? _____ |
| Gasoline  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Reason? _____ |

5. What type of sustainable business would you like to see established and supported in Bayard? (check all that apply)

|   |   |
|---|---|
| <input type="checkbox"/> Plumbing/heat & air            | <input type="checkbox"/> Computer repair  |
| <input type="checkbox"/> Clothing                       | <input type="checkbox"/> Appliance repair |
| <input type="checkbox"/> Construction                   | <input type="checkbox"/> Handyman         |
| <input type="checkbox"/> Specialty shop (specify) _____ | <input type="checkbox"/> other _____      |

What do you suggest for improving the business district in Bayard? (If you need more space please use a separate sheet of paper.) \_\_\_\_\_

Please rank the following items in order of importance from one to ten which you feel are most in need of improvement in your community (1 = Greatest need, etc.)

|                                  |                            |
|----------------------------------|----------------------------|
| ___ Day care                     | ___ Street Conditions      |
| ___ Water Service                | ___ Downtown Appearance    |
| ___ Fire/Ambulance               | ___ Rental Housing         |
| ___ Appearance of Homes          | ___ Affordable Housing     |
| ___ Park & Recreation Facilities | ___ Vacant Lots Appearance |
| ___ Garbage Disposal/Landfill    | ___ Highway Traffic        |
| ___ Sewer Service                | ___ Library                |
| ___ Health Care Services         | ___ School                 |
| ___ Tourism                      | ___ Business Development   |

## Section 5 – General

If you moved to Bayard in the last five years, check all that apply.

- Small town atmosphere
- Job Opportunity
- Suitable housing at a good price
- Retirement home
- Schools
- Grew up in Bayard but left, am now returning
- Other reason not listed

\_\_\_\_\_

If you have lived in Bayard for more than five years what has kept you here? Check all that apply.

- Small town atmosphere
- Job Opportunity
- Suitable housing at a good price
- Retirement home
- Schools
- Grew up in Bayard but left, am now returning
- Other reason not listed

\_\_\_\_\_



Are you or an immediate family member employed in Bayard?  Yes  No

Do you or an immediate family member commute for work?  Yes  No

If yes:

How many members commute? \_\_\_\_\_

How many total miles does your household commute  
on a daily basis? \_\_\_\_\_

Do you support the use of local, state and federal moneys for:

Promotion of new business and industry to Bayard:  Yes  No

Community improvement/betterment projects:  Yes  No

Rehabilitation or construction of space for a new or expanded business:  Yes  No

Job recruitment/creation programs for all age groups:  Yes  No

Marketing assistance to Bayard businesses (including home based)  
to market their business products and services outside Bayard:  Yes  No

Support for small business or entrepreneurship training:  Yes  No

Creation of good, affordable housing in Bayard:  Yes  No



The City of Bayard has various departments of operation - City Office, Police, Streets and Utilities, Parks and Recreation, Golf Course, Swimming Pool, Nursing Home, Library and Senior Center.

| Answer Options           | Response Count |
|--------------------------|----------------|
|                          | 146            |
| <i>answered question</i> | <b>146</b>     |
| <i>skipped question</i>  | <b>189</b>     |

| Number | Response Date         | Response Text  |
|--------|-----------------------|--|
| 1      | Jan 28, 2010 10:54 PM | Police two many  |
| 2      | Jan 28, 2010 11:03 PM | Nursing home in Bayard is a great facility! Need a little more kindness instead of rudeness from the city office. Police should be out patrolling more than sitting - talking to each other all night at the museum.<br>Clean up what is vacant - Explore our ordinances. Appreciate the opportunity for such survey! <input type="checkbox"/><br>1st the state should consider for their own benefit - our centennial quarter landmark & nearest community for a betterment environment by helping promote what is here. <input type="checkbox"/><br>Our community - Bayard - is a beautiful site upon approach from all directions but once in the village, different thoughts. Thru all months numerous out of state travelers come and go without stopping - so <input type="checkbox"/> therefore send a group of officials that honestly want to help develop areas not for political reasons but for the betterment of Nebr. - instead of small community trying to make ends meet by having a survey taken for \$25.<br>Thank you. |
| 3      | Jan 29, 2010 10:41 PM | No comments  |
| 4      | Jan 30, 2010 1:26 AM  | Better maintenance of roads is needed. Many are unpaved. More recreation areas for kids/families. Better care for residents in nursing home.   |
| 5      | Jan 30, 2010 1:36 AM  | City workers do a good job. We are satisfied with all.   |
| 6      | Jan 30, 2010 1:44 AM  | There is less break in. The electrical has improved. They have a great nursing home and senior center. We need more recreation in the summer for the kids.   |
| 7      | Jan 30, 2010 2:39 AM  | Seem ok to me  |
| 8      | Jan 30, 2010 2:46 AM  | I think they need to sell the golf course!   |
| 9      | Jan 30, 2010 2:53 AM  | City cannot afford the golf course - costing nonusers too much money. The facilities everyone uses are being neglected because of the burden of the golf course.   |
| 10     | Jan 30, 2010 3:01 AM  | City services are pretty adequate - parks and recreation are excellent   |
| 11     | Jan 30, 2010 3:36 AM  | City office - XXXXXXXXXXXXXXXXXXXXXXXX. Streets are bad and the water is not fit to drink. The golf course has been in the red the past few years. I think the Senior Center should be run out of the nursing home.  |
| 12     | Jan 30, 2010 3:55 AM  | No comment   |
| 13     | Jan 30, 2010 4:15 AM  | Golf course to discontinue <input type="checkbox"/><br>Police force cut - too much laziness <input type="checkbox"/><br>City office help - cut too many employees  |
| 14     | Jan 30, 2010 4:21 AM  | maintenance crew has been seen watching TV in their shop rather than working when there are streets that have potholes, street lights out, etc.; golf course is costing city too much money  |
| 15     | Feb 1, 2010 2:02 AM   | Again no comment   |
| 16     | Feb 1, 2010 9:44 PM   |  |

|    |                      |  |
|----|----------------------|--|
| 17 | Feb 1, 2010 9:50 PM  | I think Bayard PD does an awesome job and all our officers should get a raise for keeping myself and children safe! Thank you!   |
| 18 | Feb 1, 2010 10:00 PM | At the swimming pool park they let the tennis courts deteriorate. There are 4 police officers for our town and they do not do a very good job. They also cover up certain things.  |
| 19 | Feb 1, 2010 10:17 PM | Our city council seems to do nothing but spend money. They need to fix the basics like electric, streets, etc. before golf carts for the few people who can afford to golf. Our main street needs businesses to fill the buildings not all the run down buildings we have. It appears we don't care. This town needs to clean up - fine people - clean up the junk!!   |
| 20 | Feb 1, 2010 10:22 PM | Too much money goes to Golf course instead of updating electric and water dept. Bayard is going downhill every year.   |
| 21 | Feb 1, 2010 10:46 PM | Would like to see businesses in Bayard that employ more than the owner.  |
| 22 | Feb 1, 2010 10:49 PM | Golf course - needs strong management. Swimming pool - better management, physical updates to structure.   |
| 23 | Feb 1, 2010 11:01 PM | Pool is disaster☐<br>Streets are still unpaved & never cleared of snow☐  |
| 24 | Feb 2, 2010 12:03 AM | Need to sell golf course & nursing home<br>Streets, utilities, senior center   |
| 25 | Feb 2, 2010 12:27 AM | The City of Bayard police need to write tickets to traffic violations and pay in court so revenue comes in this town. Decrease in water & electric. The park needs more playground equipment.  |
| 26 | Feb 2, 2010 2:48 AM  | We would like to see a bike/walk path through town that covers the unsafe irrigation ditch.  |
| 27 | Feb 2, 2010 2:55 AM  | Golf course is beautiful/well maintained - Great Job!<br>City parks for size of town also beautiful and well maintained! Swimming pool repainted - Looks great!<br>Library smells old & musty!   |
| 28 | Feb 2, 2010 3:02 AM  | The City dug a hole in my yard, I called to see what was going on & was told a new line of electric poles were running down my street. I marked my sprinkler systems so they would not cut it & to this day I have no idea if my sprinklers are going to work this spring or not & the pole is right in my line & the City says they know nothing but its got to be okay. We'll see this spring.                                   |
| 29 | Feb 2, 2010 3:28 AM  | I would like a choice of gas companies or something to be done about SourceGas and all their extra charges; customers charges and two different therm charges on top of what your actual gas usage is. The added charges doubles the bill & is keeping me broke. Also would like to see the removal of packed snow on the corners of streets, it seems to build up to big ice mounds that are hard to drive over & get very slick. |
| 30 | Feb 2, 2010 3:43 AM  | Down town is awful. Sidewalks need repair, weed control is terrible - electric service is bad.   |
| 31 | Feb 2, 2010 4:04 AM  | Parks not as pristine as in the past   |
| 32 | Feb 2, 2010 4:11 AM  | The golf course is in excellent condition! City Parks are in good condition.   |
| 33 | Feb 2, 2010 4:24 AM  | I feel we must always maintain a quality pool for our youth. I would like to see some way to trim or take down trees in an affordable way to the land owner.   |
| 34 | Feb 2, 2010 4:30 AM  | Streets have too many dips & potholes  |
| 35 | Feb 2, 2010 4:34 AM  | Are ok - nothing superior or extra.  |
| 36 | Feb 2, 2010 4:38 AM  | Recreation for youth of all ages.  |



