



Cozad, Nebraska Comprehensive Development Plan 2016



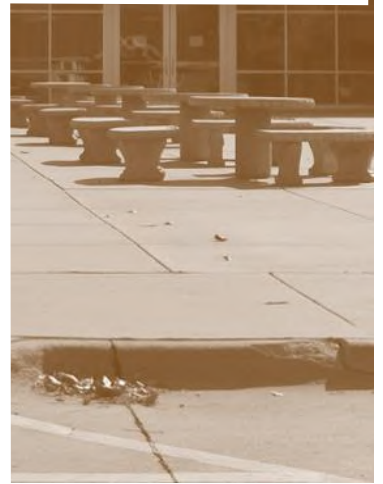
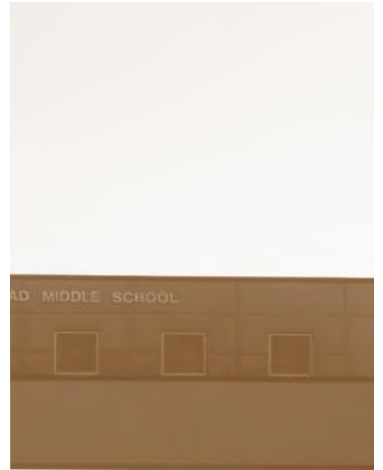
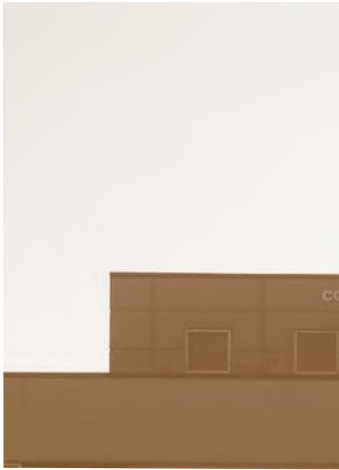


Table of Contents



PLAN PARTICIPANTS

City Council

NANCY MEYER - MAYOR
BRIAN MONTGOMERY
DEBRA LEAHY
CLARIE BLOCK
DOUG SWAN

Steering Committee Members

SUSAN KLOEPLING	CITY CLERK/TREASURER/ZONING ADMINISTRATOR
KELLY PEDEN	DEPUTY CITY CLERK
ROBYN GEISER	EXECUTIVE DIRECTOR, COZAD DEVELOPMENT CORPORATION
SCOTT HERGENRADER	BUILDING INSPECTOR
SANDY BAPPE	COZAD CHAMBER OF COMMERCE
BRITT GERMAN	LIGHT COMMISSIONER/BOARD OF PUBLIC WORKS
DALLAS NICHOLS	WATER AND SEWER COMMISSIONER
RANDY ADAMS	POLICE CHIEF
BILL WILKINSON	CDC BOARD
LAURIE YOCOM	LIBRARY DIRECTOR

Planning Commission

HEIDI BAZATA
ADAM BORYCA
JARED DUGAN
TOM KJAR
GARNOLD KREFT
CANDA MONTGOMERY
DAVE McNALLY
RON OLDS

Board of Adjustment

BRAD STATON
KELLY RILEY
TIM YOCOM
DAVE McNALLY
MIKE HICKENBOTTOM
GARNOLD KREFT - ALTERNATE

Planning Consultant



In Association with



Table of Contents

TABLE OF CONTENTS

Chapter 1: Introduction	1
Location	2
History of Cozad	2
Comprehensive Developing Planning	3
The Planning Process	3
Plan Preparation	4
Comprehensive Plan Components	4
Government Organization	5
Process for Adoption	5
Chapter 2: Community Engagement	6
Community Engagement	7
Vision and Thoughts of Cozad	11
Goals and Policies	12
Cozad Goals and Policies	13
Chapter 3: Population Profile	15
Demographic Profile	16
Population Trends and Analysis	16
Migration Analysis	16
Age Analysis	16
Ethnicity	18
Population Projections	18
Summary of Population Projections	19
Chapter 4: Housing Profile	21
Housing Profile	22
Age of Existing Housing Stock	22
Housing Trends	22
Future Housing Needs	25
Housing Action Plan	26
Chapter 5: Economy and Economic Development	31
Economic and Employment Profile	32
Income Statistics	32
Industry Employment	33
Commuter Trends	33
Fiscal Trends	34
Regional Basic/Non-Basis Analysis	35
Current Economic Base	36
Economic Development	37
Economic Development Goals, Objectives and Policies	39
Economic Development Resources	44
Chapter 6: Parks and Recreation	55
Parks and Recreation	56
Golf Courses	32
Parks and Recreation Goals and Policies	64
Chapter 7: Community Facilities	67
Community Facilities Plan	68
Museums	68

Table of Contents

Historical Sites	68
Education	73
Law Enforcement	74
City Buildings	75
Health Care	75
Community Facilities Goals and Policies.....	76
Chapter 8: Communication and Utilities	81
Communication.....	82
Public Utilities-Existing	82
Public Utilities-Future Needs	83
Communication/Utilities Goals and Policies	85
Chapter 9: Energy Element	91
Energy Element	92
Energy Infrastructure	92
Energy Use by Sector	93
Renewable Energy Sources.....	95
Renewable Energy in Cozad/Dawson County	96
Energy Programs in Nebraska	97
Chapter 10: Land Use and Development	99
Introduction	100
Cozad Land Use Elements	100
Existing Land Use Analysis with in Corporate Limits	100
Land Use Comparative Analysis	101
Existing Land Use Analysis within the ETJ	101
Constraints to Future Development	103
Land Use and Redevelopment.....	105
Future Land Use.....	106
Land Use Categories.....	108
Transitional Agriculture Land Use	109
Low Density Residential Land Use.....	110
Medium Density Residential Land Use	111
High Density Residential Land Use	112
Downtown Commercial Land Use	113
General Commercial Land Use	114
Highway Commercial Land Use	115
Industrial/Commercial Flex Land Use	116
Industrial Land Use	117
Public/Quasi-Public Land Use	118
Future Land Use Goals.....	121
Extraterritorial Jurisdiction (ETJ).....	122
Community Character	123
Historic Preservation/Districts	125
Future Historic Preservation Goals and Policies	125
Downtown Goals and Policies	128
Chapter 11: Annexation	139
Annexation.....	140
Annexation Policy	140
Potential Future Annexations	140

Table of Contents

Chapter 12: Transportation..... 143

- Introduction 144
- Existing Transportation System and Facilities..... 144
- Transportation Planning and Land Use 144
- Street and Road Classification Systems 145
- Cozad's One- and Six-Year Plan 145
- Nebraska Department of Roads' Improvements 145
- Connectivity 146
- Corridor Enhancement 146
- Trails Development..... 147
- Interstate Industrial Park 150
- Transportation and Trail Goals 150

Chapter 13: Implementation..... 153

- Achieving Cozad's Future 154
- Action Agenda..... 154
- Comprehensive Plan Maintenance 154
- Unanticipated Opportunities 154
- Methods for Evaluating Development Proposals 155

TABLE OF TABLES**Chapter 3 - Population Profile**

Table 3.1: Population Trends and Analysis 1930 to 2010	16
Table 3.2: Migration Analysis 1980 to 2010	16
Table 3.3: Age and Sex Characteristics 2000 to 2010	17
Table 3.4: Positive Age Groups 2000 to 2010	17
Table 3.5: Negative Age Groups 2000 to 2010	17
Table 3.6: Median Age/Dependency Ratio 2000 to 2010	18
Table 3.7: Population by Ethnicity	18

Chapter 4 - Housing Profile

Table 4.1: Community Housing Trends 2000 to 2010	23
Table 4.2: Household Characteristics 2000 to 2010	24
Table 4.3: Selected Housing Conditions 2000 to 2010	25
Table 4.4: Projected Demand-Low Series 2020-2040	26
Table 4.5: Projected Demand-Medium Series 2020 to 2040	26
Table 4.6: Projected Demand-High Series 2020 to 2040	26

Chapter 5 - Economy and Economic Development

Table 5.1: Household Income 2000 to 2010	32
Table 5.2: Employment by Industry 2000 to 2010	33
Table 5.3: Travel Time to Work	34
Table 5.4: Net Taxable Sale	34
Table 5.5: Basic/Non-Basic Employment 2010	35

Chapter 6 - Parks and Recreation

Table 6.1: Cozad Park and Recreation Standards	56
Table 6.2: Population Served per Park System Facilities	56
Table 6.3: Small Community Parks Land Standards	57
Table 6.4: Cozad Recreation Needs-Low Series	62
Table 6.5: Cozad Recreation Needs-Medium Series	63
Table 6.6: Cozad Recreation Needs-High Series	63

Chapter 9 - Energy Element

Table 9.1: Total Electrical Usage	93
---	----

Chapter 10 - Land Use and Development

Table 10.1: Existing Land Uses	101
Table 10.2: Land Use Comparisons	101

Table of Figures

TABLE OF FIGURE

Chapter 3: Population Statistics

Figure 3.1: Population and Projections 1930 to 2040	20
---	----

Chapter 4: Otoe County Housing

Figure 4.1: Age of Existing Housing Stock	22
---	----

Chapter 5: Economy and Economic Development

Figure 5.1: Means of Travel 2010	34
--	----

Chapter 6: Community Facilities

Figure 6.1: Nebraska Game and Park Regions	42
Figure 6.2: Parks and Recreation	59

Chapter 7: Community Facilities

Figure 7.1: Community Facilities	69
Figure 7.2: Enrollment by Grades	73
Figure 7.3: School District Map	74
Figure 7.4: Fire District Map	74

Chapter 8: Communication and Utilities

Figure 8.1: Sanitary Sewer Issues	84
Figure 8.2: Water Issues	86
Figure 8.3: Wellhead Protection Areas	87

Chapter 9: Energy Element

Figure 9.1: Annual Average Wind Speed at 80 Meters	95
Figure 9.2: Solar Potential Contours	96

Chapter 10: Land Use and Development

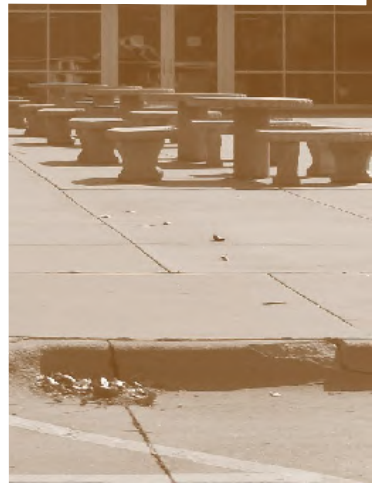
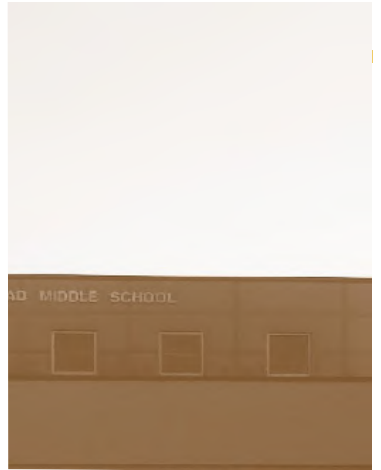
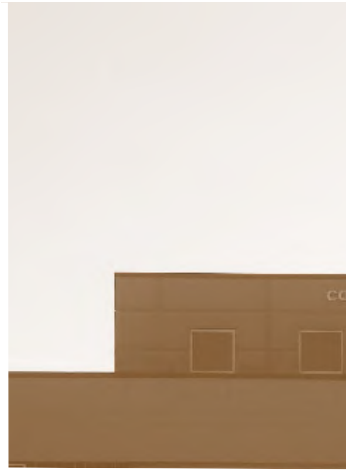
Figure 10.1: Existing Land Use Map	102
Figure 10.2: Constraints to Development	104
Figure 10.3: Existing Redevelopment Areas	107
Figure 10.4: Future Land Use Map	119
Figure 10.5: Sub Area 1: Downtown Cozad	126
Figure 10.6: Sub Area 2: Interstate Industrial Park	129
Figure 10.7: Sub Area 2: Preferred Concept	132

Chapter 11: Annexation

Figure 11.1: Future Annexation Areas	141
--	-----

Chapter 12: Transportation

Figure 12.1: Through Street Diagram	146
Figure 12.2: Corridor Enhancement without Median	146
Figure 12.3: Paved Should Bike Lane	147
Figure 12.4: Separated Bike and Walking Path	147
Figure 12.5: Enhancement Corridor	148
Figure 12.6: Street Classification	149
Figure 12.7: Interstate Industrial Park Concept	151



1

Introduction



Location

Cozad is located in south-central Nebraska in western Dawson County. The community is centered on the 100th Meridian, US Highway 30, Nebraska Highway 21, the Platte River and Interstate 80.

History of Cozad

The history of Cozad including the photos to the right has been taken directly from <http://www.casde.unl.edu/history/counties/dawson/cozad/index.php>

The town of Cozad, located on the 100th Meridian 247 miles west of Omaha, was the dream of John J. Cozad from Ohio, who saw it as "...clean and peaceful, with no drinking, gambling, or carousing...full of hard-working, energetic people." Meridian Avenue would be a wide, tree-lined street with a beautiful home for his wife Theresa, and sons, John and Robert Henri.

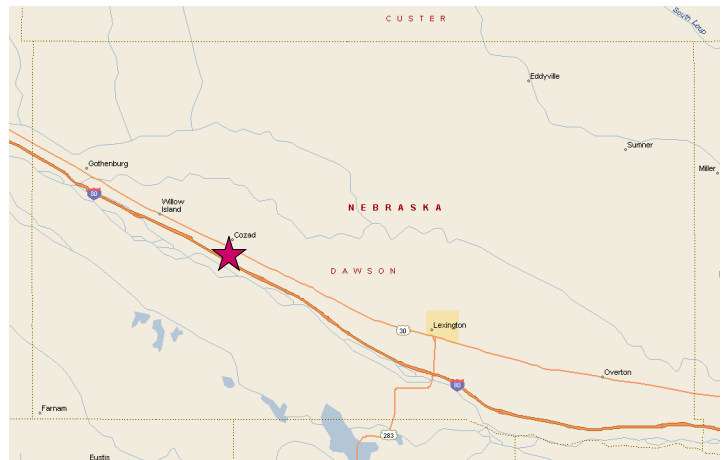
Mr. Cozad, as he was always called, bought 40,000 acres from the UP Railroad and organized a campaign to get people to move to his town, "...with the air pure and the opportunities endless..." A railroad boxcar was the first building, with the name "COZAD" painted on each end.

A hotel, built of "new wood" in 1873, served as a home for the Cozad family, and later where immigrant families stayed while building their homes. 1874 was a bad year because of the grasshopper plague, but people continued to pour in.

Mr. Cozad, while known as a haughty, aloof man with a violent temper, spent thousands of dollars building a school and a temporary "sod bridge" across the Platte River in order to give the settlers work and to improve the chances for his town to succeed. Interestingly, when he needed funds, he would "seek out a Faro game" somewhere, and was known to make \$50,000 in a gambling room in Omaha between trains.

He was very vocal about wanting the county seat at Cozad and not at "Plum Creek," an early name for Lexington. That did not come to pass.

In 1876 all of Cozad's buildings burned. Many people, discouraged with life on the prairie, returned to their homes in the East. Cozad immediately built a brickyard for his brother-in-law to run, and put up a fireproof hotel and business houses. By 1879, when settlers had not returned, Mr. Cozad organized



excursion trips that would leave Cincinnati, Ohio, every Tuesday, at \$22 one way or \$35 round trip for "...the great Platte Valley." This proved very effective, as many settlers from Ohio took up claims in Dawson County.

Introduction

Pioneers struggled with the weather, and with the cattlemen who would drive their livestock through towns, people's gardens, and hayfields. There were several clashes between Mr. Cozad and Print Olive, who lived near Oconto, but after Olive was sent to prison for killing two settlers near Callaway, the confrontations with cattlemen ended. However, when Alfred Pearson died as a result of a fight with Mr. Cozad, he quickly borrowed a horse and left town. As soon as Theresa could settle her business and the entire Cozad family left Nebraska.

A foundation has been established in the name of Robert Henri Cozad, who became a world-famous painter. A museum area containing the Hendee Hotel, the Willow Island Pony Express Station built in 1861, a church, and a schoolhouse, are featured on a historic walkway that serves as a memorial to the Cozad family and as tourist attraction.

In the early days, the Cozad area was primarily an agricultural community. Changes started to occur in the 1920s as the automobile brought more people to town. A new schoolhouse, built in 1931, reflected the population increase noted as 1,800 in the 1930s.

When World War II ended, alfalfa dehydrating plants came to the Platte River Valley. The 1940 population of 2,150 was nearly 2,900 by 1950. A new school was needed in 1953. By 1960 the population was 3,184. Both light industries and heavy manufacturing were added in the 1960s, bringing many new families to Cozad. Yet another new school was needed in 1965. By 1970 the population had jumped to 4,219.

The change to a more industrialized city necessitated the development of recreational facilities: parks, swimming pools, bowling alleys, skating rinks, and ball diamonds. The town supports an arts council and an active historical society. As Cozad looks to the future, its rich heritage and good location on Highways 30 and 21, and close proximity to I-80, may lead to a sizable tourism business.

Cozad's countryside can best be described as expansive -- as wide as the sky, bordered on the north by Nebraska's grasslands, and on the south by a chain of lakes and reservoirs. Mr. Cozad's dream was not too far off, as the town that bears his name has truly some of the best unspoiled scenery in Nebraska.

Compiled by Jane Graff from material sent by the City of Cozad
ADDITIONAL MATERIAL: Robert Henri, by Betty Menke; brochures from Chamber of Commerce.

THE COMPREHENSIVE DEVELOPMENT PLAN

The Cozad Comprehensive Development Plan is designed to promote orderly growth and development for the community, as well as providing policy guidelines to enable citizens and elected officials to make informed decisions about the future of the community.

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Cozad as well as redevelopment of older areas in the community. The Comprehensive Development Plan is intended to encourage a strong economic base for the City so all goals can be achieved.

The Comprehensive Development Plan is intended as an information and management tool for City leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population or local economy occur during the planning period.

PLANNING PROCESS

The Comprehensive Development Plan begins with the development of general goals and policies, based upon current and future issues faced by the City and its residents. These are intended to be practical guidelines for addressing existing conditions and guiding future growth.

In conjunction, the data collection phase will be occurring. Data are collected to provide a snapshot of the past and present conditions within the community. Analysis of data provides the basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Development Plan is a blueprint....designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The plan contains recommendations, when implemented will be of value to the City and its residents.

The plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the document is dependent upon the adoption of the plan by the governing body, and the leadership

exercised by the present and future elected and appointed officials of the City.

PLAN PREPARATION

The Plan was prepared under the direction of the City of Cozad; the Cozad Planning Commission; with the assistance and participation of the Cozad City Council; City staff; the Plan Review Committee and citizens of Cozad. The time period for achieving the goals, programs, and developments identified in the Cozad Comprehensive Development Plan is 20 years. However, the City should review the plan annually and update the document every 10 years (2025), or when a major unanticipated opportunity arises. Completing updates every ten years or so will allow the City to incorporate ideas and developments that were not known at the time of the present comprehensive planning process. The plan stays in effect until such time as the City Council formally amends all or port of the plan or adopts an entirely new document.

COMPREHENSIVE PLAN COMPONENTS

Nebraska State Statutes require the inclusion of certain elements in a Comprehensive Plan. A "Comprehensive Development Plan," as defined in Neb. Rev. Stat. § 19-903 (Reissue 1997), shall meet the following descriptions and requirements:

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

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

(2) The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;

(3) The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings,

The Plan is only one of several tools within the toolbox that helps guide the community into the future.

The Comprehensive Development Plan records where Cozad has been, where it is now, and where it likely will be in the future.

The Comprehensive Plan is a vision presented in text, graphics and tables representing the desires of the City and its residents for the future.

Planned growth will make Cozad more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual

and public utilities and services; and

(4)(a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for

Introduction

annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

Regulations shall be designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.

Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

Analyzing past and existing demographic, housing, economic and social trends allows for the projection of likely conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. In addition, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions.

Therefore, it is important for Cozad to closely monitor population, housing and economic conditions that may impact the City. Through periodic monitoring, the City can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the City to maintain an effective Comprehensive Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

GOVERNMENTAL ORGANIZATION

The Cozad City Council performs the governmental functions for the City. Pursuant to Neb. Rev. Stat. § 17-1002 (Reissue 1997), the planning and zoning

jurisdiction for the City of Cozad includes the corporate area as well as the area within one mile of their corporate limits; while, the City Airport has a jurisdiction of three miles.

PROCESS FOR ADOPTION

When it is time to adopt this Comprehensive Development Plan, the City has the opportunity to choose the means of adoption. State Statutes allow for the Plan to be adopted as either a Resolution or an Ordinance. However, it is adopted is the process that has to be used in the future to amend it.

Adoption of the Comprehensive Development Plan requires that both the Planning Commission and City Council hold separate Public Hearings. After the Planning Commission Public Hearing, the Planning Commission makes a recommendation to the City Council, who then holds their Public Hearing.

Notice of both Public Hearings is required to be published in the newspaper of general circulation a minimum of 10 days prior to each hearing.

Cozad has a strong sense of community.

The community of Cozad wraps itself around its people in support. Cozad residents, the church community and business community tirelessly reach out generously to those in need.

- Local Citizen

This page intentionally left blank



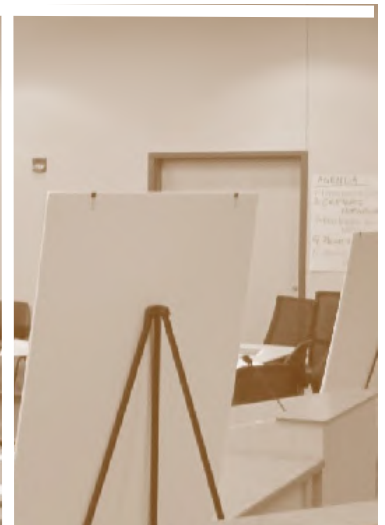
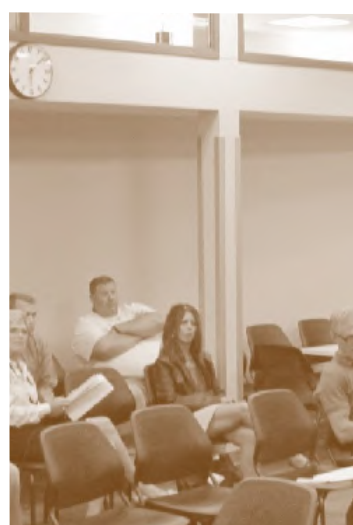
mindmixer

IDEA COLLABORATION FOR BETTER COMMUNITIES



2

Community Engagement



COMMUNITY ENGAGEMENT

Community engagement is critical to a successful planning effort. Without community engagement it is not possible to have a clear understanding of how the residents feel regarding different parts/issues in the community. Solid engagement includes the uses of multiple types of techniques.

Solid community engagement provides a solid foundation to develop policies and concepts. The more engagement a community offers, the better the odds the general public will buy into the policies and concepts derived throughout the process when development and progress occur.

The following paragraphs outline the different community engagement techniques used during the Cozad project.

COMMUNITY ENGAGEMENT

Community engagement in Cozad was a major component of the project and the process included multiple approaches. It was structured in a manner that allowed for stakeholders to be involved in numerous ways throughout the process. Some key elements will include:

- Education: Planning 101
- Use of a steering committee
- MindMixer: a virtual town hall discussion forum
- Youth participation
- Two day open community engagement
- Key person interviews
- Public hearings

Planning 101

Planning 101 forms the educational foundation for the entire project. In this process, there was one workshop. This workshop addressed:

- What is a Comprehensive Plan?
- How the plan is used?
- How does the plan impact me?

Steering Committee Meetings

With the assistance of Cozad and the city staff, a steering committee was formed to provide regular input on all phases of the planning project. This group also provided the internal assistance the planning effort needed to get more people involved in the process.

The steering committee also acts as a sounding board during the entire process; this allows all

pieces/Chapters of the plan to be reviewed and commented on at regularly scheduled meetings. The steering committee is one of the more critical components of the process.

MindMixer: a virtual town hall forum

The MindMixer web based platform acts as a virtual town-hall where users generate ideas, help others evolve their ideas, and ultimately vote and prioritize the best ideas in the community. In addition, residents can use in-place social networks (like Facebook and Twitter) to sign-up and promote the MindMixer website.

Advertising for the MindMixer site was completed using two sets of posters (one in English and one in Spanish) and several cards to be handed out to the public. The color red was used in order to match the colors of the local school.



Give us ideas and vision
for the future of Cozad

Help define the vision of
Cozad for the next 20 years

LET THE IDEAS BEGIN

PLANCOZAD.MINDMIXER.COM

This online conversation sponsored by the City of Cozad



DANOS IDEAS Y SU
VISIÓN PARA EL FUTURO DE COZAD

AYUDE A DEFINIR LA VISIÓN
DE COZAD PARA LOS PROXIMOS 20 AÑOS

DEJE QUE COMIENZEN LAS IDEAS

PLANCOZAD.MINDMIXER.COM

Esta conversación en línea está patrocinada
de parte de la ciudad de Cozad

The traffic during the MindMixer process had 741 unique visitors and over 3,800 page views. During the initial MindMixer process the average participant was 44 years old and female. The group generated 96 ideas for the project. All of these statistics are extremely

Community Engagement



good considering the population of Cozad.

A full report of the MindMixer engagement can be found in the appendices of the Comprehensive Plan.

Youth Participation

Youth participation in the planning process provides a means to educate future community leaders about the importance of planning and how a community operates, and it provides younger community residents meaningful input on shaping the future of their community.

Members of the student bodies from Cozad High School were interviewed and asked to answer the following questions:

1. What are your plans after graduating from Cozad High School?
2. Based on what you answered in Question #1, where do you see yourself in 10 years?
3. What is your ideal place to live?
4. What is missing from Cozad? (pick as many as apply)
5. If you were staying or wanted to return to Cozad, what are the most important things the community would have to have available? (rank 1 to 15 with 1 being the most important)
6. What is the likelihood you will live in Cozad in the future?

The results of this survey can be found in the Appendices in the back of the document.

Two-Day Community Engagement

The planning team set up a two community engagement held in the city council chambers on December 3 and 4, 2014. The format used was provided an open invitation for the public to come in and talk with the planning team on their own or in groups. There were no specific

appointment times; the public was free to come and go as they wanted in order to participate.

During the two day engagement period, there were several people that participated, no specific attendance information was collected. A large portion of the conversation focused on what people liked, what people wanted and where things in Cozad could be improved.

In addition to speaking with the residents as they came to the council chambers, the team also conducted the one on one interviews, and focus groups concurrently. All of these discussions are included in the following lists.

The notes from the two engagement sessions are as follows:

Community Image

- People have a poor image of the community
 - ◊ Mostly long term residents

Leadership

- Cozad needs to step up to make changes
- Small groups as opposed to larger groups
- Improve how we get people involved
- Cozad is hungry for leadership
- Partnerships
- Develop local champions

Housing

- Housing study will be critical to turning it around
- Adequate housing is an issue
- 5 units on old middle school site
- Needs to be a lot of properties cleaned and redeveloped
- Housing is an issue
- More variety
- Lot of homes for sale and many are 2 bedroom
- Duplexes are under construction
- Huge demand for rentals
- Rental Homes—most calls are focused on houses/ have families
- Some focused on moving to a bigger home or better home
- Family Housing—more than 2 bedroom
- Single bedroom housing—for older singles
- Apartments—not as in demand
- Elderly with amenities –market rate

Youth and Younger Generations

- Get youth involved
- School is critical
- A fair number of young people are moving back
- Young professionals
- Things for Youth
- Youth Center
- Theater
- Arcade
- Food
- Needs more ballfields to handle baseball and softball

Economic Development/Businesses

- Need to change something and raise the bar
- How to engage people
- Strong entrepreneurship
- Monroe leaving was good—forced Cozad to look more broadly
 - ◊ 3 bidders/private/submitted recently
 - ◊ Environmental problems
 - ◊ 4 or 5 industries to replace Monroe
- 50 employees vs. 500 employees
- Local business support
- Feed Mill closed—lost 17 jobs
- Cozad works with Central Community College
- LB840
 - ◊ 1/2%-- is ED
 - ◊ 1%-- is City General
- Need a local community foundation to assist with local projects
- Grocery Store
 - ◊ Does some deliveries
- Airport
 - ◊ Busy during spraying
 - ◊ Fueling station 24/7

Future Issues and Growth

- Housing—see housing section
- Hi-Gain Feedlot
 - ◊ Feed Lot is owned by Dinsdale
- Road Access to land SW of Corporate Limits (South of Monroe Plant)

Issues

- Storage Facilities (Self-Storage)
- Money seems to be an issue
- Cell Towers
 - ◊ How many is too many?
 - ◊ Lighting and switches between strobe and red/day and night
- Pedestrian way over tracks
- 6 lots—wish to put 80' tall grain bins
 - ◊ Setbacks related to street in case of blow

outs

- Psychiatrist Office in Residential
 - ◊ 2nd one in 10 years requesting commercial use in a residential area (Home Occ. Regs.)
- Theater has no roof and is only a shell - approximately \$1,000,000 to put it back
 - ◊ No real Concept for lot after demolition

Senior Populations

- Grand Generation Center
 - ◊ Needs to be under city umbrella
 - ◊ Needs to get federal transit funding
 - ◊ Center is not self-sustaining
 - ◊ Meals on Wheels
 - ◊ 40 meals are sent out
 - ◊ Relates to home bound seniors
 - ◊ This does not cover everyone—some are too proud to take assistance
 - ◊
- Transit
 - ◊ There is a transit bus that comes on Thursday's and it needs to be more often
 - ◊ Create partnership on busing/transit issues
 - ◊ Dawson County Transit
 - ◊ Supported by county taxes
 - ◊ Bus is in Cozad for 3 hours a day
 - ◊ Gothenburg owns their own bus

Funding Sources to examine

- Tourism Grant
- Museum Grants
- USDA Economic Development Grants

COZAD VISION AND THE PLAN

The Cozad Comprehensive Plan provides a broadly painted picture for the community's future. The vision statements and goals describing the desired future conditions provide guidance for land use decisions and other actions, both public and private that collectively will determine the future of Cozad.

The core promise embedded in the Cozad Plan 2015 is designed to maintain and enhance the health, safety and welfare of the community during times of change, to promote our ideals and values as changes occur, and to meet the needs of today without sacrificing the ability of future generations to meet their needs. The plan acknowledges the importance of the connections between economic, environmental, and social components of the community. The plan is a combination of practicality and vision, and provides guidelines for sustaining the rich fabric of the Cozad community.

Community Engagement

VISION AND THOUGHTS OF COZAD

The following statements are taken directly from comments and ideas provided by the participants in the MindMixer engagement.

A town that young people want to come back to raise families

Softball/sports complex would provide opportunities to bring money into the town via tournaments. It would be nice to provide entrepreneurial assistance to fill the empty stores downtown--if we focus on art, art galleries and artist/quilting retreats would be another way to bring a lot of out-of-towners in. New homes north and west of Cozad (or tear down the awful homes and rebuild there!)

Keep learning and expanding, listen to the people

Something that every community should do is to continue to expand and learn about its environment and the people in it. If the people are very "tech savvy", then it won't do any good to have ads and information on paper posted on a bulletin board, because the people won't see it - in this case, the best place to put information and ads would be on the internet or TV, a place where these people are always looking at or doing. The people in power also need to listen to the people in the community and their opinions on things, because they are living under the rules set by the city and they would be the ones living with new rules and requirements.

We have created a close community but we lack grand vision.

We are great at supporting each other but we lack the courage to dream big. I wonder sometimes if we rely too much on the generosity and vision of the great compassionate people and businesses that have generously given so much to this community. They have been huge in providing great needs within our community and we are so grateful for them. We need to ALL come together and share our vision no matter how large or how costly. If we can agree on a great vision, we can then break it down into several goals to be divided up between dedicated groups of people to pursue and achieve. We can do so much more all together as a community than we can on our own. We just need a common dream and vision and the courage and commitment to see it to completion.

Great place to raise a family; small town, know everyone

We don't have a lot of shopping opportunities here for shoes, clothes, etc., but we live within easy

distance of larger cities that do. We have pretty much a zero commute - our traffic jams if can be called that are getting kids to school in the mornings or picking them up in the afternoon. We need to work together to promote and focus on our assets.

Cozad has a strong sense of community.

The community of Cozad wraps itself around its people in support. Cozad residents, the church community and business community tirelessly reach out generously to those in need.

Strengths

Our strengths are that we have all the amenities within a short driving distance. People don't remember that if they are living in a larger community, they sit in traffic jams and it takes longer to go across town to a hospital or shopping center than it does for us. The only problem is our foot traffic over the railroad. The sidewalk is very small and it will be getting busier with the relocation of businesses south of town. We have a very good City Council, Fire and Police Dept. and Medical care. We also have very friendly and good places to eat.