|    |                      |   |
|----|----------------------|---|
| 37 | Feb 2, 2010 4:45 AM  | Police department has really improved - would like to see the streets & sidewalks improved. Swimming pool has made new improvements. Library longer hours.  |
| 38 | Feb 2, 2010 5:07 AM  | I see the city raising the rates on everything and yes in some areas that is needed - elec, water, sewer, trash as long as continue to work to provide better services.   |
| 39 | Feb 2, 2010 5:25 AM  | Bayard has all the listed departments of operation. I want to see Bayard continuing in each of the endeavors - not in a position to offer comments - other than - each entity always has room for improvement.  |
| 40 | Feb 2, 2010 4:26 PM  | Would like to see new swimming pool-more family friendly locker rooms-locker rooms are very poor. Closure of pool is common and frequent due to various problems.   |
| 41 | Feb 2, 2010 5:14 PM  | Golf course cost City too much to run. Parks and swimming pool have dirty bathrooms and never open for use. Street could be cleaned more and remove snow.   |
| 42 | Feb 2, 2010 5:31 PM  | My only gripe is the Police Dept. They are non-responsive to my complaints of vandalism.  |
| 43 | Feb 2, 2010 6:04 PM  | Every park should have working restrooms year round. Swimming pool would be more welcoming if it had sunscreen cover, completely indoors, open all year would be better. Streets covered with rocks and gravel are dangerous.   |
| 44 | Feb 2, 2010 6:28 PM  | Streets are in poor shape. Need to keep swimming pool open. Need a work out center like Prairie Winds in Bridgeport. Library is good. Police do a good job.   |
| 45 | Feb 2, 2010 6:56 PM  | Have good schools for the size of our town. Many buildings empty and deteriorating.   |
| 46 | Feb 2, 2010 7:03 PM  | Taxes are rising for people who own small properties. Need to get Heartland Express completed to join South Dakota and Colorado. Spend some money on this end of state like was proposed for the Heartland Expressway.  |
| 47 | Feb 2, 2010 10:11 PM | Nice upgrade for electrical service. Swimming pool needs major repair-we definitely need a swimming pool (about all kids have in the summer) Nice nursing home.   |
| 48 | Feb 2, 2010 10:29 PM | I would like to see more effort put in trying to clean up Main street that way if a company would want to build in Bayard they would have a nice location to do so and have to waste their money buying property they will have to spend money on to tear down building to start from square one. |
| 49 | Feb 3, 2010 2:23 PM  | Streets are terrible. Not a clean town.   |
| 50 | Feb 3, 2010 2:31 PM  | Recreation and Parks-swimming pool upkeep   |
| 51 | Feb 3, 2010 2:38 PM  | The city puts a lot of money into the Golf Course that few in town use (not even lessons for youth).<br>Pleasant workers at the city office and library.<br>Please keep putting money into the swimming pool - its all the young kids have to do in town during the summers!                      |
| 52 | Feb 3, 2010 2:54 PM  | My street, AVE C, is terrible especially when muddy. Needs more then scraping and junky yards are horrible, do something!!!   |
| 53 | Feb 3, 2010 3:34 PM  | Electric service at times has been unreliable.  |
| 54 | Feb 3, 2010 3:51 PM  | The downtown looks awful. Buildings aren't kept up and their appearance is bad. Several lots and houses in Bayard are not lived in and they are not kept up a real eye sore.  |
| 55 | Feb 3, 2010 9:32 PM  | Haven't seen improvement anywhere - except for the school. Need to upgrade everything in town to match all the upgrades at the school.  |

|    |                      |   |
|----|----------------------|---|
| 56 | Feb 3, 2010 9:44 PM  | We have 4 city clerks - why? We have a nice golf course that sees very little use and hasn't been in the black one year since it opened - who needs it? I have a broken, leaning telephone pole in my alley - held up by the wires - even though a new pole stands a few feet away and has been there for almost 3 years, half the wires are still on broken pole? Typical of city operation. |
| 57 | Feb 3, 2010 9:59 PM  | It seems some people's complaints are handled more promptly than others.  |
| 58 | Feb 3, 2010 10:05 PM | The streets are awful, potholes!! Snow removal was a joke with winter season. Golf course is great!   |
| 59 | Feb 3, 2010 10:10 PM | Golf course needs to meet the people's need as they pay their dues yearly. Lots of people would like to golf early in the morning and can't get their carts out.  |
| 60 | Feb 3, 2010 10:14 PM | Utilities - we lost power several times this summer.  |
| 61 | Feb 3, 2010 10:19 PM | Need active Sr. Center - Board now defunct - also make all city-owned businesses profitable.  |
| 62 | Feb 3, 2010 10:27 PM | Awesome golf course used tremendously. Outstanding nursing home. Great swimming pool - city office wishy washy - Police show favoritism, Need some form of community center - all ages could utilize  |
| 63 | Feb 3, 2010 10:42 PM | There needs to be an effort to bring new business to Bayard. Offer incentives.  |
| 64 | Feb 3, 2010 10:48 PM | Need decent housing. I had to sell my home because of Bad neighbors.  |
| 65 | Feb 3, 2010 10:52 PM | Golf course is one of the best in western Nebraska! Great asset for Bayard!   |
| 66 | Feb 3, 2010 11:15 PM | Fence between golf course & highway so balls don't hit cars - this happened the year we lived here & has not changed. Went through windshield causing damage to car, throwing glass into driver. We had to pay for our own damages. Could have been much worse.   |
| 67 | Feb 4, 2010 10:22 PM | Make sure the city does not poison the disabled's gardens (Re Scottsbluff Herald - LTE - 6-18-09). We like to eat fresh veggies too! Have the police educated on how to treat the disabled. We have worth too!  |
| 68 | Feb 5, 2010 5:34 PM  | The police quit at 10:00 pm, library is poorly stocked, bad personal running and only open sporadically.  |
| 69 | Feb 5, 2010 5:44 PM  | There are no youth activities. No work or businesses to hire very many.   |
| 70 | Feb 5, 2010 5:52 PM  | Needs community center such as Bridgeport has - it's too expensive to drive to exercise every day as gov't keeps recommending.  |
| 71 | Feb 5, 2010 5:57 PM  | The city needs to be educated about State & Federal laws concerning discrimination.   |
| 72 | Feb 5, 2010 6:03 PM  | The police department has been beefed up & that's better but they get a little over zealous at times but rather have them that way then too lax. We need some street repair - they are really getting rough & busted up. We need better street lighting especially around school area & side streets.   |
| 73 | Feb 5, 2010 6:10 PM  | Swimming pool is a must for Bayard, but every year it is not open for a very long period for our children. This needs to be addressed as why this is not a priority of our city crew. We need ice skating pond in the winter.   |
| 74 | Feb 5, 2010 6:17 PM  | Clean up houses in City limits that are unfit to live in.   |
| 75 | Feb 5, 2010 6:22 PM  | The swimming pool has needed replaced for years. Maybe this could be combined with school streets really do need some attention in some areas. Overall the departments are doing a good job!  |