Strong Community Spirit. Great Natural Location. Young

We have an overall young population and many programs focused on youth.

I like the small town atmosphere.

I can feel free to walk in any neighborhood and not have to worry about my safety. I like the fact of working here and being able to recognize many faces and knowing lots of names. Also, it's nice to be able to count on your neighbors in case you need them and to have them be able to count on you.

Safe community

The only thing I feel is a strength to this community is that it feels safe. The crime rate is minimal. The neighborhoods are quiet.

It becomes critical during the planning period to revisit these comments and re-evaluate where the community is and is heading. The plan needs to focus on strategies to further emphasize the positives in Cozad and redirect issues needing addressed for the future.

GOALS AND POLICES

The public participation process is critical to soliciting public input as well as establishing goals and policies for the community. Planning for the future land uses of the community is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing a better community with a better quality of life. Planning focuses upon ways of solving existing problems within the community, and providing a management tool enabling Cozad citizens to achieve their vision for the future.

Visioning is a process of evaluating present conditions, identifying problem areas, and bringing about consensus on how to overcome existing problems and manage change. By determining Cozad's vision, the community can decide where it wants to be in the future, and then develop a "roadmap" guiding decisions of the community. However, the plan cannot only be based upon this "vision" and "road map" concept. The residents of Cozad must also act or implement the necessary steps involved in achieving this "vision".

Vision without action is merely a dream

Action without vision is just passing time

Vision with action can change the world

Joel Barker

Change is continuous, therefore Cozad must decide specific criteria that will be used to judge and manage change. Instead of reacting to development pressures after the fact, the community along with their strategic vision, can better reinforce the desired changes, and discourage negative impacts that may undermine the vision. A shared vision allows Cozad to focus its diverse energies and minimize conflicts in the present, and in the future.

A key component of a Comprehensive Plan is the goals and policies. The issues and concerns of the citizens are developed into a vision. The vision statement can then be further delineated and translated into action statements and/or policies, used to guide, direct, and base decisions for future growth, development and change within Cozad. Consensus on "what is good land use?" and "how to

manage change in order to provide the greatest benefit to the community and its residents?" is formed. Cozad's goals and policies attempt to address various issues, regarding the questions of "how" to plan for the future.

Goals are desires, necessities and issues to be attained in the future. A goal should be established in a manner that allows it to be accomplished. Goals are the end-state of a desired outcome. Goals also play a factor in the establishment of policies within a community. In order to attain certain goals and/or policies within city government, they may need to be modified or changed from time to time.

Strategies/Actions are measurable, definable steps that lead to the eventual completion of the goal. They are specific statements of principle or actions that imply a direction that needs to be undertaken.

These policies will synthesize the information from the goals, as well as the responses from the participants of the various input processes. Policies play an important role in the Comprehensive Development Plan because they direct the different actions that will need to be taken to meet the goals.

The goals and policies assure the Comprehensive Development Plan accomplishes the desires of the residents. This section of the Plan is therefore, a compilation of local attitudes collected through public meetings and surveys. When followed, development proposals in the community should be evaluated as to their relationship with the citizens' comments. Therefore, "goals and policies" should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Development Plan. Likewise, they should be current, in order to reflect the attitudes and desires of the City and its residents.

It is important for communities to establish their goals and policies in a manner that allows for both long-term and short-term accomplishments. The short-term goals and policies serve several functions:

- Allow for immediate feedback and success, which fuels the desire to achieve additional goals and better policies.
- Allow for the distribution of resources over time thus assuring a balanced use of public investment.
- Establish certain policies that need to be followed before the long-term goals can be accomplished.

Community Engagement

COZAD PLAN GOALS AND POLICIES

The goals and policies for the Cozad Comprehensive Plan will be contained throughout the following Chapters. Each Chapter shall contain the pertinent goals and policies for the Chapter.

Goals are intended as a long-range desire; however, as the Plan is implemented and different things in the world around Cozad changes, then the goals need to be modified to address the new direction and factors. Therefore, goals need to be flexible to ensure success and positive outcomes.

This page intentionally left blank



3

Population



DEMOGRAPHIC PROFILE

Population is the driving force behind everything in a community, including; housing, local employment, economic development, and the fiscal stability of the community. Historic population assist in developing projections for the future, which in turn assist in determining future housing, retail, medical, employment and educational needs within Cozad. Projections provide an estimate for the community to base future land-use and development decisions. However, population projections are only estimates and unforeseen factors may affect projections significantly.

POPULATION TRENDS AND ANALYSIS

Table 3.1 indicates the population for Cozad and Dawson County between 1930 and 2010. This information provides Cozad with an understanding of its past and present population trends and changes. In addition, the Table shows the change by decade.

The Cozad population in 1930 was 1,813 people. By 2010 the population increased to 3,977 people. However, the 2010 population was down from the peak population of 4,453 people in 1980. The population has seen several fluctuations during the past 30 years.

**TABLE 3.1: POPULATION TRENDS AND ANALYSIS
COZAD AND DAWSON COUNTY 1930 TO 2010**

	City of Cozad	Chg	% Change	Dawson County	Chg	% Change
1930	1,813			17,875		
1940	2,156	343	18.9%	17,890	15	0.1%
1950	2,910	754	35.0%	19,393	1,503	8.4%
1960	3,184	274	9.4%	19,405	12	0.1%
1970	4,225	1,041	32.7%	19,771	366	1.9%
1980	4,453	228	5.4%	22,304	2,533	12.8%
1990	3,823	(630)	-14.1%	19,940	(2,364)	-10.6%
2000	4,163	340	8.9%	24,365	4,425	22.2%
2010	3,977	(186)	-4.5%	24,326	(39)	-0.2%

Source: U.S. Census Bureau, 1980 - 1990, 2000, 2010

Table 3.1 indicates Dawson County between 1980 to 2010 had an overall increase of 2,022 people or 9.1%. However the county saw decreases similar to Cozad in 1990 and 2010.

MIGRATION ANALYSIS

Migration Analysis provides an understanding of a specific dynamic influencing the local population base. Migration provides for the population having migrated in or out of the community over a given period of time.

**TABLE 3.2: MIGRATION ANALYSIS
COZAD 1980 TO 2010**

Time Period	Total Change (persons)	Natural Change (persons)	Total Migration (persons)
1980-1989	(630)	67	(697)
1990-1999	340	16	324
2000-2009	(186)	80	(266)
Total	(476)	163	(639)

Sources: U.S. Census Bureau 1980 – 2010
Nebraska DHHS, Vital Statistics Reports, 1980 –2009

Based upon Table 3.2, the city of Cozad has seen its over population impacted primarily by out-migration. Between 1980 and 2009, Cozad saw 639 people leave the community, which accounted for more than the total change for the period.

The part of the population equation making the total change less than it could have been was the natural change. Between 1980 and 2009, Cozad saw 163 more resident births versus deaths for the period. Therefore, out-migration was the critical factor in determining the population swings in Cozad.

Between 1980 and 1989 was the period that impacted Cozad the most regarding out-migration. The decade saw 697 people move away from Cozad during the period. If you remove the 1980 to 1989 period from the Table then the impacts of 1990 to 2009 were far less than the one decade.

AGE ANALYSIS

Age analysis is an important component of understanding the population dynamics. By analyzing age structure, one can determine which age groups within Cozad are being affected by population shifts and changes. Each age group affects the population in a number of different ways. For example, the existence of larger young age groups (20-44 years) means that there is a greater ability to sustain future population growth than do the larger older age groups. On the other hand, if the large, young age group maintains their relative size, but do not increase the population as expected, they will, as a group, tend to strain the resources of

Population

an area as they age. Understanding what is happening within the age groups of the community's population is necessary to effectively plan for the future.

**TABLE 3.3: AGE AND SEX CHARACTERISTICS
COZAD 2000 TO 2010**

Age	2000	2010	2000-2010	
	Male and Female	Male and Female	Cohort Change	% Change
0-4	301	277	277	-
5-9	317	318	318	-
10-14	294	276	-25	-8.3%
15-19	290	265	-52	-16.4%
20-24	221	184	-110	-37.4%
25-29	254	220	-70	-24.1%
30-34	274	229	8	3.6%
35-44	594	507	-21	-4.0%
45-54	527	517	-77	-13.0%
55-64	398	475	-52	-9.9%
65-74	334	337	-61	-15.3%
75 & older	359	372	-321	-46.3%
Total	4,163	3,977	-186	-4.5%

U.S. Census Bureau 2000, 2010

Table 3.3 shows the age group structure for Cozad in 2000 and 2010. Examining population age structure will provide insight to the different population bases moving into and out of Cozad.

Realizing how many persons are in each age group, and at what rate the age groups are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 3.3, significant changes between 2000 and 2010 occurred within a number of different age groups.

One method of analyzing age group movement in a population involves comparing the number of persons aged between 0 and 4 years (2000) with the number of persons in the same group 10 years later, or ages 10 and 14 years (2010) in 2010. For example, in Cozad, there were 301 children between the ages of 0 and 4 in 2000, and in 2010 there were 276 children between the ages of 10 and 14, a decrease of 25 children. Therefore, 25 children either moved away from the community or died during the 10-year period. Negative changes in a group indicates out-

migration or a combination of out-migration and deaths; while positive numbers indicate people moving into Cozad.

**TABLE 3.4: POSITIVE AGE GROUPS
COZAD 2000 TO 2010**

2000 Age Group	Number	2010 Age Group	Number	Change
NA	NA	0 - 4 years	277 persons	+ 277 persons
NA	NA	5 - 9 years	318 persons	+ 318 persons
20-24 years	221 persons	30-34 years	229 persons	+ 8 persons
Total Change				+ 603 persons

Source: U.S. Census Bureau 2000, 2010

Cozad saw growth in only three age groups. The 0 to 4 and 5 to 9 groups which always indicate an increase since these persons were not born when the 2000 Census was completed. Outside of the 2010 age groups of 0-4 and 5-9 years, the only increase was the 20-24 (2010) age group. Overall, there was an increase of 603 persons in these three age groups.

**TABLE 3.5: NEGATIVE AGE GROUPS
COZAD 2000 TO 2010**

2000 Age Group	Number	2010 Age Group	Number	Change
0-4 years	266 persons	10-14 years	290 persons	-24 persons
5 - 9 years	310 persons	15 - 19 years	279 persons	- 31 persons
10 - 14 years	366 persons	20 - 24 years	178 persons	-188 persons
15 - 19 years	326 persons	25 - 29 years	233 persons	- 93 persons
20 - 24 years	183 persons	30 - 34 years	225 persons	- 42 persons
25 - 34 years	439 persons	35-45 years	457 persons	-18 persons
35 - 44 years	645 persons	45 - 54 years	590 persons	- 55 persons
45 - 54 years	534 persons	55 - 64 years	531 persons	- 3 persons
55 - 64 years	470 persons	65-74 years	461 persons	- 9 persons
65 years +	1,132 persons	75 years +	553 persons	- 579 persons
Total Change				- 958 persons

Source: U.S. Census Bureau

There were ten age groups from 2000 that declined by 2010. The group with the greatest loss was the 75 years + (2010) which lost 579 persons over the period. This is a significant portion of the loss seen in Cozad and accounts for over 60% of the total population losses. The majority of this loss is likely attributed to two causes, 1) people moving on after 65 years to other communities and senior care facilities, or 2) a dying population base.

Median Age

The median age in Cozad increased from 37.2 years in 2000 to 39.3 years in 2010. This increase equaled 2.1 years or an increase of 5.6%.

The proportion of persons less than 18 years of age decreased by 5.3% between 2000 and 2010; while those aged 65 years and older increased by 2.3% overall.

**TABLE 3.6: MEDIAN AGE/DEPENDENCY RATIO
COZAD 2000 TO 2010**

2000		2010	
Under 18 years of age	1,100	Under 18 years of age	1,042
% of total population	26.4%	% of total population	26.2%
Total 65 yrs and older	693	Total 65 yrs and older	709
% of total population	16.6%	% of total population	17.8%
Median Age	37.2	Median Age	39.3
Total Females	2,159	Total Females	2,049
Total Males	2,004	Total Males	1,928
Dependency Ratio	0.76	Dependency Ratio	0.79
Total Population	4,163	Total Population	3,977

Source: U.S. Census Bureau

Dependency Ratio

The dependency ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the incomes of others.

< 1: 1 Independent resident is able to support more than 1 Dependent resident

=1: 1 Independent resident able to support 1 Dependent resident

>1: 1 Independent resident able to support less than 1 Dependent resident

$$\frac{(\%18 \text{ years and younger} + \% 65 \text{ years} + \% \text{ of remaining population})}{\% \text{ of remaining population}}$$

The population proportion for 18 years and younger and those 65 years and older can be examined to determine another piece of useful data called the "dependency ratio". In 2000, Cozad had a Dependency Ratio of 0.76 (43.0%/57.0%); however, by 2010 the Ratio had increased to 0.79 (44.0%/56.0%). This is supported by the increase in the 75+ age group and the slight decrease in the under 18 age groups.

ETHNICITY

Cozad during the past decade has seen a major shift in the ethnicity within the community. During the 2000 and 2010 Census' the Hispanic populations were over 10% of the total population; these figures include those of mixed races. A predominate part of this is likely related to the meat packing industry located in Lexington and the local industrial operations.

The dynamic ethnicity adds to the overall population complexity and can cause considerable growing pains and cultural shifts regardless of the ethnic background.

**TABLE 3.7: POPULATION BY ETHNICITY
COZAD 2000 TO 2010**

Race	2000		2010	
	Number	% of total	Number	% of total
White, not Hispanic	3,638	87.4	3,403	85.6
Black	7	0.2	12	0.3
Am. Indian & AK. Native	18	0.4	6	0.2
Asian & Pacific Islander	18	0.4	9	0.2
Other, not Hispanic	26	0.6	0	0.0
Hispanic	456	11.0	529	13.3
Mexican	366	8.8	445	11.2
Puerto Rican	1	0.0	5	0.1
Cuban	1	0.0	2	0.1
Other Hispanic	88	2.1	77	1.9

Source: U.S. Census Bureau

The Hispanic population between 2000 and 2010 saw the greatest increase based upon actual number of residents. Between 2000 and 2010 the Hispanic population increased by 73 people or 16.0%; if this trend continues to the 2020 Census there will be over 600 Hispanics in the Cozad population. These increases will continue to create a need for the community and schools to integrate and understand the differing population and culture.

POPULATION PROJECTIONS

Population projections are estimates based upon past and present circumstances. The use of population projections allows Cozad to estimate the

Population

potential population in future years by looking at past trends. By scrutinizing population changes in this manner, the City will be able to develop a baseline of change from which future scenarios can be generated. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively. At the present time, these projections are the best crystal ball Cozad has for predicting future population changes. There are many methods to project the future population trends; the two projection techniques used below are intended to give Cozad a broad overview of the possible population changes that could occur in the future.

TREND LINE ANALYSIS

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Cozad, four different trend lines were reviewed: 1960 to 2010, 1990 to 2010, 1980 to 2010 and 2000 to 2010. A review of these trend lines indicates Cozad will see varied scenarios during the coming 28 years. The following projections summarize the decennial population for Cozad through 2040.

Cozad Trend Analysis

Year 1990 to 2010

2010	3,977 persons
2020	4,057 persons
2030	4,139 persons
2040	4,222 persons

Year 1980 to 2010

2010	3,977 persons
2020	3,835 persons
2030	3,699 persons
2040	3,567 persons

Year 2000 to 2010

2010	3,977 persons
2020	3,799 persons
2030	3,630 persons
2040	3,467 persons

Year 1960 to 2010

2010	3,977 persons
2020	4,175 persons
2030	4,383 persons
2040	4,601 persons

COHORT SURVIVAL ANALYSIS

Cohort Survival Analysis reviews the population by different age groups and sex. The population age groups are then projected forward by decade using survival rates for the different age cohorts. This projection model accounts for average birth rates by sex and adds the new births into the future population.

The Cohort Survival Model projection indicates Cozad's population will decline slightly in 2020 and then begin a steady increase each decade through 2040. The following projection for Cozad is based on applying survival rates to age cohorts, but does not consider the effects of either in-migration or out-migration.

Cozad Cohort Survival Analysis

Year	Cohort Survival Model
2010	3,977 persons
2020	3,643 persons
2030	3,968 persons
2040	4,474 persons

SUMMARY OF POPULATION PROJECTIONS

Using the modeling techniques discussed in the previous paragraphs, a summary of the two population projections for Cozad through the year 2040 is shown in Figure 3.1. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. All three projections forecast a continuing decline in population for Cozad through the year 2040.