|    |                      |  |
|----|----------------------|--|
| 76 | Feb 5, 2010 9:51 PM  | Need to do away with fluoride in water. Not good for people from what I've read online & talked to people.   |
| 77 | Feb 5, 2010 10:11 PM | Need to sell golf course   |
| 78 | Feb 5, 2010 10:20 PM | The golf course is one of our best offerings to the public we have. It brings in a lot of out of town business. The Rec community should get a good person to run the clubhouse and then leave them alone to run it. They run off all the good ones.   |
| 79 | Feb 5, 2010 10:28 PM | Need more for seniors to do. recreation. Swimming available for health purposes. Library more elderly friendly. Parks need fixed.  |
| 80 | Feb 5, 2010 10:48 PM | Library media expansion / Summer recreation facility upgraded. Swimming pool needs addressed. Golf course needs more public activity to enhance its service with the community.  |
| 81 | Feb 8, 2010 8:11 PM  | Something needs to be figured out with the baby pool. There were several times this summer when the baby pool was not filled, too full, not full enough or out of order.   |
| 82 | Feb 8, 2010 8:41 PM  | Need middle income housing. Streets need improved & swept more than once a year - Pool - need new one  |
| 83 | Feb 8, 2010 8:45 PM  | Spend too much money on golf course.   |
| 84 | Feb 8, 2010 10:28 PM | City offices - need new blood new ideals. Police - see above. Golf course - Is a dead horse. If the rich want a golf course, leave them pay not my tax money. I own a business in Bayard. As an outsider, these are the problems.  |
| 85 | Feb 8, 2010 10:48 PM | The departments as a whole have made much needed changes & deserve to be commended. I would like to see a community center project similar to Prairie Winds in Bridgeport. Maybe if it was connected to the golf course. It would make both projects self-supporting & benefit all age groups in Bayard. |
| 86 | Feb 9, 2010 3:16 PM  | doing more about lack of local businesses. let new businesses locate here.   |
| 87 | Feb 9, 2010 10:00 PM | City office needs updating. Police cars also. Water tower needs repainting. Sidewalks are terrible! Too many streetlights! Xmas lights a waste of money.   |
| 88 | Feb 9, 2010 10:11 PM | When clearing snow from side streets in winter, they just through it right in front of our mailbox & then we have to clear it ourselves. Not very considerate people work at the City of Bayard or conscious of what they're doing.  |
| 89 | Feb 9, 2010 10:37 PM | Too much interference with golf course. Let the clubhouse manager run it without the councilmen bad mouthing how it is run.  |
| 90 | Feb 9, 2010 10:44 PM | Exercise classes & opportunities in swimming pool &/or at the parks for middle-age & senior citizens.  |
| 91 | Feb 9, 2010 10:55 PM | We think the police need a 4 wheel drive vehicle so they can get around in the snow. We could use some more snow removal at times.   |
| 92 | Feb 10, 2010 5:29 PM | The City of Bayard is too small for all the different departments they have. They don't need a golf course, nursing home. They have their cup overflowing with the other departments they have. They don't have the right experienced people to run the departments they have now.                       |
| 93 | Feb 10, 2010 7:12 PM | The money spent on the golf course should be invested in the parks & youth of the town.  |
| 94 | Feb 10, 2010 8:53 PM | Golf course & park are excellent!!!! Everything else needs reform and major updates.   |
| 95 | Feb 10, 2010 9:12 PM | Don't need all that help in City office - rude - don't need that many police - forefathers need help - poor example for Bayard.  |

|     |                       |   |
|-----|-----------------------|---|
| 96  | Feb 10, 2010 9:16 PM  | The golf course is a big plus for the community & Jason does a super job of keeping it in great shape. The nursing home has improved greatly with the addition of Nancy Brandt. The care given to the elderly is outstanding & the staff is improving.  |
| 97  | Feb 10, 2010 9:23 PM  | Good improvement in swimming pool in 2009, both management & appearance. Golf course using too much city money. Parks could use new safer play equipment, tennis & basketball courts could be updated. Main Street park area looks great.   |
| 98  | Feb 10, 2010 9:27 PM  | No comment  |
| 99  | Feb 10, 2010 9:33 PM  | I do have concerns regarding the city electrical & water systems. They both need vast improvements & I do feel a lot of the funds for these improvements are used bailing out the golf course. I think selling the course is in the best interest of the city because it is hard to find employees that will run & manage it as if it were their own money they are losing.                               |
| 100 | Feb 10, 2010 9:41 PM  | It would be nice to have a park on the south side of the East Lawn Manor. There are a lot of kids in this area.   |
| 101 | Feb 10, 2010 9:46 PM  | Most of these are good. I would like to see improvement in snow removal. Main Street and intersections to Main Street are done, but side streets are never done unless its a really big snow. I'm surprised there are not more accidents on the side streets.   |
| 102 | Feb 10, 2010 9:53 PM  | Again, past & present council members & their actions have hurt, or at least hindered progress of the City. In most cases these council members appear most interested in words, not actions.   |
| 103 | Feb 10, 2010 10:15 PM | Streets & sidewalks - sidewalks throughout town need to be replaced &/or repaired - they are not only unsightly they re also dangerous as they are broken & buckled making it difficult to walk without tripping. The cemetery has been well taken care of over the past few years. It would be nice to enclose the swimming pool so it could be used year round for recreation & water exercise classes. |
| 104 | Feb 10, 2010 10:23 PM | The grounds - parks & golf course are very well maintained. Nursing home added an assisted living which was a very good & needed service.   |
| 105 | Feb 10, 2010 10:42 PM | New pool & bath house - walk/bike trail - pave all dirt streets   |
| 106 | Feb 10, 2010 10:53 PM | golf course is taking way too much money and we don't golf!!!   |
| 107 | Feb 10, 2010 10:54 PM | The police need tasers for each officer, spike strips to blow out tires in case of pursuits & available time for training. Bayard needs to have better quality buildings to attract people who want to start their own business. City needs to quit raising electrical rates on the residents to support the golf course. The golf course needs to pay its own way so it can support itself.              |
| 108 | Feb 10, 2010 11:03 PM | Would be nice to have a nice place or hall to hold meetings, wedding receptions, etc.   |
| 109 | Feb 10, 2010 11:16 PM | City does keep streets clean. Police can not be found if needed. This small town does not need 4 policemen. Taxes are way too high for us that are on SS. Did not need a new gym - more taxes.  |
| 110 | Feb 11, 2010 9:39 PM  | I feel parks has done a very god job the past few years; but some work on large ball field needs to be done. Golf course gets too much water. Nursing home needs some physical improvements. Swimming pool conditions will have to be addressed soon to keep it functioning.  |

|     |                       |  |
|-----|-----------------------|--|
| 111 | Feb 11, 2010 10:05 PM | Built a new gym at the high school, that was much needed. But our sidewalks are not safe and I think our police need to do better or more. We have serious animal issues. Dog & cat killers and no one does anything.  |
| 112 | Feb 11, 2010 10:10 PM | Police - we have too many. They watch the bars & push people outside to another town to socialize. It's killing Bayard - everything else is swell. :)  |
| 113 | Feb 11, 2010 10:17 PM | I grew up in this community. I liked it here. I went away & moved back. I want my community back. Someone else can have the social, political & economic corruption.   |
| 114 | Feb 11, 2010 10:47 PM | I would like to see an indoor facility for people to walk & exercise in, street repairs, job for our youth.  |
| 115 | Feb 11, 2010 10:57 PM | Modernize the library with new carpet, paint, heat.  |
| 116 | Feb 11, 2010 11:07 PM | City office people overpaid and too many. Police, we have 5 policemen for a town of 900. Streets suck. Utilities are very expensive. Got to pay for all these unnecessary people who work for such a small town. Every time they think they need raises for their job, our utilities go up. Up over 20% this year alone.   |
| 117 | Feb 12, 2010 7:37 PM  | Too many police officers on duty at one time doing nothing, street department could be doing a better job on upkeep.   |
| 118 | Feb 12, 2010 7:45 PM  | Tennis Court needs fixed.  |
| 119 | Feb 12, 2010 10:23 PM | Two many police - just need two!   |
| 120 | Feb 16, 2010 11:01 PM | People complain about the golf course, that it keeps losing money. It is the only thing as far as an activity for men. The city should check other ways to save money. The swimming pool loses money. The library loses money. The nursing home loses money. In my opinion, the people on the city street crew are overpaid for what little they do. Too many on police force and too many working in city office.   |
| 121 | Feb 17, 2010 3:22 PM  | Our sidewalks are in bad shape as well as many streets & water lines that are under them. Our city workers could be more efficient by not all 3 riding around in the same pick up all day.   |
| 1   | Jan 29, 2010 6:57 PM  | Everyone needs work and is run down. The facilities are good and needed.   |
| 2   | Jan 29, 2010 7:04 PM  | Good, friendly city offices, police do their best, the park and swimming pool are neat and clean - Don't know about the nursing home.  |
| 3   | Jan 29, 2010 7:26 PM  | The police department needs spike strips for their patrol cars, more tasers, new firearms, new vehicles, some surveillance equipment.  |
| 4   | Jan 29, 2010 10:21 PM | Need a new library. The electricity is outdated like down in the '50sth, it cannot handle the coyper and Internet at the same time.  |
| 5   | Feb 2, 2010 5:16 PM   | Please read above. Also, wish the Senior Center had more hours. It isn't open very much. Just some in the morning before lunch is served. Don't know of any other time, except I think that is where they have classes for people working for their GED. They have put in new water meters this year, & have been working on the electric lines. I hope this will help some of the previous problems. I haven't been in the library for some time, but always thought that it was the best run office in the city, very nice for such a small community. |
| 6   | Feb 2, 2010 7:12 PM   | I also think we have a nice swimming pool in town. Love to see an indoor pool in Bayard.   |

|    |                      |   |
|----|----------------------|---|
| 7  | Feb 2, 2010 7:22 PM  | City allows grants to buds too many of same kind of business & not a variety. Golf course and cemetery are nice looking gateway. Great nursing home. Library good. Senior Center could have more activities besides meals. Meals great. Clean up vacant eye-sore buildings.   |
| 8  | Feb 2, 2010 7:32 PM  | I can't answer any of these. Sorry.   |
| 9  | Feb 2, 2010 9:41 PM  | Youth and public activity center that offers indoor activities such as health club, racket ball, ping pong, etc.  |
| 10 | Feb 2, 2010 10:12 PM | Get rid of a few cops & save some tax dollars   |
| 11 | Feb 2, 2010 10:27 PM | We need a restaurant that will stay open.   |
| 12 | Feb 2, 2010 10:44 PM | We could use places for children to go for recreation - bowling alley, skating, etc. Pool in summer in poor shape. We could use a workout/exercise facility indoors.  |
| 13 | Feb 2, 2010 10:50 PM | Good fire dept - could use some new equipment. Golf course looks nice - is it profitable? (could be marketed more aggressively) Reek center or ? that could be utilized for seniors also why should people stop & spend money in Bayard? Take advantage of tourism. Unique area - capitalize on it.   |
| 14 | Feb 4, 2010 3:49 PM  | Don't need 4 police officers and 3 patrol cars. Need to expand club house at golf course so it could be open all year - need good eating place in Bayard. Nursing home needs much improvement.  |
| 15 | Feb 4, 2010 3:57 PM  | Police Dept - control use of drugs - arrest guilty  |
| 16 | Feb 4, 2010 4:03 PM  | Golf course is not a money making project. Get rid of it!   |
| 17 | Feb 4, 2010 11:03 PM | A new swimming pool and bath house is needed extremely bad!   |
| 18 | Feb 4, 2010 11:11 PM | A YMCA type exercise facility would be helpful for all ages - Youth have great programs at our school, but adults need a place without having to drive 30-50 miles for exercise.  |
| 19 | Feb 8, 2010 9:03 PM  | I think the golf course should support itself. It is not right to have the citizens of Bayard support this when not everyone wanted to golf course to begin with. Too much money is poured into the golf course, when there are electrical needs that need addressed. I would also like to see better police officers, who aren't scared of people. |
| 20 | Feb 8, 2010 10:03 PM | City office needs to let golf course alone and let the manager take care of it.   |
| 21 | Feb 8, 2010 10:15 PM | Improve quality of police staff. Improve the look of downtown Bayard - looks terrible, the buildings need work/face lift.   |
| 22 | Feb 8, 2010 10:25 PM | This survey is too long & does not cover the issues that need to be covered for the small town of Bayard - The Big issue is we need to stop pouring money into the golf course. 1,000,000 over 10 years could have been better spent on the infrastructure.   |
| 23 | Feb 10, 2010 3:59 AM | Don't really know too much about these departments other than the Golf Course which I believe the City has spent too much money on and they need to figure away that it can support itself or those who use it are willing to do more toward the upkeep and etc. Don't use money from other departments for the Golf Course                         |
| 24 | Feb 10, 2010 8:40 PM | I think the city should sell the golf course,   |
| 25 | Feb 17, 2010 4:23 PM | None  |

# Appendix C: Western Nebraska Economic Development 2016 Housing Study Surveys

## *Citizen Housing Survey* SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES, NEBRASKA

Western Nebraska Economic Development (WNED) is currently conducting the following survey to determine both present and future housing needs during the next five years. This survey is a component of a Multi-County Regional Housing Study for Scotts Bluff, Morrill and Kimball Counties, funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED. An important activity of the Housing Study is to ask you, a local resident, about the housing needs of your Community. Please complete this survey by **THURSDAY, MARCH 31<sup>ST</sup>**.

**1. In which community do you reside?**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Bayard (86)     | <input type="checkbox"/> Kimball (2)    | <input type="checkbox"/> Scottsbluff (140)                                 |
| <input type="checkbox"/> Bridgeport (13) | <input type="checkbox"/> Lyman (1)      | <input type="checkbox"/> Terrytown (4)                                     |
| <input type="checkbox"/> Broadwater (0)  | <input type="checkbox"/> McGrew (1)     | <input type="checkbox"/> Rural Scotts Bluff County (35)                    |
| <input type="checkbox"/> Bushnell (1)    | <input type="checkbox"/> Melbeta (1)    | <input type="checkbox"/> Rural Morrill County (9)                          |
| <input type="checkbox"/> Dix (0)         | <input type="checkbox"/> Minatare (8)   | <input type="checkbox"/> Rural Kimball County (0)                          |
| <input type="checkbox"/> Gering (91)     | <input type="checkbox"/> Mitchell (131) | <input type="checkbox"/> Other (please identify)____(4 – See Comments)____ |
| <input type="checkbox"/> Henry (0)       | <input type="checkbox"/> Morrill (13)   | <b>TOTAL SURVEYS: 570</b>  |