Year Low = 1980 to 2010

2010	3,977 persons
2020	3,835 persons
2030	3,699 persons
2040	3,567 persons

Medium = 1990 to 2010

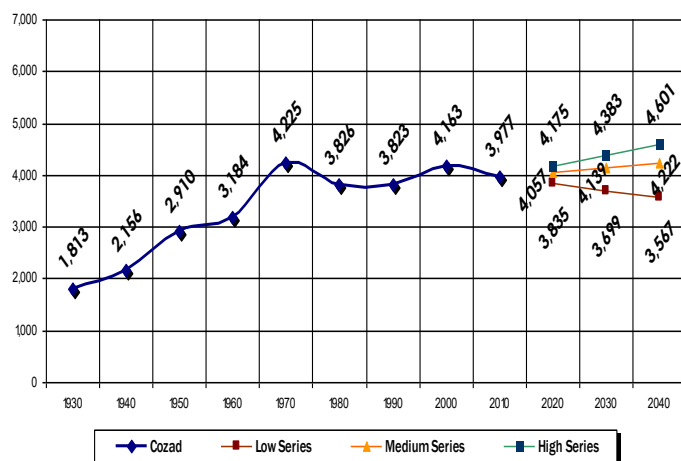
2010	3,977 persons
2020	4,057 persons
2030	4,139 persons
2040	4,222 persons

High = 1960 to 2010

2010	3,977 persons
2020	4,175 persons
2030	4,383 persons
2040	4,601 persons

Figure 3.1 reviews the population history of Cozad between 1930 and 2010, and identifies the three population projection scenarios into the years 2020, 2030 and 2040. Figure 3.1 indicates the peak population for Cozad occurred in 1950 with 6,203 people. Beginning in 1960, Cozad has seen a continuous decline in the overall population. However, the most critical declines appear to have occurred between 1950 and 1960 as well as 1980 and 1990.

**FIGURE 3.1: POPULATION AND ROJECTIONS
COZAD 1930 TO 2040**



Source: U.S. Census Bureau, Marvin Planning Consultants

As stated previously, the projections have been developed from data and past trends, as well as present conditions. A number of external and internal demographic, economic and social factors may affect these population forecasts. Cozad should monitor population trends, size and composition periodically in order to understand in what direction their community is heading. Cozad's greatest population threats will continue to be out-migration of youth, and strategies should be developed to further examine and prevent this phenomenon.



4

Housing



HOUSING PROFILE

The Housing Profile in this plan identifies existing housing characteristics and projected housing needs for residents of Cozad. The primary goal of the housing profile is to allow the community to examine past and present conditions; while, identifying potential needs including provisions for safe, decent, sanitary and affordable housing for every family and individual residing within community.

The housing profile is an analysis aiding in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units, to determine if housing costs are a financial burden to Cozad residents.

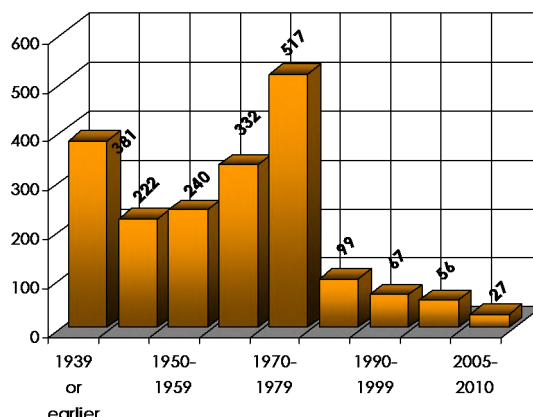
Projecting future housing needs, requires several factors to be considered. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures provide the information to aid in determining future housing needs and develop policies designed to accomplish the housing goals for Cozad.

AGE OF EXISTING HOUSING STOCK

Analyzing the age of Cozad's housing stock reveals a great deal about population and economic conditions of the past. Some of the older housing stock may have a need for rehabilitation, or if the structures are too dilapidated then new construction needs to occur within the community.

Figure 4.1 indicates 381, or 19.6% of Cozad's 1,941 total housing units, were constructed prior to 1940. These homes are a mixture of older well-kept homes as well as homes needing repair or demolition. The homes in good condition need to be maintained into the future; while, those in need of repair or demolition should be addressed in the appropriate manner.

**FIGURE 4.1: AGE OF EXISTING HOUSING STOCK
COZAD 2010**



Source: U.S. Census Bureau, ACS 2010

An interesting item to note about the construction of homes in Cozad is between 1960 and 1980 there were 849 (43.7%) new homes built during these decades. These two decades also saw dramatic increases in population. The growth in population and homes correlates directly to the establishment of the Monroe plant in the community which was established in 1961. In addition to the Monroe plant, 1961 was also the establishment of VVS, Inc.

The 1980's and 1990's saw new housing construction level off to approximately 7 to 10 new units per year on average. This is likely due to economic swings in the agricultural economy and the automobile industry.

Approximately 87% of all housing units in Cozad were constructed prior to 1980. Due to the age of these homes, there may be a need for special weatherization programs in the community to bring these homes up to current energy efficiency standards.

HOUSING TRENDS

Table 4.1 identifies several different housing trends in Cozad. The Table indicates the breakdown between owner- or renter-occupied housing as well as the number of people living in Group Quarters. Examining these housing trends highlights key characteristics of the housing and population within Cozad.

Persons in Households/Group Quarters

In 2010 there were 191 fewer people living in households than in 2000, this represents a change of -4.7%. The decrease in persons in households is slightly

Housing

greater than the actual population decline seen between 2000 and 2010.

Between 2000 and 2010, the number of people living in group quarters went from 84 people in 2000 to 89 in 2010 a change of 6.0%. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

**TABLE 4.1: COMMUNITY HOUSING TRENDS
COZAD 2000 TO 2010**

Selected Characteristics	2000	2010	% Change 2000-2010
Population	4,163	3,977	-4.5%
Persons in Household	4,079	3,888	-4.7%
Persons in Group Quarters	84	89	6.0%
Persons per Household	2.37	2.35	-0.8%
Total Housing Units	1,851	1,881	1.6%
Occupied Housing Units	1,722	1,656	-3.8%
Owner-occupied units	1,168	1,126	-3.6%
Renter-occupied units	554	530	-4.3%
Vacant Housing Units	129	225	74.4%
Owner-Occupied vacancy rate	1.4%	3.0%	114.3%
Renter-Occupied vacancy rate	10.4%	12.4%	19.2%
Single-family Units	1,411	1,495	6.0%
Duplex/Multiple-family units	262	346	32.1%
Mobile Homes, trailer, other	184	153	-16.8%
Median Contract Rent - 2000 - 2009			
Cozad	\$423	\$394	-6.9%
Nebraska	\$491	\$632	28.7%
Median Value of Owner-Occupied Units - 2000-2009			
Cozad	\$57,100	\$76,600	34.2%
Nebraska	\$88,000	\$119,700	36.0%

Source: U.S. Census Bureau 2000 and 2010

Persons per Household

Table 4.1 also indicates the number of persons per household decreased from 2.37 to 2.35 persons. The trend nationally has been towards a declining household size; however, the person per household in Cozad is higher than some similar communities and lower than other communities of similar size and geographic location:

- Lexington has a 3.17 persons per household
- Gothenburg has a 2.34 persons per household
- Sumner has 2.43 persons per household
- Elwood has 2.37 persons per household
- Broken Bow has 2.19 persons per household
- Minden has a 2.26 persons per household
- Holdrege has 2.27 persons per household

Occupied vs. Vacant Housing Units

Table 4.1 also indicates the number of occupied housing units decreased from 1,722 in 2000 to 1,656 in

2010, or -3.8%. During this same period, vacant housing units decreased, going from 129 in 2000 to 124 in 2010, or -3.9%. The occupancy type with the highest vacancy rate for both 2000 and 2010 was renter-occupied units at 10.4% and 8.6% respectively.

Median Contract Rent

Median contract rent in Cozad decreased from \$423 per month in 2000 to \$394 per month in 2010, or -6.9%. The State's median monthly contract rent increased by 28.7%. This indicates Cozad has widened the gap between local rents compared to the state's average of \$632.

Comparing changes in monthly rents between 2000 and 2010 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 2000 and 2010 increased at a rate of 23.6%, indicating Cozad rents actually decreased by 6.9%. Thus, Cozad tenants were paying considerably less in monthly rents in 2010, in terms of real dollars, than they were in 2000, on average. Landlords were also making less on their investment.

Median Value of Owner-occupied Units

The Median value of owner-occupied housing units in Cozad increased from \$57,100 in 2000 to \$75,600 in 2010 and represents an increase of 34.2%. The median value for owner-occupied housing units in the state showed an increase of 36.0%. Housing values in Cozad gained slightly less than the pace seen statewide.

In comparison to the CPI, the local value of owner-occupied housing increased at a rate that was nearly 1.5 times higher than the CPI. This indicates housing values in the community actually were worth more in 2010 compared to 2000 dollars.

Table 4.2 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing these data gives Cozad the opportunity to determine where there may be a need for additional housing. In addition, Cozad could target efforts for housing rehabilitation and construction at those segments of the population exhibiting the largest need.

2000

The largest section of owner-occupied housing in Cozad in 2000, based upon number of persons, was two person households, with 471 units, or 40.3% of the total owner-occupied units. By comparison, the

largest household size for rentals was the single person households which had 258 renter-occupied housing units, or 46.6% of the total renter-occupied units.

Cozad was comprised of 1,143 1-or 2-person households, or 66.4% of all households. Households having 5-or more persons comprised only 9.4% of the owner-occupied segment, and 7.4% of the renter-occupied segment. Communitywide, households of 5-or more persons accounted for only 151 units, or 8.8% of the total.

In 2000, the age cohorts representing the largest home ownership group was 45 to 54 year age group. Of the total residents living in owner-occupied housing units, 21.3% were over between 45 and 54 years of age. This group was closely followed by the 35 to 44 year cohort at 19.8%. Overall, 58.6% of all owner-occupied units were owned by individuals 45 years and older.

In 2000, 2/3 of the households in Cozad were made up of one- and two-person households and 45 years of age and older (58.6%).

2010

In 2010, the largest section of owner-occupied housing in Cozad remained with the two-person household, with 454 units, or 40.3% of the total owner-occupied units; a decrease of 3.6% over 2000. The owner-occupied group having the largest percentage increase was the one-person households which saw an increase of 9.4%

By comparison, the largest household size for rentals was the single person households which had 233 renter-occupied housing units, or 44.0% of the total renter-occupied units; a change of -9.7% over 2000. The renter-occupied group having the largest percentage increase was the 6-person or more households which saw an increase of 72.7% (eight new households).

**TABLE 4.2: HOUSEHOLD CHARACTERISTICS
COZAD 2000 TO 2009**

Householder Characteristic	2000				2010				O.O.	R.O.
	Owner- Occupied	% O.O	Renter- Occupied	% R.O	Owner- Occupied	% O.O	Renter- Occupied	% R.O	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	266	22.8%	258	46.6%	291	25.8%	233	44.0%	9.4%	-9.7%
2 persons	471	40.3%	148	26.7%	454	40.3%	121	22.8%	-3.6%	-18.2%
3 persons	155	13.3%	63	11.4%	152	13.5%	77	14.5%	-1.9%	22.2%
4 persons	166	14.2%	44	7.9%	128	11.4%	45	8.5%	-22.9%	2.3%
5 persons	77	6.6%	30	5.4%	74	6.6%	35	6.6%	-3.9%	16.7%
6 persons or more	33	2.8%	11	2.0%	27	2.4%	19	3.6%	-18.2%	72.7%
TOTAL	1,168	100.0%	554	100.0%	1,126	100.0%	530	100.0%	-3.6%	-4.3%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	26	2.2%	83	15.7%	23	2.0%	58	10.9%	-11.5%	-30.1%
25 to 34 years	142	12.2%	128	24.2%	127	11.3%	122	23.0%	-10.6%	-4.7%
35 to 44 years	231	19.8%	103	19.4%	187	16.6%	98	18.5%	-19.0%	-4.9%
45 to 54 years	249	21.3%	81	15.3%	231	20.5%	64	12.1%	-7.2%	-21.0%
55 to 64 years	182	15.6%	39	7.4%	226	20.1%	54	10.2%	24.2%	38.5%
65 to 74 years	162	13.9%	47	8.9%	167	14.8%	43	8.1%	3.1%	-8.5%
75 years and over	176	15.1%	73	13.8%	165	14.7%	91	17.2%	-6.3%	24.7%
TOTAL	1,168	100.0%	554	104.5%	1,126	100.0%	530	100.0%	-3.6%	-4.3%

Source: U.S. Census Bureau 2000, 2010

The renter occupied housing was dominated by three cohort groups; the 25 to 34 years (24.2%), 35 to 44 years (19.4%), and 15 to 24 years (15.7%). These three cohorts represent 59.03% of all the renter-occupied units in 2000.

Cozad was comprised of 1,099 1-or 2-person households, or 66.3% of all households; which represents a decrease of 3.8% from 2000. Households having 5-or more persons comprised only 9.0% of the owner-occupied segment, and 10.2% of the renter-occupied segment.

Housing

Communitywide, households with 5-or more persons accounted for 155 units, or 9.3% of the total. These data from 2010 may be directly correlated to the decrease in the Median Contract Rent seen in the community, as well as the increase seen in the Hispanic populations of Cozad.

In 2010, the age cohorts representing the largest home ownership group remained at the 45 to 54 age group. Of the total residents living in owner-occupied housing units, 20.5% were between 45 and 54 years in age. Those in the 55 to 64 years cohort was a close second with 20.1% of the total owner-occupied units. Using the 10-year cohort shift, similar to Table 3.2, one can identify most of the cohorts from 2000 actually saw increases in ownership ten years later.

The renter occupied housing was again dominated by three different cohort groups; the 25 to 34 years (23.0%), the 35 to 44 years (18.5%), and the 75 years and over (17.2%). These three cohorts represent 58.7% of all the renter-occupied units in 2010. The changes (2000 to 2010) were drastic using the 10-year cohort shift which indicates all but two age groups lost people.

Substandard Housing

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room. In addition, anytime there is more than 1.0 persons per room, the housing unit is considered overcrowded, thus substandard.

**TABLE 4.3: SELECTED HOUSING CONDITIONS
COZAD 2000 TO 2010**

Characteristics				
2000 Units Lacking Complete Plumbing Facilities	3	0.2%	6,398	0.9%
2000 Units with More Than One Person per Room	58	3.1%	17,963	2.5%
2010 Units Lacking Complete Plumbing Facilities	4	0.2%	2,540	0.3%
2010 Units with More Than One Person per Room	0	0.0%	12,201	1.5%
Substandard Units				
2000 Total	61	3.1%	24,361	3.1%
2010 Total	4	0.2%	14,741	1.9%

Source: U.S. Census Bureau 2000, 2010

These criteria when applied to Cozad indicate 61 housing units, or 3.1% of the total units, were substandard in 2000. This figure was reached by adding the number of housing units meeting one criterion to the number of housing units meeting the other criterion. However, the largest amount of substandard units was based on overcrowding.

In 2010 the total number of substandard housing units decreased to four units. However, the only contributing factor was a complete lack of plumbing which accounted for 100.0% of substandard problem. Comparing Cozad to the state of Nebraska as a whole, the percent of substandard housing units in Cozad was equal to or less than the state as a whole for both time periods.

What these data fail to consider are housing units that have met both criterion and counted twice. Even so, the community should not assume that these data overestimate the number of substandard housing. Housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical or plumbing codes should also be included in an analysis of substandard housing. A comprehensive survey of the entire housing stock should be completed every five years to determine and identify the housing units that would benefit from remodeling or rehabilitation work. This process will help ensure that a community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

FUTURE HOUSING NEEDS

Through the next 10 to 20 years, Cozad is projected to continue to grow. This new growth will put pressure on the community and City to address the anticipated growth.

The following information is based upon two basic criterion:

1. The population projections identified in Chapter 3 of this plan
2. The persons per household for owner-occupied and renter-occupied units will stay constant during this period.

**TABLE 4.4: PROJECTED DEMAND—LOW SERIES
COZAD 2020 TO 2040**

Year	Population Change	Owner-occupied units Change	Renter-occupied units Change
2020	-142	-40	-20
2030	-137	-39	-20
2040	-132	-37	-19
Total	-411	-116	-59

Source: Marvin Planning Consultants 2014

Table 4.4 indicates the population change projected using the Low Series, along with the new number of owner-occupied and renter occupied units that will need to be constructed in each decade to support the projected growth.