**2. Which of the following sectors are you employed?**

- |  |   |
|--|---|
| <input type="checkbox"/> Government (51)               | <input type="checkbox"/> Finance (8)  |
| <input type="checkbox"/> Non-Profit Organization (30)  | <input type="checkbox"/> Manufacturing (22)                                 |
| <input type="checkbox"/> Retail & Wholesale Trade (35) | <input type="checkbox"/> Agricultural/Forestry/Natural Resources (12)       |
| <input type="checkbox"/> Real Estate (9)               | <input type="checkbox"/> <b>Administrative (79)</b>                         |
| <input type="checkbox"/> Information (3)               | <input type="checkbox"/> Health Care/Social (18)                            |
| <input type="checkbox"/> Education (52)                | <input type="checkbox"/> Utilities/Construction (53)                        |
| <input type="checkbox"/> Leisure & Hospitality (5)     | <input type="checkbox"/> Professional/Technical (1)                         |
| <input type="checkbox"/> Transportation (11)           | <input type="checkbox"/> Mining (0)   |
| <input type="checkbox"/> Accommodation & Food (11)     | <input type="checkbox"/> Arts/Entertainment (51)                            |
| <input type="checkbox"/> Retired (30)                  | <input type="checkbox"/> Other (please identify)____(53 – See Comments)____ |

**3. Gender?**

- Male (195)                       **Female (335)**

**4. What is your current age?**

Under 25 \_\_2\_\_ 25-34 \_\_70\_\_ **35-44 \_\_129\_\_** 45-54 \_\_118\_\_ 55-64 \_\_121\_\_ 65-74 \_\_81\_\_ 75-84 \_\_12\_\_ 85+ \_\_2\_\_

**5. Number of persons in your household?** 1 = 58 **2 = 223** 3 = 84 4 = 117 5+ = 54

**6. Please indicate your household income range, for 2015, before taxes.** \$ Less Than \$25K = 53  
\$25K-\$40K = 93 \$40K-\$60K = 92 \$60K-\$80K = 100 \$80K-\$100K = 89 **More Than \$100K = 105**

**7. Do you own or rent where you live now?** **427 Own** \_\_111 Rent

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

| For Renters |  | For Owners |  |
|-------------|--|------------|--|
| 10          | Lack of handicap accessible housing                                    | 9          | Lack of handicap accessible housing                            |
| 5           | Lack of adequate public transportation                                 | 7          | Lack of adequate public transportation                         |
| 5           | Lack of knowledge of fair housing rights                               | 6          | Lack of knowledge of fair housing rights                       |
| <b>68</b>   | <b>Cost of rent</b>  | <b>81</b>  | <b>Housing prices</b>  |
| 2           | Restrictive zoning/building codes                                      | 10         | Restrictive zoning/building codes                              |
| 10          | Job status   | 15         | Job status   |
| 17          | Attitudes of landlords & neighbors                                     | 14         | Attitudes of immediate neighbors                               |
| <b>70</b>   | <b>Lack of availability of decent rental units in your price range</b> | 17         | Mortgage lending application requirements                      |
| 6           | Use of background checks   | 33         | Excessive down payment/closing costs                           |
| 15          | Excessive application fees and/or rental deposits                      | <b>52</b>  | <b>Cost of utilities</b>                                       |
| <b>25</b>   | <b>Cost of utilities</b>   | 6          | Lack of educational resources about homeowner responsibilities |
| 4           | Lack of educational resources about tenant responsibilities            | 30         | Cost of homeowners insurance                                   |
| 24          | Other:____(See Comments)_____  | <b>73</b>  | <b>Lack of sufficient homes for sale</b>                       |
|             |  | 54         | Other:____(See Comments)_____                                  |

**9. Are you satisfied with your current housing situation?** **334 Yes** \_\_80 No

If no, please explain: \_\_\_\_\_(See Comments)\_\_\_\_\_

10. Which of the following housing types are needed in your Community? Please Check (✓).

|   | Greatly Needed | Somewhat Needed | Not Needed |
|---|----------------|-----------------|------------|
| ▪ Housing For:  | -----          | -----           | -----      |
| 1. Lower-Income Families  | 170            | 139             | 53         |
| 2. Middle-Income Families   | 236            | 135             | 14         |
| 3. Upper-Income Families  | 41             | 108             | 171        |
| 4. Single Parent Families   | 180            | 142             | 22         |
| 5. Existing / New Employees   | 127            | 168             | 31         |
| ▪ Student Housing (On-Campus)   | 35             | 73              | 132        |
| ▪ Student Housing (Of-Campus)   | 52             | 106             | 95         |
| ▪ Single Family Housing   | 178            | 152             | 25         |
| ▪ Rental Housing (General)  | 182            | 134             | 28         |
| ▪ Manufactured Homes  | 40             | 113             | 100        |
| ▪ Mobile Homes  | 11             | 67              | 220        |
| ▪ Condominiums/Townhomes  | 63             | 186             | 80         |
| ▪ Duplex Housing  | 71             | 209             | 51         |
| ▪ Apartment Complexes (3 to 12 Units per Complex)   | 120            | 159             | 58         |
| ▪ Rehabilitation of Owner-occupied Housing  | 150            | 129             | 37         |
| ▪ Rehabilitation of Renter-occupied Housing   | 152            | 131             | 34         |
| ▪ Housing Choices for First-Time Homebuyers   | 200            | 142             | 16         |
| ▪ Single Family Rent-To-Own   | -----          | -----           | -----      |
| 1. Short-Term 3 to 5 Years  | 148            | 132             | 39         |
| 2. Long-Term 6 to 15 Years  | 149            | 135             | 42         |
| ▪ Duplex/Townhouse Rent-to-Own  | -----          | -----           | -----      |
| 1. Short-Term 3 to 5 Years  | 73             | 165             | 69         |
| 2. Long-Term 6 to 15 Years  | 73             | 150             | 77         |
| ▪ One Bedroom (Apartment or House)  | 85             | 187             | 51         |
| ▪ Two Bedroom (Apartment or House)  | 151            | 172             | 26         |
| ▪ Three+ Bedroom (Apartment or House)   | 188            | 141             | 19         |
| ▪ Independent Living Housing for Persons with a Mental/Physical Disability                              | 110            | 129             | 49         |
| ▪ Group Home Housing for Persons with a Mental/Physical Disability                                      | 84             | 120             | 68         |
| ▪ Housing in Downtown   | 58             | 130             | 123        |
| ▪ Retirement Housing – Rental   | 109            | 144             | 49         |
| ▪ Retirement Housing – Purchase (Owner occupant)  | 90             | 151             | 50         |
| ▪ Retirement Housing For:   | -----          | -----           | -----      |
| 1. Low-income Elderly Persons   | 176            | 119             | 32         |
| 2. Middle-income Elderly Persons  | 150            | 140             | 35         |
| 3. Upper-income Elderly Persons   | 58             | 123             | 106        |
| ▪ Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.) | 101            | 134             | 62         |
| ▪ Single-Room-Occupancy Housing (Boarding Homes)  | 51             | 95              | 113        |
| ▪ Short-Term Emergency Shelters – 30 Days or Less   | 128            | 106             | 70         |
| ▪ Long-Term Shelters – 90 Days or Less  | 93             | 99              | 102        |
| ▪ Transitional Housing (3-12 month temporary housing)   | 92             | 125             | 78         |
| ▪ Housing for Persons with Chronic Illness, including Alcohol/ Substance Abuse.                         | 92             | 117             | 70         |
| ▪ Other (specify):  |                |                 |            |



11. Do you support your Community/County in using State and/or Federal grant funds to conduct:

... an owner housing rehabilitation program? **288 Yes**    103 No  
... a renter housing rehabilitation program? **252 Yes**    140 No

12. Do you support Community/County in establishing a local program that would purchase and remove dilapidated houses, making lots available for a family or individual to build owner or rental housing? **361 Yes** 37 No

13. Do you support Community/County in securing State and/or Federal grant dollars to purchase, rehabilitate and resale vacant housing? **308 Yes** 86 No

14. Do you support Community/County in securing State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers? **289 Yes** 107 No

**If you are 55+ years of age, please continue here with Questions 15 - 19. If not, please skip to Question #20.**

15. Do you or anyone in your household have a disability or any special assistance needs (Mobility, Mental, Hearing/Speech Impaired, Nutrition/Medication Assistance, etc.)? Yes 24 **No 133**

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

\_\_\_\_\_  
(See Comments) \_\_\_\_\_

16. Do You plan on changing housing in the future?

|                     |               |               |
|---------------------|---------------|---------------|
| One Year            | <u>14</u> Yes | <b>106 No</b> |
| Two Years           | <u>13</u> Yes | <b>107 No</b> |
| Three to Five Years | <u>33</u> Yes | <b>95 No</b>  |
| Six to 10 Years     | <u>48</u> Yes | <b>83 No</b>  |

If yes to Question #16, which of the following types of housing do you anticipate needing?

Mark your top three (3).

|                                      |  |
|--------------------------------------|--|
| <b>52 Single Family Home</b>         | <u>5</u> Apartment - Purchase          |
| <u>7</u> Duplex - Rent               | <b>12 Assisted Living Housing</b>      |
| <u>6</u> Duplex - Purchase           | <u>5</u> One Bedroom Apartment - Rent  |
| <u>6</u> Town Home - Rent            | <u>10</u> Two Bedroom Apartment - Rent |
| <b>21 Town Home - Purchase</b>       | <u>15</u> Other _____                  |
| <u>6</u> Nursing Home/Long-Term Care |  |

17. Which of the following additional housing types are needed in Your Community/County, for persons 55+ years of age, during the next five years. Mark the top three (3).

|                                       |  |
|---------------------------------------|--|
| <b>76 Single Family Home</b>          | <u>17</u> Apartment - Purchase         |
| <u>60</u> Duplex - Rent               | <b>69 Assisted Living Housing</b>      |
| <u>40</u> Duplex - Purchase           | <u>42</u> One Bedroom Apartment - Rent |
| <u>48</u> Town Home - Rent            | <b>73 Two Bedroom Apartment - Rent</b> |
| <u>50</u> Town Home - Purchase        | <u>6</u> Other _____                   |
| <u>31</u> Nursing Home/Long-Term Care |  |

18. Please rate the quality of the following Support Services in your Community/County.  
(1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent).

- |  |   |
|--|---|
| <input type="checkbox"/> 2.1 Case Management/Legal Aid           | <input type="checkbox"/> 2.2 Transportation/Auto Repair               |
| <input type="checkbox"/> 2.2 Cultural/Language Assistance        | <input type="checkbox"/> 2.0 Finance Assistance/Management            |
| <input type="checkbox"/> 2.4 Continuing Education Opportunities  | <input type="checkbox"/> 2.2 Health Services (Mental, Physical, etc.) |
| <input type="checkbox"/> 2.0 Employment Opportunities/Training   | <input checked="" type="checkbox"/> 2.8 Law Enforcement               |
| <input type="checkbox"/> 2.0 Adult Care Services                 | <input type="checkbox"/> 2.2 Senior Social & Recreation Activities    |
| <input type="checkbox"/> 2.0 Alcohol/Drug Abuse Services         | <input type="checkbox"/> 2.0 Housing (Permanent, Transitional, etc.)  |
| <input checked="" type="checkbox"/> 2.7 Food/Meals-On-Wheels     | <input type="checkbox"/> 2.3 Emergency Transportation                 |
| <input type="checkbox"/> 2.5 Home Health Care                    | <input checked="" type="checkbox"/> 2.6 Volunteer Opportunities       |
| <input type="checkbox"/> 2.2 Counseling Services                 | <input type="checkbox"/> 2.0 Veteran & Homeless Services              |
| <input type="checkbox"/> 2.1 Aids for Disabilities               | Other: _____  |
| <input type="checkbox"/> 1.9 Home Repair/Rehabilitation Services |   |

19. Please identify the top three Support Service needs in your Community/County.  
(See Comments)

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20. Please provide any additional comments regarding the future of housing in  
Your Community/County:

(See Comments)

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### Workforce Housing Needs Survey

Western Nebraska Economic Development (WNED), in cooperation with major employers, is conducting the following survey to determine the specific renter and owner housing needs of the area's workforce. This Survey is part of a Multi-County Regional Housing Study for Scotts Bluff, Morrill and Kimball Counties, funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED. We would appreciate you completing and returning the following Survey to your employer by **THURSDAY, APRIL 14<sup>TH</sup>**.

1. Place of Employment? \_\_\_\_\_ (See Comments) \_\_\_\_\_ **TOTAL SURVEYS: 228**
2. In which Community do you currently reside?
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Bayard (45)    | <input type="checkbox"/> Kimball (0)   | <input type="checkbox"/> Scottsbluff (63)                                   |
| <input type="checkbox"/> Bridgeport (4) | <input type="checkbox"/> Lyman (0)     | <input type="checkbox"/> Terrytown (1)                                      |
| <input type="checkbox"/> Broadwater (0) | <input type="checkbox"/> McGrew (0)    | <input type="checkbox"/> Rural Scotts Bluff County (20)                     |
| <input type="checkbox"/> Bushnell (0)   | <input type="checkbox"/> Melbeta (0)   | <input type="checkbox"/> Rural Morrill County (3)                           |
| <input type="checkbox"/> Dix (0)        | <input type="checkbox"/> Minatare(4)   | <input type="checkbox"/> Rural Kimball County (6)                           |
| <input type="checkbox"/> Gering (28)    | <input type="checkbox"/> Mitchell (38) | <input type="checkbox"/> Other (please identify)____(11 - See Comments)____ |
| <input type="checkbox"/> Henry (0)      | <input type="checkbox"/> Morrill (5)   |   |
3. Number of Persons in your household? 1 = 22 **2 = 74** 3 = 53 4 = 39 5+ = 30
4. Do you rent or are you a homeowner?  41 Rent  173 Own
5. Are you satisfied with your current housing situation?  194 Yes  24 No  
If no, why? \_\_\_\_\_ (See Comments) \_\_\_\_\_
6. What is your current annual total household income?  
 34 Less than \$35K  38 \$35K-\$50K  48 \$51K-\$70K  31 \$71K-\$85K  62 \$86K+

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

| For Renters |  | For Owners |  |
|-------------|--|------------|--|
| 0           | Lack of handicap accessible housing                                    | 0          | Lack of handicap accessible housing                            |
| 0           | Lack of adequate public transportation                                 | 0          | Lack of adequate public transportation                         |
| 0           | Lack of knowledge of fair housing rights                               | 0          | Lack of knowledge of fair housing rights                       |
| <b>17</b>   | <b>Cost of rent</b>  | <b>27</b>  | <b>Housing prices</b>  |
| 0           | Restrictive zoning/building codes                                      | 1          | Restrictive zoning/building codes                              |
| 1           | Job status   | 0          | Job status   |
| 0           | Attitudes of landlords & neighbors                                     | 5          | Attitudes of immediate neighbors                               |
| <b>18</b>   | <b>Lack of availability of decent rental units in your price range</b> | 6          | Mortgage lending application requirements                      |
| 0           | Use of background checks   | 5          | Excessive down payment/closing costs                           |
| 1           | Excessive application fees and/or rental deposits                      | 13         | Cost of utilities  |
| <b>10</b>   | <b>Cost of utilities</b>   | 1          | Lack of educational resources about homeowner responsibilities |
| 0           | Lack of educational resources about tenant responsibilities            | 7          | Cost of homeowner's insurance                                  |
|             |  | <b>22</b>  | <b>Lack of Sufficient Homes for Sale</b>                       |
|             |  | <b>52</b>  | <b>Cost of Real Estate Taxes</b>                               |
|             | Other: _____   |            | Other: _____   |

8. If you are currently a renter and would like to become a homeowner in the next five years, or if you are currently an owner and desire to upgrade or change housing in the next five years, please complete the following questions.