Table 4.4 indicates 116 fewer owner-occupied units will be required by 2040; this equals approximately 3.9 fewer homes per year from 2010 through the planning period.

The community will also require a total of 59 fewer rental occupied units by 2040 to accommodate this model. This is approximately 2.0 fewer units per year.

**TABLE 4.5: PROJECTED DEMAND—MEDIUM SERIES
COZAD 2020 TO 2040**

Year	Population Change	Owner-occupied units Change	Renter-occupied units Change
2020	+80	+23	+11
2030	+82	+23	+12
2040	+83	+24	+12
Total	+245	+70	+35

Source: Marvin Planning Consultants 2014

Table 4.5 examines the same data as Table 4.4 but is applied to the medium population projections.

Table 4.5 indicates a need for 70 new owner-occupied units by 2040; this equals approximately 2.3 new homes per year from 2010 through the planning period.

The community will also need a total of 35 new rental occupied units by 2040 to accommodate this model. This is approximately 1.2 new units per year.

**TABLE 4.6: PROJECTED DEMAND—HIGH SERIES
COZAD 2020 TO 2040**

Year	Population Change	Owner-occupied units Change	Renter-occupied units Change
2020	+198	+56	+28
2030	+208	+59	+30
2040	+218	+62	+31
Total	+624	+177	+89

Source: Marvin Planning Consultants 2014

Finally, Table 4.6 examines the high series population projections.

Table 4.6 indicates a need for 177 new owner-occupied units by 2040; this equals approximately 5.9 new homes per year during the planning period.

The community will also need a total of 89 new rental occupied units by 2040 to accommodate this model. This is approximately 3.0 new units annually.

HOUSING ACTION PLAN

Goal H-1:

The community will facilitate the better availability of vacant/deteriorating rental units within Cozad.

Action Items

HA-1.1: An inventory of vacant housing units within Cozad should be undertaken and updated monthly.

HA-1.2: Communication should occur with the current property owners in order to ascertain their plans for the property.

HA-1.3: A survey should be sent to the property owners to determine their needs for updating and improving their properties.

HA-1.4: Develop a "low-interest" loan program that landlords can participate in order to upgrade their existing rental units.

HA-1.5: The community should establish a "grant" fund which property owners can apply for funds IF they focus on key issues associated with low-income rental properties. For example a 50-50 match on key projects.

HA-1.6: When a property owner no longer wishes to maintain a property, the community should find a means to purchase the property, bring it

Housing

up to code and “flip it” into a new owner occupied unit.

Goal H-2:

Where vacant/deteriorated homes are beyond repair the community should work to eliminate these from the neighborhoods.

Action Items

H-2.1: An inventory of vacant housing units beyond repair “dilapidated” should be undertaken.

H-2.2: Communication should occur with the current property owners in order to ascertain their plans for the property.

H-2.3: The community should determine specific financing tools for the removal and replacement of said properties, including the use of “micro-blight” and Tax Increment Financing.

H-2.4: The community should develop a list of key contractors such as demolition and grading contractors that can assist in these projects.

H-2.5: The community should establish, as directed in the Dawson County Area Housing Study, a land bank for placing newly vacant and vacant ground.

H-2.6: Policies should be established for the newly vacant lots so there is new construction started immediately upon these lots.

Goal H-3:

The community needs an adequate amount of vacant property for potential housing development including all price ranges.

Action Items

H-3.1: The community needs to identify all vacant lots for sale within residential areas.

H-3.2: The community needs to identify potential landowners willing to sale for a new residential subdivision.

H-3.3: The community needs to identify a developer willing to develop in Cozad.

H-3.4: Any new subdivision should include a mix of all housing types, including single-family owner-occupied, single-family rental, senior housing,

and quality lower-income.



Goal H-4:

Work with Dawson County Area Development on continued implementation and maintenance of housing for the local workforce and elderly population.

Action Items

H-4.1: Continue to foster an Employer’s Housing Assistance Program as outlined in the Dawson County Area Housing Study.

H-4.2: Continue working with Dawson County Area Development and the Cozad Housing Authority to create additional housing options within the Cozad, especially for those 62+ years of age as outlined in the Dawson County Area Housing Study.



Example of a Senior 55+year housing unit

Goal H-5:

Develop more housing opportunities in Downtown Cozad.

Action Items

H-5.1: Identify key structures that are capable of upper level housing units.

- Complete a full assessment of what is needed to redevelop upper levels of downtown structures into housing opportunities.
- Establish a funding strategy for assisting building owners with the redevelopment of their upper levels into viable housing units.

H-5.2: Identify properties on the edge of downtown that would support townhome and/or condominium style housing.

- Develop strategies for financing these type of units.
- These units need to be located so that they are within a walkable distance to downtown businesses.



Source: Lohren Deeg



Goal H-6:

The City Should develop standards for future mobile home parks within the Cozad's jurisdiction.

Action Items

H-6.1: New mobile home parks should be required to be laid out similar to a standard residential subdivision.

H-6.2: New mobile home parks should provide amenities such as paved streets, curb and gutter, proper drainage, paved parking areas, and storm shelters.

H-6.3: These new standards should apply to existing parks when they go through any substantial upgrades.



Goal H-7:


The community should continue existing programs and/or create additional programs to make homeownership more feasible for residents.

Action Items

H-7.1: Continue working with developers on the home buyer assistance program seen in the Dawson Estates project.

H-7.2: The community should work to find key vacant lots or lots with deteriorated housing in order to use these programs for infill projects.

Housing


	Housing Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
HA-1.1	An inventory of vacant housing units within Cozad should be undertaken and updated monthly.	1,3,4	-							
HA-1.2	Communication should occur with the current property owners in order to ascertain their plans for the property.	1,3,4,14	-							
HA-1.3	A survey should be sent to the property owners to determine their needs for updating and improving their properties.	1,3,4,14	1,2,4,6							
HA-1.4	Develop a "low-interest" loan program that landlords can participate in order to upgrade their existing rental units.	1,3,4,6	1,2,4,6							
HA-1.5	The community should establish a "grant" fund which property owners can apply for funds IF they focus on key issues associated with low-income rental properties. For example a 50-50 match on key projects.	1,3,4,6	1,2,3,4,6							
HA-1.6	When a property owner no longer wishes to maintain a property, the community should find a means to purchase the property, bring it up to code and "flip it" into a new owner occupied unit.	1,3,4,5,6	1,2,3,4,6							
HA-2.1	An inventory of vacant housing units beyond repair "dilapidated" should be undertaken.	1,3,4,5,10	1,2,3,4,6							
HA-2.2	Communication should occur with the current property owners in order to ascertain their plans for the property.	1,3,4,14	-							
HA-2.3	The community should determine specific financing tools for the removal and replacement of said properties, including the use of "micro-blight" and Tax Increment Financing.	1,3,4,6	1,2,3,4,6							
HA-2.4	The community should develop a list of key contractors such as demolition and grading contractors that can assist in these projects.	1,3,4	1,2,3,4,6							
HA-2.5	The community should establish, as directed in the Dawson County Area Housing Study, a land bank for placing newly vacant and existing vacant ground.	1,3,4,5,8,14	1,2,3,4,5,6							
HA-2.6	Policies should be established for the newly vacant lots so there is new construction started immediately once demolition is completed.	13,4,5,8,14	1,2,3,4,5,6							

Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

	Housing Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
HA-3.1	The community needs to identify all vacant lots for sale within residential areas.	1,3,4	-							
HA-3.2	The community needs to identify potential landowners willing to sale for a new residential subdivision.	1,3,4,6,14	-							
HA-3.3	The community needs to identify a developer willing to develop in Cozad.	1,3,4,5	-							
HA-3.4	Any new subdivision should include a mix of all housing types, including single-family owner-occupied, single-family rental, senior housing and quality lower income	1,3,4,5,8	-							
HA-4.1	Continue to foster an Employer's Housing Assistance Program as outlined in the Dawson County Area Housing Study.	1,3,4,5,8,11	-							
HA-4.2	Continue working with Dawson County Area Development and the Cozad Housing Authority to create additional housing options within the Cozad, especially for those 62+ years of age as outlined in the Dawson County Area Housing Study.	1,3,4,5,8,14	-							
HA-5.1	Identify key structures that are capable of upper level housing units. <ul style="list-style-type: none"> Complete a full assessment of what is needed to redevelop upper levels of downtown structures into housing opportunities Establish a funding strategy for assisting building owners with the redevelopment of their upper levels into viable housing units 	1,3,4,5,10,14	1,2,4,6							
HA-5.2	Identify properties on the edge of downtown that would support townhome and/or condominium style housing <ul style="list-style-type: none"> Develop strategies for financing these type of units These units need to be located so that they are within a walkable distance to downtown businesses 	1,3,4,5,8,10,14	1,2,3,4,5,6							
HA-6.1	New mobile home parks should be required to be laid out similar to a standard residential subdivision	1,8	-							
HA-6.2	New mobile home parks should provide amenities such as paved streets, curb and gutter, proper drainage, paved parking areas, and storm shelters	1,8	-							
HA-6.3	These new standards should apply to existing parks when they go through any substantial upgrades	1,8	-							

Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax



5

Economy and Economic Development



ECONOMIC/EMPLOYMENT PROFILE

Economic data are collected in order to understand local changes in economic activity and employment needs and opportunities within Cozad. In this section, employment by industry, household income statistics, and commuter analyses were reviewed for Cozad and Nebraska.

Income Statistics

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Cozad in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI).

Table 5.1 identifies the number of households in different income ranges for Cozad and the state of Nebraska for 2000 and 2010. The household income range most commonly reported in 2000 was \$50,000 to \$74,999, which accounted for 19.5% of all households. In 2000, Cozad had a strong income base ranging from \$25,000 to \$74,999; this range included 55.8% of the households.

**TABLE 5.1: HOUSEHOLD INCOME
COZAD 2000 TO 2010**

Household Income Ranges	2000				2010			
	Cozad	% of Total	State of Nebraska	% of Total	Cozad	% of Total	State of Nebraska	% of Total
Less than \$10,000	188	10.7%	55,340	8.3%	179	10.1%	47,902	6.8%
\$10,000 to \$14,999	175	10.0%	43,915	6.6%	78	4.4%	41,039	5.8%
\$15,000 to \$24,999	252	14.4%	98,663	14.8%	313	17.6%	82,906	11.8%
\$25,000 to \$34,999	316	18.0%	97,932	14.7%	270	15.2%	83,822	11.9%
\$35,000 to \$49,999	321	18.3%	122,654	18.4%	229	12.9%	109,525	15.6%
\$50,000 to \$74,999	342	19.5%	136,141	20.4%	333	18.7%	146,852	20.9%
\$75,000 to \$99,999	62	3.5%	58,361	8.7%	225	12.7%	87,734	12.5%
\$100,000 to \$149,999	58	3.3%	36,565	5.5%	120	6.8%	69,882	9.9%
\$150,000 to \$199,999	27	1.5%	8,551	1.3%	0	0.0%	17,498	2.5%
\$200,000 or more	11	0.6%	8,873	1.3%	30	1.7%	15,477	2.2%
Total	1,752	100.0%	666,995	100.0%	1,777	100.0%	702,637	100.0%
Median Household Income	\$32,392		\$39,250		\$38,922		\$47,995	
Number of Households	1,752		666,995		1,777		702,637	

Source: U.S. Census Bureau, 2000, 2010

In 2010, the income range reported most was still the \$50,000 to \$74,999 which accounted for 18.7% of the total. By 2010 the statewide income range most often reported was still the \$50,000 to \$74,999 range.

Those households earning less than \$15,000 decreased from 20.7% in 2000 to 14.5% in 2010. These household groups account for the poorest of the poor in the community. However, the decrease between 2000 and 2010 was only 30.0%, which is a significant decrease in these income ranges. This constitutes a loss of 106 households in the income range; some of these households likely stayed and saw their income grow but others may have moved out of the area as the economic issues of late 2008 and early 2009 hit the Cozad area.

The median household income for Cozad was \$32,392 in 2000, which was \$7,000 less than the State median income. By 2010, the median household income increased to \$38,922 or an increase of 20.2% but had an even greater gap compared to the state average. The CPI for this period was 23.6%, which indicates household incomes in Cozad did not keep up with inflation. Therefore, households were actually earning less in real dollars in 2010 than in 2000. This difference basically indicates for every \$1.00 earned in a household during 2000, it was earning \$0.97 in 2010.

Economy and Economic Development

Households in Cozad earning \$50,000 or more saw an increase of 41.6% from 2000 to 2010. In 2000, 28.4% of the households earned \$50,000 or more; while in 2010, 39.9% were earning that amount. The categories showing the greatest increases were those households earning between \$100,000 and \$149,999, which rose from 3.3% in 2000 to 6.8% in 2010 or a change of 106.9% in terms of households.

Employment by Industry

Analyzing employment by industry assists in determining the key components of the local labor force. This section identifies the type of industries found in the local economy, as well as identifying particular occupations employing residents. Table 5.2 indicates employment size by industry for Cozad for 2000 and 2010 (these data indicate the types of jobs residents have, not the number of jobs locally).

**TABLE 5.2: EMPLOYMENT BY INDUSTRY
COZAD AND THE STATE OF NEBRASKA
2000 TO 2010**

Industry Categories	Cozad			
	2000	% of Total	2010	% of Total
Agriculture, Forestry, Fishing and Hunting and Mining	84	4.0%	76	3.7%
Construction	120	5.8%	227	11.1%
Manufacturing	708	34.0%	546	26.7%
Wholesale Trade	39	1.9%	39	1.9%
Retail Trade	224	10.8%	152	7.4%
Transportation and warehousing and utilities	123	5.9%	73	3.6%
Information	11	0.5%	75	3.7%
Finance, insurance, real estate, and rental and leasing	72	3.5%	107	5.2%
Professional, scientific, management, administrative, and waste management	38	1.8%	76	3.7%
Educational, health, and social services	386	18.5%	377	18.4%
Arts, entertainment, recreation, accommodation and food services	161	7.7%	131	6.4%
Other services (except public administration)	66	3.2%	105	5.1%
Public Administration	49	2.4%	61	3.0%
Total Employed Persons	2,081	100.0%	2,045	100.0%

Source: U.S. Census Bureau 2000, 2010

Table 5.2 shows the employment sector with the greatest number of employees in 2000 was Manufacturing. This sector employed 708 people or 34.0% of the total employed residents in 2000. In 2010, the largest employment sector was still

Manufacturing but the number of employees dropped drastically to 546 or 26.7% of the total. Cozad has seen major fluctuations during the time period in Table 5.2.

Overall the top five industries in Cozad for 2000 were as follows:

- Manufacturing 34.0%
- Educational/health/social services 18.5%
- Retail trade 10.8%
- Arts/entertainment/recreation/accommodation/food service 7.7%
- Transportation/warehousing/utilities 5.9%

By 2010, the overall top five industries in Cozad were as follows:

- Manufacturing 26.7%
- Educational/health/social services 18.4%
- Construction 11.1%
- Retail trade 7.4%
- Arts/entertainment/recreation/accommodation/food service 6.4%

Employment in the top five industries for both 2000 and 2010 fall off considerably beyond the top position. By 2010, the actual gap in the percent of the total actually became less than in 2000. The one industry indicating a significant decrease was the Manufacturing category which saw a decrease of 162 employees between 2000 and 2010; most likely due to the loss of the Tenneco plant in late 2008 and early 2009. The loss of Tenneco also saw significant impacts on the Transportation and Warehousing category which lost 50 employees between 2000 and 2010.

COMMUTER TRENDS

Travel Time to Work

Table 5.3 show the commuter characteristics for Cozad in 2000 and 2010. Travel time to work is another factor used to gauge where Cozad's workforce is employed. Table 5.3 shows how many residents of Cozad travel to work in each of several time categories.

Table 5.3 indicates there was an overall decrease in the number of people from Cozad working in 2010 compared to 2000. The number of people working fell from 2,045 in 2000 to 2,010 in 2010 or a change of -1.7%.

Table 5.3 indicates the workforce in 2010 spent nearly 2 minutes less traveling to work than in 2000. The

average travel time decreased from 12.9 minutes in 2000 to 10.8 minutes in 2010. The largest increase occurred with those traveling 45 to 59 minutes, which increased by 54 people or 284.2%. The second greatest group was the 20 to 29 minutes category, which increased by 98 persons, or 57.0%.

**TABLE 5.3: TRAVEL TIME TO WORK
COZAD 2000 TO 2010**

Travel Time Categories	2000	% of Total	2010	% of Total	% Change
Less than 10 minutes	1,130	55.3%	1,286	64.0%	13.8%
10 to 14 minutes	301	14.7%	148	7.4%	-50.8%
15 to 19 minutes	224	11.0%	185	9.2%	-17.4%
20 to 29 minutes	172	8.4%	270	13.4%	57.0%
30 to 44 minutes	76	3.7%	20	1.0%	-73.7%
45 to 59 minutes	19	0.9%	73	3.6%	284.2%
60 minutes or more	78	3.8%	22	1.1%	-71.8%
Worked at home	45	2.2%	6	0.3%	-86.7%
Total	2,045	100.0%	2,010	100.0%	-1.7%
Mean Travel Time (minutes)	12.9		10.8		-16.3%

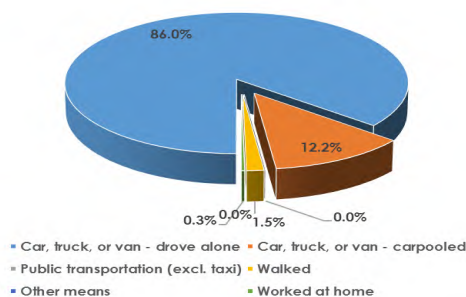
Source: U.S. Census Bureau, 2000, 2010

All of the remaining categories saw decreases in the number of people commuting. The category with the greatest decrease were those who worked at home which decreased by 39 people or -86.7%. The second greatest decrease was in the 30 to 44 minutes category which lost 56 commuters or a -73.7% from 2000 to 2010.

Means of Travel

The vast majority, 86.0%, of the commuters in Cozad went to work by way of car, truck, or van and drove alone. However, 12.2% of the commuters actually carpooled with someone. The remaining 1.8% either walked, worked at home or went to work via some other means.

**FIGURE 5.1: MEANS OF TRAVEL
COZAD 2010**



Source: U.S. Census Bureau, 2010

FISCAL TRENDS

The final component of this section includes an analysis and description of fiscal trends of the City of Cozad. Table 5.4 exhibits the net taxable sales generated within the corporate limits of Cozad between 1997 and 2013. These dollars represent any item sold within the corporate limits subject to sales tax; the numbers do not include vehicles sales or grocery sales (not subject to sales tax). Between 1997 and 2013, the net taxable sales increased from \$361,347,246 to \$48,425,809 or a total change of 32.3%. The CPI for this same period was approximately 39.8%; therefore local retailers were actually selling less in real dollars in 2013 than in 1997.

**TABLE 5.4: NET TAXABLE SALE
COZAD 1997 TO 2013**

Year	Net Taxable Sales	% Change from Previous Year
1997	\$36,347,246	
1998	\$36,592,030	0.7%
1999	\$36,850,343	0.7%
2000	\$36,939,235	0.2%
2001	\$36,623,173	-0.9%
2002	\$37,788,780	3.2%
2003	\$40,834,196	8.1%
2004	\$43,796,745	7.3%
2005	\$46,394,117	5.9%
2006	\$46,566,103	0.4%
2007	\$52,054,996	11.8%
2008	\$49,511,467	-4.9%
2009	\$45,700,837	-7.7%
2010	\$46,014,615	0.7%
2011	\$48,595,255	5.6%
2012	\$48,468,090	-0.3%
2013	\$48,425,809	-0.1%
Total Change	\$11,833,779	32.3%

Source: Nebraska Department of Revenue, Does not include motor vehicle sales

Economy and Economic Development

Regional Basic/Non-Basic Analysis

The following data examine five occupational areas established by the U.S. Census Bureau to evaluate trends in employment and the area economy. Basic employment and non-basic employment are defined as follows:

Basic employment is business activity providing services primarily outside the area through the sale of goods and services, the revenues of which are directed to the local area in the form of wages and payments to local suppliers.

Non-Basic employment is business activity providing services primarily within the local area through the sale of goods and services, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

In order to establish a number of Basic jobs, a comparative segment or entity must be selected. For purposes of this analysis, the state of Nebraska will be used. This allows the analysis to establish where Cozad is seeing exports from the state as a whole.

This analysis is used to further understand which occupational areas are exporting goods and services outside the area, thus importing dollars into the local economy. The five occupational categories used in the analysis are listed below:

- Managerial business, science, and arts occupations
- Service occupations
- Sales and office occupations
- Natural Resources, construction and maintenance occupations
- Production, transportation and material moving occupations

A related concept to the basic/non-basic distinction is that of a Base Multiplier. The base multiplier is a number, which represents how many non-basic jobs are supported by each basic job. A high base multiplier means that the loss of one basic job will have a large potential impact on the local economy if changes in employment occur. The rationale behind this analysis is that if basic jobs bring new money into a local economy, that money becomes the wages for workers in that economy. Therefore, more money brought in by basic jobs creates more non-basic jobs that are supported.

**TABLE 5.5: BASIC/NON-BASIC BY OCCUPATIONS
COZAD 2011**

	Cozad	Nebraska	Basic Employment
Management business, science, and arts occupations	24.3%	34.8%	0.0%
Service occupations	17.7%	16.4%	1.3%
Sales and office occupations	14.3%	25.0%	0.0%
Natural Resources, construction and maintenance occupations	15.6%	10.2%	5.4%
Production, transportation, and material moving occupations	28.1%	13.7%	14.4%
			21.1%
Base Multiplier	3.74		

Source: American Community Survey 2007-2011

Basic Employment

The occupation categories are compared to the same categories for the state and where Cozad's percentage exceeds the state's percentage there is Basic employment. Table 5.5 indicates there are three categories that have Basic employment with the largest being Production, transportation and material moving occupations.

This is not unexpected considering Cozad has historically had a strong manufacturing base dating back to at least 1961. The other categories were Service occupations and Natural Resources, construction and maintenance occupations.

Overall, 21.1% of the employment base in Cozad is tied to the exportation of goods or services. The City needs to continually work on their Business Retention and Expansion process in order to keep these employers in Cozad.

Base Multiplier

The information in Table 5.5 shows Cozad has a base multiplier of 3.74, which means that for every job that falls into the basic category, 3.74 other jobs in the community are supported and/or impacted. This is illustrated by comparing the basic and non-basic percentages against each other.

There is no magical multiplier a community can aim to achieve. Every community is different and the dynamics involved are different. The unique and ever changing dynamics are what make a particular community unique and attractive to different employers. It is critical for a community to determine their future vision for business and industry and work towards that end goal. As previously mentioned it is also critical to diligently work towards a successful Business Retention and Expansion program to support those employers already located in the community. Some communities or counties become too focused on attracting that next big catch and forget about the opportunities existing employers can offer through expansion of their operations.

Current Economic Base

The tables on the previous pages discuss the local economy in terms of jobs and incomes. However, there is another key factor which plays a large role in the economic viability of a community, having locally grown and regionally/nationally known and locally operated businesses in the community. Cozad has four such businesses in the community which are:

- Paulsen, Inc. Construction
- VVS, Inc. Vending Services
- Nebraska Plastics Plastics Manufacturing
- Frontier Medical Medical Products Supplier



Photo 5.1
Paulsen Headquarters - east side of Cozad

These businesses are headquartered and have manufacturing, warehousing, and corporate operations in Cozad. Paulsen, VVS and Nebraska Plastics, together, employ approximately 750 people. These are the major companies in Cozad; however, all of the smaller locally owned and operated businesses are as critical to the survival of Cozad.



Photo 5.2
Storage of PVC fencing



Photo 5.3
VVS Headquarters - Downtown Cozad



Photo 5.4
Frontier's Headquarters - downtown Cozad

Economy and Economic Development

Economic Development

The economy plays a major role in sustaining the quality of life in any community. The benefits of a healthy economy reach far beyond the business sector. Local capital investment and job creation leads to quality schools, infrastructure, public safety, parks and the support of countless additional community facilities and services.

The importance of economic development is apparent in Cozad's development of various programs to support economic growth. The purpose of the Economic Development Chapter in this comprehensive plan is to present goals and policies supporting and encouraging a strong and vibrant economy. This chapter focuses on entrepreneurialism, business retention and expansion, business recruitment, regional issues, environment, tools and strategies, labor and workforce training, permitting procedures, regulation, income, tourism, infill and redevelopment, and infrastructure and land supply. The goals and objectives stated within this chapter are to be considered a community-directed guide for future economic development activities.

Cozad Development Corporation

The primary local advocate of economic development in Cozad is Cozad Development Corporation (CDC). CDC is a non-profit economic development corporation supported by both public and private investment with the intention of bolstering capital investment and job creation locally. CDC has been instrumental in attracting and retaining quality business, monitoring business needs and assessing future development opportunities for Cozad. In recent years, CDC has been involved in several studies of regional economic development factors including the Downtown Revitalization Plan of Cozad (2008 and 2012) and the Dawson County Area Housing Study (2014).

CDC was formed after voters in Cozad voted in a 1/2% sales tax in 1999 to support economic development activities. This was completed through the Local Option Municipal Economic Development Act or LB840 program.

CDC was formed in order to provide jobs and capital investment in Cozad by assisting local business expansion as well as recruiting new businesses to Cozad. In addition, CDC works to fill vacant commercial and industrial buildings in the community. Finally, CDC has worked with local

property owners, the hospital and the Cozad Housing Authority on developing new housing opportunities in Cozad.

CDC currently has the following assistance programs available:

- Revolving loan fund
- Demographic support
- Business resources
- Cozad Business Center

The Cozad Business Center is a combination business use facility. The east half of the building includes a turnkey in-bound call center that has a capacity to house 70 call stations. The renovations on the east side also included restrooms, break room space, storage, and all the necessary electrical updates for the addition of the multiple work stations. The west side of the renovated facility has a combination of functions...an incubation space for developing businesses, office rental space, conference and training space, and the new location of the CDC office. The facility capitalized on the availability of telecom infrastructure and technology from Cozad Telephone Company. CDC hopes by allowing access to and education in technology their businesses will see the bottom line benefits to integration in their own business.

Dawson Area Development Corporation

Besides CDC, economic development activities are supported through the Dawson Area Development (DAD) based in Lexington. DAD is a non-profit organization similar to CDC but works on a county level assisting all of the communities and rural areas of Dawson County. DAD works hand in hand with local development organizations and businesses to ensure a viable economy in Dawson County.

DAD also offers key programs and assists with business financing and recruitment.

Economic Development and Cozad

Economic development activity does not require a constant attempt to lure that one big manufacturing company to community. In Cozad, economic development becomes about both the short- and long-term successes.

The future of Cozad and its economic viability will rely on a few key elements. These elements include:

- The retention of youth within the community
- The retention of the school system locally.
- A strong agricultural economy

- Entrepreneurship by locals
- Quality infrastructure
- Quality housing stock
- Shop local

Retention of Youth

The survival of any community is dependent upon maintaining its population base. As Cozad goes through this planning period, the population base of the community may be greatly challenged. As the residents from the "Great Generation" and the "Baby Boomers" age and begin to move into nursing facilities and pass away, the need for replacement populations will be critical. There are fewer people in the remaining population groups such as the "Gen X", "Gen Y", and "Gen Z" to replace those in the prior groups.

The retention of the youth and/or the attraction of younger couples with children will be critical to the future of Cozad. This will require the community to be perceived to have the quality of life desired by these younger age cohorts. The best way to do this is to ask the youth in the community, on a regular basis, what is and will be important to them in the future. What will it take to get them to move back to Cozad? In addition, Cozad has several younger adults that have recently moved to and back to the community. It is critical to understand what it was that brought them to the community as it is today. These are leaders of the community in the future, they need to provide the insight necessary to make Cozad a population survivor.

Retention of the local school system

A critical component to the previous paragraphs is the continuation of Cozad Public Schools. The local school system is a critical component to the quality of life in the community.

At the time of this plan, there has been one attempt to force school district in Nebraska to consolidate into a one county, one district format. As the costs associated with providing public school education increases, it is likely this topic will be brought forward in the future. A mandated consolidation in Dawson County would require Cozad to merge with its neighboring school districts to form one larger county-wide system.

A strong agricultural economy

Cozad, like a lot of similar communities in Nebraska

can be greatly impacted by large swings in the agricultural economy. The community needs to continue working on minimizing the impact the agricultural economy has on the area.

Entrepreneurship by locals

One of the best and safest means to grow a community's economy is through the entrepreneurial spirit. Communities, typically, are looking for the next big business or industry to relocate into their community. In today's economy these type of economic development wins are fewer and fewer apart.

Local entrepreneurs can be the biggest windfall a community can see in their community. These people are typically loyal to the local area and likely will give back to the community; similar to what Cozad has seen with the establishment and growth of Paulsen, VVS, Nebraska Plastics, and Frontier Medical. However, one of the biggest mistakes that occurs with local entrepreneurs is the locals do not support the business for some reason or another. Locals either:

- Don't want a local to succeed due to jealousy
- Can find what their selling cheaper in the town 20 to 30 miles down the road
- Don't like the individual for one reason or another.

Local entrepreneurs are more likely to:

- Give back and support the community as opposed to the out of town operation
- Pay local property taxes
- Support the local school activities in physical and monetary support

It is ironic that when communities similar to Cozad were founded, the entire commercial aspects of the community were likely entrepreneurs. Again, in the 21st Century, the future of these communities may rely on locally grown and nurtured individuals.

Finally, there is one additional factor weighing heavily on the success of the entrepreneur, financial backing. New business start-ups have difficulty finding the proper financial support to be successful. There is a listing of potential business assistance programs at the end of this chapter, but one of the most critical can come from local investment clubs and individuals that believe in the entrepreneur and the entrepreneurial process.

Quality infrastructure

Economy and Economic Development

Infrastructure is a critical factor in any community actively recruiting new businesses and industries. As Cozad moves forward in the planning period, it will be critical to continue monitoring the existing infrastructure and as well continue to plan for and budget updates and expansions.

Quality Housing Stock

One of the largest issues Cozad has seen in recent years is a complete lack of quality housing. Ironically, the term quality housing has several meanings depending upon one's needs and desires. Quality housing can be decent housing at an affordable rate for those on the lower end of the economic scale; while larger newer homes may be how those on the other end of the spectrum view housing. The community needs to continue to examine this topic from all angles as well as continue to strive to fully implement the Dawson County Area Housing Study. A lack of affordable and decent housing stock can and will limit a community's ability to be successful in economic development.

Shop Local/Downtown

This is likely one of the largest understated and overlooked concepts of small town survival. However, it is likely the most critical to the sustainability of most communities like Cozad. This is one of those issues needing work by all parties; consumers and merchants.

Shopping local has two distinct factors; 1) buying goods and services from local businesses regardless of who they are; and 2) buying goods and services from those based in Cozad. There are definite benefits all the way around.

First buying from local businesses; specifically a business such as Dollar General helps support some local jobs and provides sales tax revenue to the city; however, most profits leave Cozad for good with the exception of an occasional contribution to the school and local charities. This is good for Cozad since there are very few local people/businesspeople these days that have the capital outlay necessary to support a Dollar General style store.

Secondly, when available, if residents purchase goods and services from locally owned people, not only are there jobs and sales tax generated similar to the Dollar General example but the profits stay local and these people typically reinvest profits in greater amounts than out-of-state business, when they are supported. In addition, the majority of these

businesses will likely locate in downtown Cozad if there is available, reasonably priced space.

Both of these examples are critical to Cozad and both types of businesses need to be available. However, local residents need to understand the importance of each.

Downtown Cozad is in reasonable shape, it has a strong mix of financial institutes, restaurants, locally owned businesses. However, in order for this area to continue and gain strength, business owners need to realize some key issues:

1. Educate customers on the benefits of shopping locally
2. Provide as broad a selection as possible; do not give shoppers an excuse to leave town
3. Provide hours of operation that allow residents to shop local after work and on part of the weekend.

In addition to the items above, another key aspect to strengthening downtown Cozad is to add more residences above the ground floor in buildings and to construct good townhouses and/or condominium style housing on the perimeter of downtown so people have walkable access to businesses.



Economic Development Goals and Policies

Sustainable Regional Economic Development

This section provides goals and policies that supporting cooperation and coordination at a regional level to ensure sustainable local economic development. CDC is the lead economic development organization for the City of Cozad, however, there are many additional regional utility, state and local community partners engaged in

Economy and Economic Development

economic development activities. It is in the best interest of Cozad to support and collaborate with these regional organizations. By focusing on common goals and allocating resources effectively, both the public and private sector can work together regionally to maximize successful business start-up, retention, expansion and recruitment efforts.