8.a. In which one of the following Communities would you like to purchase a home, or rent?

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> <b>Bayard (14)</b> | <input type="checkbox"/> Kimball              | <input type="checkbox"/> <b>Scottsbluff (36)</b>                          |
| <input type="checkbox"/> Bridgeport         | <input type="checkbox"/> Lyman                | <input type="checkbox"/> Ferrytown (1)                                    |
| <input type="checkbox"/> Broadwater         | <input type="checkbox"/> McGrew               | <input type="checkbox"/> <b>Rural Scotts Bluff County (17)</b>            |
| <input type="checkbox"/> Bushnell           | <input type="checkbox"/> Melbeta              | <input type="checkbox"/> Rural Morrill County (5)                         |
| <input type="checkbox"/> Dix                | <input type="checkbox"/> Minatare             | <input type="checkbox"/> Rural Kimball County                             |
| <input type="checkbox"/> Gering (9)         | <input type="checkbox"/> <b>Mitchell (21)</b> | <input type="checkbox"/> Other (please identify)___(13 – See Comments)___ |
| <input type="checkbox"/> Henry (1)          | <input type="checkbox"/> Morrill (1)          |   |

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

- 89** **Single Family** \_\_\_6\_\_\_ Attached Townhouse or Duplex-Type Unit  
 \_\_\_ Mobile Home \_\_\_3\_\_\_ Patio Home \_\_\_47\_\_\_ I plan to remain where I am.

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

- \_\_\_1\_\_\_ One \_\_\_23\_\_\_ Two **71** **Three** \_\_\_40\_\_\_ Four +

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

- \_\_\_18\_\_\_ Less than \$50K **33** **\$50K - \$100K** \_\_\_24\_\_\_ \$100K-\$120K \_\_\_12\_\_\_ \$120K-\$135K  
 \_\_\_17\_\_\_ \$135K-\$175K \_\_\_16\_\_\_ \$175K-\$225K \_\_\_10\_\_\_ \$225K+

8.e. What is the most your family could afford for monthly rent? \_\_\_11\_\_\_ Less than \$400 \_\_\_25\_\_\_ \$400 to \$500 \_\_\_16\_\_\_ \$500 to \$550 \_\_\_22\_\_\_ \$550 to \$650 **45** **\$650+**

## Continuum of Care for Elderly Persons Household Survey

Western Nebraska Economic Development (WNED) is currently conducting a Multi-County Regional Housing Study, to determine both the short- and long-term housing needs of persons and families in Scotts Bluff, Morrill and Kimball Counties. The Study is funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED. The Study will include the identification of housing and service needs of elderly persons in each County and Community. Please complete and return this Survey, with your name and contact information to the drop box by THURSDAY, APRIL 14<sup>TH</sup>.

1) Sex: Male\_\_17\_\_ Female\_\_30\_\_ (No Response =3) TOTAL SURVEYS: 50

2) Location/

Age Status: Where do you currently live?

- |                          |                |                          |              |                          |                                   |
|--------------------------|----------------|--------------------------|--------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Bayard (15)    | <input type="checkbox"/> | Kimball (0)  | <input type="checkbox"/> | Scottsbluff (2)                   |
| <input type="checkbox"/> | Bridgeport (0) | <input type="checkbox"/> | Lyman (0)    | <input type="checkbox"/> | Terrytown (0)                     |
| <input type="checkbox"/> | Broadwater (0) | <input type="checkbox"/> | McGrew (0)   | <input type="checkbox"/> | Rural Scotts Bluff County (0)     |
| <input type="checkbox"/> | Bushnell (0)   | <input type="checkbox"/> | Melbeta (0)  | <input type="checkbox"/> | Rural Morrill County (0)          |
| <input type="checkbox"/> | Dix (0)        | <input type="checkbox"/> | Minatare (0) | <input type="checkbox"/> | Rural Kimball County (0)          |
| <input type="checkbox"/> | Gering (9)     | <input type="checkbox"/> | Mitchell (9) | <input type="checkbox"/> | Other (please identify)_(11)_____ |
| <input type="checkbox"/> | Henry (1)      | <input type="checkbox"/> | Morrill (1)  | <input type="checkbox"/> |                                   |

What is your current age?

Under 45\_\_0\_\_ 45-54\_\_0\_\_ 55-64\_\_0\_\_ 65-74\_\_11\_\_ 75-84\_\_15\_\_ 85+\_\_18\_\_

Are you currently retired? Yes\_\_47\_\_ No\_\_2\_\_

If no, do you plan on retiring in the Area? Yes\_\_5\_\_ No\_\_2\_\_

3) Family

Status: How many people live in your household? **1 = 28** 2 = 17 3 = 3\_\_

How many people 55+ years live in your household? **1 = 25** 2 = 17 3 = 1\_\_

4) Disability

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

Yes\_\_26\_\_ No\_\_21\_\_

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

5) Please indicate your household income range, for 2015, before taxes. \$  
Less Than \$25K = 11 \$25K or More = 5

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

Own (28)

Rent (20)

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

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

|                                  |                                    |                               |
|----------------------------------|------------------------------------|-------------------------------|
| 2.67_Social/Rec. Activities      | 2.21_Continuing Education          | 2.69_Entertainment Options    |
| <b>1.59_Church</b>               | <b>1.91_Discount/Variety Store</b> | <b>1.73_Library</b>           |
| <b>1.80_Grocery Store</b>        | 2.14_Hospital                      | 2.03_Medical Clinic           |
| 2.09_Pharmacy                    | 2.71_Downtown Businesses           | <b>1.79_Police Protection</b> |
| <b>1.56_Fire Protection</b>      | <b>1.52_Senior Center</b>          | <b>1.52_Bank</b>              |
| <b>1.86_City/Village Offices</b> | <b>1.72_Post Office</b>            | <b>1.61_Schools</b>           |
| 2.00_Parks/Recreation            | 2.44_Restaurant/Cafe               | Other:_____                   |

8) Are you satisfied with your current housing situation? **42 Yes** \_\_\_6\_\_\_ No  
If no, please explain:

\_\_\_\_\_

\_\_\_\_\_

9) Do You plan on changing housing in the future?  
One Year \_\_\_1\_\_\_ Yes **34 No**  
Two Years \_\_\_2\_\_\_ Yes **28 No**  
Three to Five Years \_\_\_5\_\_\_ Yes **26 No**  
Six to 10 Years \_\_\_6\_\_\_ Yes **24 No**

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

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| ___2___ Single Family Home          | <b>0 Apartment - Purchase</b>         |
| ___4___ Duplex - Rent               | <b>17 Assisted Living Housing</b>     |
| ___0___ Duplex - Purchase           | <b>3 One Bedroom Apartment - Rent</b> |
| ___1___ Town Home - Rent            | <b>7 Two Bedroom Apartment - Rent</b> |
| ___0___ Town Home - Purchase        | Other _____                           |
| ___3___ Nursing Home/Long-Term Care |                                       |

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

|                                     |  |
|-------------------------------------|--|
| ___9___ Single Family Home          | <b>1 Apartment - Purchase</b>          |
| ___6___ Duplex - Rent               | <b>12 Assisted Living Housing</b>      |
| ___0___ Duplex - Purchase           | <b>8 One Bedroom Apartment - Rent</b>  |
| ___5___ Town Home - Rent            | <b>12 Two Bedroom Apartment - Rent</b> |
| ___0___ Town Home - Purchase        | Other _____                            |
| ___8___ Nursing Home/Long-Term Care |  |

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

\_\_\_12\_\_\_ Very appealing  
**19 Somewhat appealing**  
\_\_\_12\_\_\_ Not appealing

12) Please rate the quality of the following Support Services in your County/Community.