Economic Development Goal 1

ED-1 Cozad will cooperate regionally to:

- a. Promote a sustainable, strong, diverse and healthy economy;
- b. Promote the retention and expansion of existing businesses;
- c. Foster and develop the startup of new businesses;
- d. Encourage the relocation of environmentally responsible businesses to the Cozad region;
- e. Promote income levels higher than the national average;
- f. Ensure the sustainable economic use of natural resources and the safe and effective use of utility resources as well as recycled materials.

Policies

- ED-1.1 Continue regional partnerships with Dawson Area Development, Cozad Chamber of Commerce, Gothenburg Improvement Company, Lexington Chamber of Commerce, and Dawson Area Development for expanded resource-sharing and exposure of Cozad to promote economic development opportunities.
- ED-1.2 Identify resource drivers and demands for appropriate allocation of funds to support maintenance or construction of infrastructure capable of serving economic development.
- ED-1.3 Continue to engage the Nebraska Department of Economic Development in development of target markets, suitable sites for development and cost-effective marketing opportunities.
- ED-1.4 Continue promotion of projects that will improve area economic development opportunities such as infrastructure improvements.
- ED-1.5 Continue research and development that target marketing options for attracting likely economic development through cooperation with regional economic development entities.

Tools and Strategies

Business retention, expansion and recruitment efforts work at maintaining a stable economy.

Business retention and expansion programs address the issues affecting decisions by established businesses and industries to remain or expand. Such issues may include availability of public services and/or facilities, permitting procedures, property taxes and training programs.

Recruitment programs largely focused on attracting industrial/primary users as a major economic development strategy.

Retaining, expanding and attracting industrial businesses is important because these companies generally provide higher-paying jobs and do not sell directly to the end-user, creating an economic multiplier effect throughout the local economy.

Economic Development Goal 2

ED-2 Create a healthy and stable local economy via retention, expansion and recruitment of businesses.

Policies

- ED-2.1 Encourage continued cooperation between Cozad's governmental and civic organizations and CDC to support and bolster local economic development.
- ED-2.2 Perform business retention/expansion surveys through CDC for every primary/industrial company within the city at a minimum of once every two years.
- ED-2.3 Prioritize visits with corporate office headquarters of local primary employers once every two years.
- ED-2.4 Establish multiple means for CDC to collect attitudes and business survey data from existing retail and commercial businesses to ensure that their community needs are being met.
- ED-2.5 Support the continued development of Geographic Information System (GIS) parcel data to support economic development mapping and information efforts.
- ED-2.6 Encourage job recruitment efforts towards those sectors that:
- a. Are compatible with environmental and quality-of-life standards for Cozad;
 - b. Provide competitive wages in comparison to regional and national levels;
 - c. Help diversify the local economy;
 - d. Capitalize on strengths of the export

Economy and Economic Development

economy (agriculture and manufacturing).

- ED-2.7 Support efforts to develop a formal process involving CDC, civic organizations and businesses to study and develop strategies for business retention, expansion and recruitment.
- ED-2.8 Encourage public/private partnerships for creative financing of local economic development and affiliated projects.
- ED-2.9 Promote the use of utility rate tiers to investment as incentives to development.
- ED-2.10 Continue support of the CDC in their efforts to provide revolving loan funds for local façade improvements.
- ED-2.11 Continue to support LB 840 as a community revolving loan fund.
- ED-2.12 Identify funding sources to continue the Downtown Revitalization Plan of Cozad (2008 and 2012).
- ED-2.13 Investigate the development of a local loan fund for the support of entrepreneurialism.
- ED-2.14 Investigate policies on the use of Tax Increment Financing regarding business retention and expansion.

Environment

Cozad's citizens recognize economic development should not come at the expense of environmental quality, which itself is recognized as an important component of community. A balanced approach to environmental sustainability advocates a balance between utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term.

Economic Development Goal 3

- ED-3 Recognize the importance of environmental quality and acknowledge that protection of the environment of the environment will contribute to economic vitality.

Policies

- ED-3.1 Recognize environmental quality and economic development are connected objectives.
- ED-3.2 Encourage recruitment of lower-impact, environmentally friendly businesses.
- ED-3.3 Encourage programs promoting sustainable business practices such as recycling, pollution control and low-energy consumption.
- ED-3.4 Review and amend zoning code to ensure the environmental stability and protection of all uses, including primary uses.

- ED-3.5 Support the growth of renewable energy resources for sustainable energy development.

Regulation

Cozad encourages an environment offering flexibility, consistency, predictability and clear direction to advance economic opportunities.

Economic Development Goal 4

- ED-4 Provide consistent, fair and timely regulations that are flexible, responsive and effective in promoting local economic development.

Policies

- ED-4.1 Enforce existing community codes for the public's health, safety and general welfare.
- ED-4.2 Encourage cooperation between the City of Cozad and CDC to provide better streamlined permitting processes to ensure timeliness in processing of permitting and zoning application to create a competitive advantage in the attraction of new or expansion of existing businesses.
- ED-4.3 Continually review local regulations to ensure:
 - Applicability,
 - clarity,
 - consistency,
 - predictability and
 - direction.
- ED-4.4 Perform development review to ensure proposed developments are consistent with community vision and Cozad's zoning code.
- ED-4.5 Ensure timely processing of applications for development by requiring that mandatory timelines are adhered to for permitting processes.
- ED-4.6 Enforce building/property code compliance on owner-occupied and rental housing properties.
- ED-4.7 Enforce outdoor storage requirements.

Income

A primary reason for economic development is to improve the standard of living within a community. Cozad supports employment opportunities that bolster the community's average, annual wage and create living-wage jobs. This issue is of significant importance to the citizens of Cozad and the community encourages the pursuit of jobs through recruitment, retention and expansion of local primary/industrial companies that provide quality jobs.

Economic Development Goal 5

ED-5 Encourage the creation of jobs providing annual incomes for all persons in Cozad above the Nebraska State average and above the national average annual income.

Policies

- ED-5.1 Encourage a regional effort to recruit and retain basic export industries into the community and pay regionally competitive wages.
- ED-5.2 Encourage the creation of living-wage jobs including health and retirement benefits.
- ED-5.3 Encourage the retention, expansion and recruitment of businesses that hire local residents.
- ED-5.4 Recognize the special needs of low-income persons by addressing their needs and where appropriate encourage commitment of resources for planning and budgeting of, human services, community development, housing, economic development and public infrastructure to address inequalities.
- ED-5.5 Continue cooperation with community agencies and civic organizations in the development of a specific plan to address disparity in income and employment opportunities. The plan should include measurable economic opportunities for low-income persons as well as opportunities for growth in the middle- and higher-income sectors of Cozad.

Qualified Labor Force

Qualified labor is essential to recruit and retain business locally. The cornerstone in the development of qualified labor force is educational opportunity. Cozad citizens encourage the constant evaluation, growth and responsiveness of K-through-12 education. Partnerships between business and the educational community should be nurtured to further the process of aligning community business needs with trained workforce.

Economic Development Goal 6

ED-6 Promote a qualified labor force that is globally competitive and responds to the changing needs of the workplace.

Policies

- ED-6.1 Encourage the expansion of educational offerings in Cozad, especially those programs providing technical training to support business needs as identified through retention and expansion survey efforts and businesses

sectors identified as Cozad's targeted industries.

- ED-6.2 Support the cooperation between CDC and the University of Nebraska Extension regarding labor and workforce training opportunities with a continued focus on entrepreneurship.
- ED-6.3 Continue support of K-through-12 education to include skills-based training and creative partnerships with businesses.
- ED-6.4 Continue to advocate for greater partnership between community, community college and local school district for enhanced workforce training.
- ED-6.5 Continue research through demographic and economic analysis as well as business retention and expansion visits to determine assets in deficiencies in the skill sets found within the local labor pool.
- ED-6.6 Encourage community college, specifically Mid-Plains Community College, and additional regional technical school involvement to develop customized training programs to meet business needs.
- ED-6.7 Encourage the region's community colleges to continue offering courses to position students for employment opportunities found in the modern, technology and information age.
- ED-6.8 Advocate for legislative change to provide a funding mechanism for technical skills training in the local high schools.
- ED-6.9 Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor base.

Tourism

The cultural, recreational and scenic opportunities in South Central Nebraska make tourism a viable provider of employment and revenue for Cozad. Within easy driving distance of Cozad, visitors can enjoy parks, water sports and golf. In addition to these natural amenities, Cozad is within close proximity to theatre, wineries and museum tourism venues. Promotion and expansion of tourism is an economic development tool.

Economic Development Goal 7

- ED-7 Encourage the growth of tourism as a sustainable provider of jobs in the region and work together with community groups and businesses to make the Cozad region a tourism destination.

Policies

Economy and Economic Development

- ED-7.1 Support and promote the natural, historic and cultural aspects of the Cozad region as a vital part of the local economy and quality of life.
- ED-7.2 Promote local outdoor recreation opportunities including, but not limited to, camping, biking, hiking, backpacking and touring as well regional opportunities such as backpacking, kayaking, boating and horseback riding.
- ED-7.3 Plan and support the physical infrastructure needed for new tourist attractions and tourist activities.
- ED-7.4 Develop and place way-finding signage to encourage navigability of Cozad by tourists and residents.
- ED-7.5 Cooperate with the Cozad Chamber of Commerce and regional tourism partners to develop packaged tourism experience options to maximize tourism revenue opportunities locally.
- ED-7.6 Consider billboard signage to capture tourism from I-80.
- ED-7.7 Develop the Cozad trail system to encompass more area within the community.
- ED-7.8 Educate local business owners about the importance of staying open longer hours.
- ED-7.9 Create a local map and point of interest for people to follow when exploring the history of Cozad.

Infill and Redevelopment

Encouragement of infill and redevelopment programs provides an economic development tool to revitalize underutilized areas. Infill development policies help utilize existing utilities and services before considering costly service extensions. The policies relating to infill and redevelopment encourage infill development in areas that are already provided with services.

Economic Development Goal 8

- ED-8 Facilitate infill and redevelopment through the use of incentives and special development strategies.

Policies

- ED-8.1 Identify and designate specific areas for infill and redevelopment.
- ED-8.2 Investigate using incentives such as Tax Increment Financing (TIF), revolving loan funds or community sales tax proceeds to support and incent re-use and infill within areas slated for redevelopment.
- ED-8.3 Allow for focused public investment, reduced

parking standards, administrative exceptions (minor variances) to the zoning code to address the difficulties of development on small and/or nonconforming lots.

- ED-8.4 Encourage utilization of sites with suspected environmental challenges through pursuit of EPA Brownfields Assessment study and dollars to support clean-up efforts.
- ED-8.5 Prioritize demolition of vacant, delinquent and/or unsafe facilities.
- ED-8.6 Investigate cost-effective measures for demolition of vacant, delinquent and/or unsafe facilities.
- ED-8.7 Investigate the option of developing a business improvement district (BID) to financially support infill and redevelopment.

Adequate Infrastructure and Land Supply

Each business has its own unique set of location siting requirements. To attract new capital investment and employers while allowing existing businesses to expand requires maintenance of a diverse inventory of industrial/primary and commercial land for growth. Sites must be available in a range of sizes and locations with appropriate zoning of not only the tract under consideration, but the surrounding tracts that impact these sites. Infrastructure availability is one of the most critical factors in economic development. Sewer, water, transportation, electric, natural gas, and communications facilities must be available or easily obtained. For attracting industrial/primary uses, an adequate supply of usable industrial land unencumbered by conflicting land uses and/or environmental constraints is important.

Economic Development Goal 9

- ED-9 Ensure adequate amounts of usable industrial and commercially viable land in which new businesses may locate. Encourage diligence assessment and master planning efforts to attract new capital investment and optimize tract functionality.

Policies

- ED-9.1 Encourage the identification of sites suitable for new primary/industrial development.
- ED-9.2 Ensure potential industrial and commercial land has the characteristics necessary to support commerce and industry.
- ED-9.3 Continue to maintain an inventory of identified, usable industrial and commercial land sufficient to meet the projected demand and encourage marketability of the region.
- ED-9.4 Continue performing diligence assessments to

- identify the assets and deficiencies of identified primary/industrial site inventory.
- ED-9.5 Identify and assess the validity of targeted industries for development in Cozad.
- ED-9.6 Prioritize the identification of land assets to targeted industries to streamline the business recruitment process.
- ED-9.9 Promote known community infrastructure assets, such as the local fiber optic network, to increase the variety of local economic development opportunities.

Downtown

Downtown Cozad is the historic core of the community. Today it still has many of the key assets located in the area, including financial institutes, restaurants, government, and other corporate stores and offices. In addition there are several locally owned and operated businesses. Downtown Cozad is relatively healthy, at the time of this plan, but today's downtowns sit on a precarious edge... any number of negative changes can quickly take a healthy downtown to one on life-support.

Economic Development Goal 10

Develop more housing in downtown Cozad.

- ED-10.1 Identify key structures with upper levels capable of handling upper story housing.
- ED-10.2 Identify the major needs in order to redevelop these spaces into quality housing units.
- ED-10.3 Develop a financial package for assisting in the redevelopment of these spaces.

Economic Development Goal 11

Make downtown Cozad more vibrant financially and aesthetically.

- ED-11.1 Develop a educational campaign in conjunction with CDC and the Chamber educating the benefits of shopping in Cozad.
- ED-11.2 Educate locals on the different businesses/ goods and services available in downtown Cozad.
- ED-11.3 Develop an educational program that demonstrates the benefits to local downtown businesses, if they increase their hours of operation.
- ED-11.4 Establish reasonable targets for a Buy Local campaign. Not all results will be from downtown but it can be reasonably assumed that downtown businesses will

get their share.

- ED-11.5 Continual promote the results of the Buy Local campaign in the newspapers, Chamber Newsletter/Website, Social Media.
- ED-11.6 Take a step back in time and set an agreed upon evening to stay open to 7:30 or 8:00 and set specific hours for downtown merchants.
- ED-11.7 Continue developing funding sources for the redevelopment of old buildings in downtown Cozad.
- ED-11.8 Work on listing key buildings in downtown on the National Register of Historic Places
- ED-11.9 Create an educational program to inform property owners of the benefits of both the state and federal historic tax credit programs.
- ED-11.10 As part of Policy ED-11.10, also educate property owners on the Valuation Incentive Program (VIP) established by the state.
- ED-11.11 Develop a Business Improvement District to self tax the businesses and properties in downtown. This program can then use these funds to maintain specific elements in downtown.
- ED-11.12 Use Tax Increment Financing in conjunction with private financing and state and federal historic tax credits.

ECONOMIC DEVELOPMENT RESOURCES

The city of Cozad has several tools at their disposal with regard to economic development.

Tax Increment Financing

One tool available to the city is the use of Tax Increment Financing (TIF). Tax Increment Financing (TIF) in Nebraska is authorized within the State Statutes under the Community Redevelopment Act. The use of TIF has been established for the purpose of the public sector being capable to partner with the private sector on redevelopment/development activities. TIF is a means where a municipality may capture new tax revenues generated by a specific project, specifically, within the corporate limits¹. The "Increment" is the difference between the current taxes generated and the anticipated or new taxes that will be created from said project.

Economy and Economic Development

Funding under TIF projects is limited however to being used for activities deemed to be public infrastructure or in the public's best interest. Prior to a community using TIF as a funding mechanism, the governing body must complete a number of statutory requirements. These requirements include a declaration of blight and substandard conditions by the governing body for the given area.

Community Development Resources

Web: <http://cdr-nebraska.org>

The Food Processing Center – University of Nebraska Lincoln

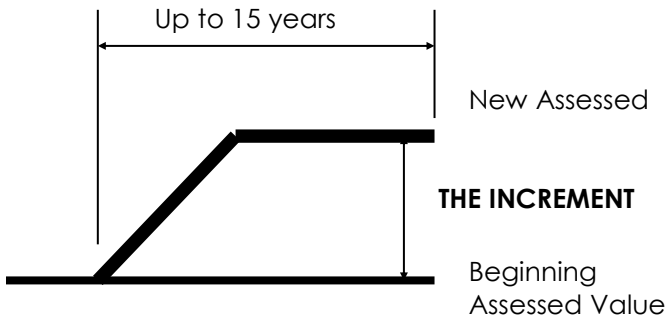
Web: <http://fpc.unl.edu>

Nebraska Enterprise Fund

Web: <http://www.nebbiz.org>

Buy Fresh, Buy Local Nebraska

Web: <http://www.buylocalnebraska.org>



Upon a declaration of blight and substandard conditions, the governing body must have a general redevelopment plan generated that discusses how the blight and substandard conditions will be addressed. However, once a redevelopment/development project is proposed and the governing body expresses interest, the general redevelopment plan must be amended to deal with specifics associated with the proposed project. The specific redevelopment plan is a contract between the municipality and the developer. The contract spells out what will be paid for by the municipality, what means of upfront financing will be used on the project, the terms of the agreement, not to exceed 15 years, and others as deemed appropriate. At this point, TIF funds can be authorized and the project started.