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

|  |   |
|--|---|
| ___2.68___ Case Management/Legal Aid           | ___2.41___ Transportation/Auto Repair               |
| ___2.71___ Cultural/Language Assistance        | ___2.34___ Finance Assistance/Management            |
| ___2.65___ Continuing Education Opportunities  | ___2.51___ Health Services (Mental, Physical, etc.) |
| ___2.90___ Employment Opportunities/Training   | ___2.12___ Law Enforcement                          |
| ___2.52___ Adult Care Services                 | ___2.70___ Senior Social & Recreation Activities    |
| ___2.67___ Alcohol/Drug Abuse Services         | ___2.48___ Housing (Permanent, Transitional, etc.)  |
| <b>1.68 Food/Meals-On-Wheels</b>               | <b>2.18 Emergency Transportation</b>                |
| <b>2.20 Home Health Care</b>                   | ___2.28___ Volunteer Opportunities                  |
| ___2.65___ Counseling Services                 | ___2.24___ Veteran Services                         |
| ___2.47___ Aids for Disabilities               | ___3.04___ Homeless Services                        |
| ___2.90___ Home Repair/Rehabilitation Services | Other: _____  |

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Appendix C: Brownfields Survey

| Brownfields   Bayard Health Outcomes                                   |                               |                  |  |
|--|-------------------------------|------------------|--|
| Community Needs/Issues   | Health Outcome                | Expected Trend   | Data Source  |
| Housing  | Quality of life               | Increase         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Poor or fair health           | Decrease         |  |
|  | Poor physical health days     | Decrease         |  |
|  | Poor mental health days       | Decrease         |  |
|  | Low birthweight               | Decrease         |  |
|  | Unemployment rate             | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Poverty level                 | Decrease         |  |
|  | Median household income       | Increase         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Severe housing problems       | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Children in poverty           | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
| Capitalize on tourists visiting Chimney Rock                           | Quality of life               | Increase         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Poor or fair health           | Decrease         |  |
|  | Poor physical health days     | Decrease         |  |
|  | Poor mental health days       | Decrease         |  |
|  | Low birthweight               | Decrease         |  |
|  | Unemployment rate             | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Sales tax revenue             | Increase         | This could potentially be gathered form the county treasurer.  |
|  | Median household income       | Increase         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Children in poverty           | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Lodging for Tourists/Visitors | Quality of life  | Increase   |
| Poor or fair health  |                               | Decrease         |  |
| Poor physical health days  |                               | Decrease         |  |
| Poor mental health days  |                               | Decrease         |  |
| Low birthweight  |                               | Decrease         |  |
| Unemployment rate  |                               | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
| Sales tax revenue  |                               | Increase         | This could potentially be gathered form the county treasurer.  |
| Median household income  |                               | increase         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
| Children in poverty  |                               | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
| Address/renovate blighted, unsafe buildings<br>Downtown revitalization |                               | Youth crime rate | Decrease   |
|  | injury deaths                 | Decrease         | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |
|  | Currently have asthma         | Decrease         | NE BRFSS   |



|   |                           |  |  |
|---|---------------------------|--|--|
|   | Quality of life           | Increase   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|   | Poor or fair health       | Decrease   |  |
|   | Poor physical health days | Decrease   |  |
|   | Poor mental health days   | Decrease   |  |
|   | Low birthweight           | Decrease   |  |
|   | Unemployment rate         | Decrease   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|   | Sales tax revenue         | Increase   | This could potentially be gathered from the county treasurer.  |
|   | Median household income   | Increase   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
| Attract new businesses/retain existing businesses | Children in poverty       | Decrease   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|   | Youth crime rate          | Decrease   | This could potentially be gathered from local police/courts system.  |
|   | Injury deaths             | Decrease   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|   | Currently have asthma     | Decrease   | NE BRFSS   |
|   | Quality of life           | Increase   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|   | Poor or fair health       | Decrease   |  |
|   | Poor physical health days | Decrease   |  |
|   | Poor mental health days   | Decrease   |  |
| Low birthweight                                   | Decrease                  |  |  |
| Unemployment rate                                 | Decrease                  | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |  |
| Sales tax revenue                                 | Increase                  | This could potentially be gathered from the county treasurer.  |  |
| Median household income                           | Increase                  | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |  |
| Children in poverty                               | Decrease                  | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |  |
| Attract young professionals                       | Quality of life           | Increase   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|   | Poor or fair health       | Decrease   |  |
|   | Poor physical health days | Decrease   |  |
|   | Poor mental health days   | Decrease   |  |
|   | Low birthweight           | Decrease   |  |
|   | Unemployment rate         | Decrease   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|   | Sales tax revenue         | Increase   | This could potentially be gathered from the county treasurer.  |
|   | Median household income   | Increase   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
| Children in poverty                               | Decrease                  | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ) |  |
| Activities for youth                              | Youth crime rate          | Decrease   | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ), NE BRFSS |
|   | Food insecurity           | Decrease   |  |
| Develop youth center                              | Youth crime rate          | Decrease   | County Health Rankings   |
|   | Food insecurity           | Decrease   |  |

|  |   |          |  |
|--|---|----------|--|
|  |   |          | ( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ), NE BRFSS                           |
|  | Quality of life   | Increase | County Health Rankings   |
|  | Poor or fair health   | Decrease | ( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )                                     |
|  | Poor physical health days   | Decrease |  |
|  | Poor mental health days   | Decrease |  |
|  | Low birthweight   | Decrease |  |
|  | Unemployment rate   | Decrease | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|  | Sales tax revenue   | Increase | This could potentially be gathered from the county treasurer.  |
|  | Median household income   | Increase | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|  | Children in poverty   | Decrease | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
| Create indoor/outdoor community gathering spaces | Adults who reported that their mental health was not good 14 or more days of the last 30 days | Decrease | NE BRFSS   |
|  | Adults consuming fruits less than 1 time/day in past 30 days                                  | Decrease | NE BRFSS   |
|  | Adults consuming vegetables less than 1 time/day in past 30 days                              | Decrease | NE BRFSS   |
| Create trails and walking paths                  | Adults who reported that their mental health was not good 14 or more days of the last 30 days | Decrease | NE BRFSS   |
|  | Obese adults (BMI ≥ 30)   | Decrease | NE BRFSS   |
|  | Overweight or obese adults (BMI ≥ 25)   | Decrease | NE BRFSS   |
|  | Adults who met both aerobic physical activity and muscle strengthening recommendations        | Increase | NE BRFSS   |
|  | Poor physical health days   | Decrease | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|  | Poor or fair health   | Decrease | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
|  | Physical inactivity   | Decrease | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> )           |
| Offer activities/classes for all age groups      | Adults who reported that their mental health was not good 14 or more days of the last 30 days | Decrease | NE BRFSS   |
|  | Had a fall in past year, aged 45 years and older  | Decrease | NE BRFSS   |
|  | Injured due to a fall in past year, aged 45 years and older                                   | Decrease | NE BRFSS   |
|  | Youth crime rate  | Decrease |  |
|  | Food insecurity   | Decrease | County Health Rankings<br>( <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> ), NE BRFSS |
|  | Quality of life   | Increase | County Health Rankings   |

|  |                           |          |  |
|--|---------------------------|----------|--|
|  | Poor or fair health       | Decrease | <a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a>                           |
|  | Poor physical health days | Decrease |  |
|  | Poor mental health days   | Decrease |  |
|  | Low birthweight           | Decrease |  |
|  | Unemployment rate         | Decrease | County Health Rankings<br><a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> |
|  | Sales tax revenue         | Increase | This could potentially be gathered from the county treasurer.  |
|  | Median household income   | Increase | County Health Rankings<br><a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> |
|  | Children in poverty       | Decrease | County Health Rankings<br><a href="http://www.countyhealthrankings.org">www.countyhealthrankings.org</a> |



## Appendix E: Community Redevelopment Workshops