Other Potential Funding Sources

USDA Rural Development – Nebraska

Web: <http://www.rurdev.usda.gov/ne/>

UNK Entrepreneurship and Innovation Program

Web: http://www.unk.edu/academics/crrd/Entrepreneurship_program.php


Nebraska Business Development Center (NBDC)

Web: <http://www.nbdc.unomaha.edu/>

Center for Rural Affairs – Rural Enterprise Assistance Project

Web: <http://www.cfra.org/reap/home>

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-1.1	Continue regional partnerships with Dawson Area Development, Cozad Chamber of Commerce, Gothenburg Improvement Company, Lexington Chamber of Commerce, and Dawson Area Development for expanded resource-sharing and exposure of Cozad to promote economic development opportunities.	1,3,4,5	-							
ED-1.2	Identify resource drivers and demands for appropriate allocation of funds to support maintenance or construction of infrastructure capable of serving economic development.	1,3,4,5	1,2,3,4,5							
ED-1.3	Continue to engage the Nebraska Department of Economic Development in development of target markets, suitable sites for development and cost-effective marketing opportunities.	1,3,4,5,9	-							
ED-1.4	Continue promotion of projects that will improve area economic development opportunities such as infrastructure improvements.	1,3,4,5,7,10, 12	2,3,4,5,6,7							
ED-1.5	Continue research and development that target marketing options for attracting likely economic development through cooperation with regional economic development entities.	3,4,5,9,10	1,2,4							
ED-2.1	Encourage continued cooperation between Cozad's governmental and civic organizations and CDC to support and bolster local economic development.	1,3,4,5	-							
ED-2.2	Perform business retention/expansion surveys through CDC for every primary/industrial company within the city at a minimum of once every two years.	3,4,5	1,2,4,6							
ED-2.3	Prioritize visits with corporate office headquarters of local primary employers once every two years.	1,3,4,5	-							
ED-2.4	Establish multiple means for CDC to collect attitudes and business survey data from existing retail and commercial businesses to ensure that their community needs are being met.	3,4,5	1,2,4,6							
ED-2.5	Support the continued development of Geographic Information System (GIS) parcel data to support economic development mapping and information efforts.	1,3,4,5	1,2,4,6							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-2.6	Encourage job recruitment efforts towards those sectors that: a. Are compatible with environmental and quality-of-life standards for Cozad; b. Provide competitive wages in comparison to regional and national levels; c. Help diversify the local economy; d. Capitalize on strengths of the export economy (agriculture and manufacturing).	1,3,4,5,11	1,2,4,5,6							
ED-2.7	Support efforts to develop a formal process involving CDC, civic organizations and businesses to study and develop strategies for business retention, expansion and recruitment.	1,3,4,5,11	-							
ED-2.8	Encourage public/private partnerships for creative financing of local economic development and affiliated projects.	1,3,4,5,7,11	-							
ED-2.9	Promote the use of utility rate tiers to investment as incentives to development.	1,3,4,5,12	-							
ED-2.10	Continue support of the CDC in their efforts to provide revolving loan funds for local façade improvements.	4	-							
ED-2.11	Continue to support LB 840 as a community revolving loan fund.	1,3,4,5,7,14	-							
ED-2.12	Identify funding sources to continue the Downtown Revitalization Plan of Cozad (2008 and 2012).	1,3,4,5,7,14	-							
ED-2.13	Investigate the development of a local loan fund for the support of entrepreneurialism.	1,3,4,5	-							
ED-2.14	Investigate policies on the use of Tax Increment Financing regarding business retention and expansion.	1,2,3,4,5,7	-							
ED-3.1	Recognize environmental quality and economic development are connected objectives.	1,3,4,5,14	-							
ED-3.2	Encourage recruitment of lower-impact, environmentally friendly businesses.	1,3,4,5,9,10	1,2,3,4,7							
ED-3.3	Encourage programs promoting sustainable business practices such as recycling, pollution control and low-energy consumption.	1,3,4,5,7,14	1,2,3,4							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-3.4	Review and amend zoning code to ensure the environmental stability and protection of all uses, including primary uses.	1	-							
ED-3.5	Support the growth of renewable energy resources for sustainable energy development.	1,3,4,5,7,12	-							
ED-4.1	Enforce existing community codes for the public's health, safety and general welfare.	1	-							
ED-4.2	Encourage cooperation between the City of Cozad and CDC to provide better streamlined permitting processes to ensure timeliness in processing of permitting and zoning application to create a competitive advantage in the attraction of new or expansion of existing businesses.	1,3,4,5,7,12, 14	-							
ED-4.3	Continually review local regulations to ensure: · Applicability, · clarity, · consistency, · predictability and · direction.	1	-							
ED-4.4	Perform development review to ensure proposed developments are consistent with community vision and Cozad's zoning code.	1,3,4	-							
ED-4.5	Ensure timely processing of applications for development by requiring that mandatory timelines are adhered to for permitting processes.	1	-							
ED-4.6	Enforce building/property code compliance on owner-occupied and rental housing properties.	1	1,2,4,5,6							
ED-4.7	Enforce outdoor storage requirements.	1	-							
ED-5.1	Encourage a regional effort to recruit and retain basic export industries into the community and pay regionally competitive wages.	1,2,3,4,5,7,9, 12	1,2,4,5,6,7							
ED-5.2	Encourage the creation of living-wage jobs including health and retirement benefits.	1,3,4,5,7	-							
ED-5.3	Encourage the retention, expansion and recruitment of businesses that hire local residents.	1,3,4,5,7	-							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-5.4	Recognize the special needs of low-income persons by addressing their needs and where appropriate encourage commitment of resources for planning and budgeting of, human services, community development, housing, economic development and public infrastructure to address inequalities.	1,3,4,5,11	1,2,4							
ED-5.5	Continue cooperation with community agencies and civic organizations in the development of a specific plan to address disparity in income and employment opportunities. The plan should include measurable economic opportunities for low-income persons as well as opportunities for growth in the middle- and higher-income sectors of Cozad.	1,3,4,5,11	1,2,4							
ED-6.1	Encourage the expansion of educational offerings in Cozad, especially those programs providing technical training to support business needs as identified through retention and expansion survey efforts and businesses sectors identified as Cozad's targeted industries.	1,3,4,5,7,11	-							
ED-6.2	Support the cooperation between CDC and the University of Nebraska Extension regarding labor and workforce training opportunities with a continued focus on entrepreneurship.	1,3,4,5,7,10, 11	-							
ED-6.3	Continue support of K-through-12 education to include skills-based training and creative partnerships with businesses.	1,3,4,5,7,10, 11	-							
ED-6.4	Continue to advocate for greater partnership between community, community college and local school district for enhanced workforce training.	1,3,4,5,7,10, 11	-							
ED-6.5	Continue research through demographic and economic analysis as well as business retention and expansion visits to determine assets in deficiencies in the skill sets found within the local labor pool.	1,3,4,5,10,11	,2,4,6							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-6.6	Encourage community college, specifically Mid-Plains Community College, and additional regional technical school involvement to develop customized training programs to meet business needs.	1,3,4,5,7,11	1,2,4,6							
ED-6.7	Encourage the region's community colleges to continue offering courses to position students for employment opportunities found in the modern, technology and information age.	1,3,4,5,7,11	-							
ED-6.8	Advocate for legislative change to provide a funding mechanism for technical skills training in the local high schools.	1,2,3,4,5,7,11	-							
ED-6.9	Prioritize the development of quality housing stock as a means of attracting and maintaining a qualified local labor base.	1,3,4,5,7,11, 14	1,2,3,4,5,6,7							
ED-7.1	Support and promote the natural, historic and cultural aspects of the Cozad region as a vital part of the local economy and quality of life.	1,3,4,5,7,11	1,2,4,6							
ED-7.2	Promote local outdoor recreation opportunities including, but not limited to, camping, biking, hiking, backpacking and touring as well regional opportunities such as backpacking, kayaking, boating and horseback riding.	1,3,4,5,7,11	1,2,4,6							
ED-7.3	Plan and support the physical infrastructure needed for new tourist attractions and tourist activities.	1,3,4,5,11	1,2,4,6							
ED-7.4	Develop and place way-finding signage to encourage navigability of Cozad by tourists and residents.	1,3,4,5,7,10, 11,12,14	1,2,4,6							
ED-7.5	Cooperate with the Cozad Chamber of Commerce and regional tourism partners to develop packaged tourism experience options to maximize tourism revenue opportunities locally.	1,3,4,5,7,9, 10,11	1,2,4,6							
ED-7.6	Consider billboard signage to capture tourism from I-80.	1,3,4,11	1,2,4,6							
ED-7.7	Develop the Cozad trail system to encompass more area within the community.	1,3,4,5,7,10, 11	1,2,3,4,5,6							
ED-7.8	Educate local business owners about the importance of staying open longer hours.	1,3,4	-							
ED-7.9	Create a local map and point of interest for people to follow when exploring the history of Cozad.	1,3,4,10	1,2,4,6							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-8.1	Identify and designate specific areas for infill and redevelopment.	1,3,4,5,14	1,2,3,4,5							
ED-8.2	Investigate using incentives such as Tax Increment Financing (TIF), revolving loan funds or community sales tax proceeds to support and incent re-use and infill within areas slated for redevelopment.	1,3,4,5,7,14	1,2,3,4,5							
ED-8.3	Allow for focused public investment, reduced parking standards, administrative exceptions (minor variances) to the zoning code to address the difficulties of development on small and/or nonconforming lots.	1,12	-							
ED-8.4	Encourage utilization of sites with suspected environmental challenges through pursuit of EPA Brownfields Assessment study and dollars to support clean-up efforts.	1,3,4,5,8,9,10,11,14	-							
ED-8.5	Prioritize demolition of vacant, delinquent and/or unsafe facilities.	1,4,5,8,10,12,14	1,2,3,4,5							
ED-8.6	Investigate cost-effective measures for demolition of vacant, delinquent and/or unsafe facilities.	1,4,5,8,10,12,14	-							
ED-8.7	Investigate the option of developing a business improvement district (BID) to financially support infill and redevelopment.	1,3,4,5,8,10,11,14	-							
ED-9.1	Encourage the identification of sites suitable for new primary/industrial development.	1,3,4,5,8,10,12,14	-							
ED-9.2	Ensure potential industrial and commercial land has the characteristics necessary to support commerce and industry.	1,3,4,10,14	-							
ED-9.3	Continue to maintain an inventory of identified, usable industrial and commercial land sufficient to meet the projected demand and encourage marketability of the region.	1,3,4,5,14	-							
ED-9.4	Continue performing diligence assessments to identify the assets and deficiencies of identified primary/industrial site inventory.	1,4,5,8,10,12,14	1,2,4,6							
ED-9.5	Identify and assess the validity of targeted industries for development in Cozad.	1,3,4,5,11,14	-							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-9.6	Prioritize the identification of land assets to targeted industries to streamline the business recruitment process.	1,3,4,5,8,10,11,12,14	-							
ED-9.7	Promote known community infrastructure assets, such as the local fiber optic network, to increase the variety of local economic development opportunities.	1,3,4,5,11,14	1,2,4,6							
ED-10.1	Identify key structures with upper levels capable of handling upper story housing.	1,3,4,14	-							
ED-10.2	Identify the major needs in order to redevelop these spaces into quality housing units.	1,3,4,10,14	-							
ED10.3	Develop a financial package for assisting in the redevelopment of these spaces.	1,3,4,5,6,10,14	-							
ED-11.1	Develop a educational campaign in conjunction with CDC and the Chamber educating the benefits of shopping in Cozad.	1,3,4,5	1,2,4,6							
ED-11.2	Educate locals on the different businesses/goods and services available in downtown Cozad.	1,3,4,5	1,2,4,6							
ED-11.3	Develop an educational program that demonstrates the benefits to local downtown businesses, if they increase their hours of operation.	1,3,4,11,14	1,2,4,6							
ED-11.4	Establish reasonable targets for a Buy Local campaign. Not all results will be from downtown but it can be reasonably assumed that downtown businesses will get their share.	1,3,4	-							
ED-11.5	Continual promote the results of the Buy Local campaign in the newspapers, Chamber Newsletter/Website, Social Media.	1,3,4	1,2,4,6							
ED-11.6	Take a step back in time and set an agreed upon evening to stay open to 7:30 or 8:00 and set specific hours for downtown merchants.	1,3,4,14	-							
ED-11.7	Continue developing funding sources for the redevelopment of old buildings in downtown Cozad.	1,3,4,5,10,11,14	-							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Economy and Economic Development

	Economic Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
ED-11.8	Work on listing key buildings in downtown on the National Register of Historic Places.	1,3,4,10,14	-							
ED-11.9	Create an educational program to inform property owners of the benefits of both the state and federal historic tax credit programs.	1,3,4,10,14	-							
ED-11.10	As part of Policy ED-11.10, also educate property owners on the Valuation Incentive Program (VIP) established by the state.	1,3,4,10,14	-							
ED-11.11	Develop a Business Improvement District to self tax the businesses and properties in downtown. This program can then use these funds to maintain specific elements in downtown.	1,3,4,14	-							
ED-11.12	Use Tax Increment Financing in conjunction with private financing and state and federal historic tax credits.	1,3,4,10,14	1,2,3,4,6							

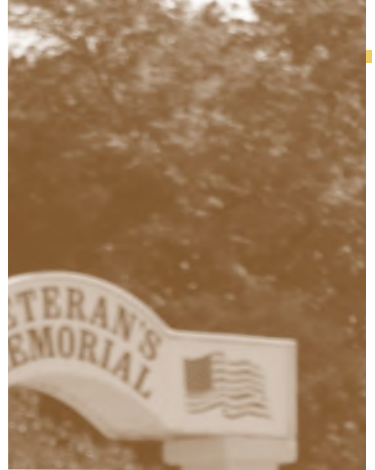
Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

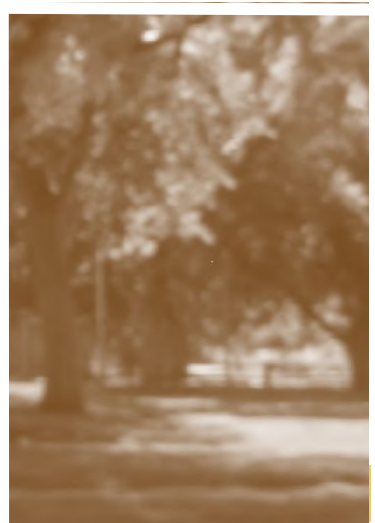
- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

This page intentionally left blank



6

Parks and Recreation

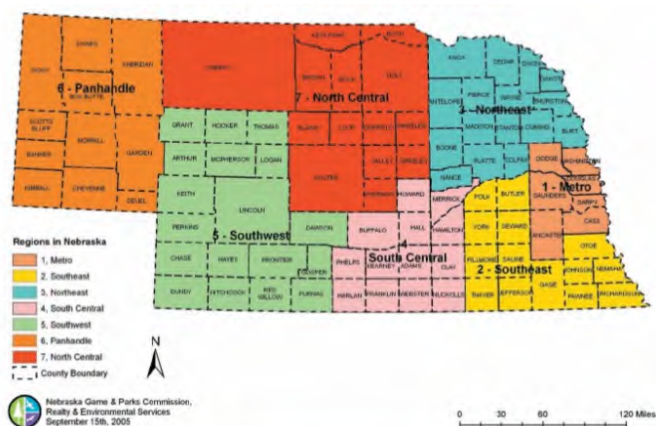


PARKS AND RECREATION

A historic standard used for decades regarding parks and recreation, as established by the National Parks and Recreation Association (NPRA), is 10 acres per 1,000 residents. However, there are a number of standards found throughout planning history; in addition to NPRA, Nebraska has used a standard of 14 to 25 acres per 1,000 residents. The Nebraska standard may be more closely aligned with smaller communities like Cozad. Smaller communities, similar to Cozad, have a tendency to have more than the minimum standards due to the level of service demand by the community residents.

Another recent standard found in *Small Community Park & Recreation Standards*, 2003, examines the primary areas of small community parks and recreation and breaks it down into five basic categories: Sports fields, Courts, Outdoor Recreation, Leisure, and Other Recreational Facilities. This resource also determines minimum acreages for each and the total comes to 15.5 acres per 1,000 residents.

FIGURE 6.1: NEBRASKA GAME AND PARKS REGIONS



Source: Nebraska Game and Parks Commission

PARK AND RECREATION STANDARDS

As discussed above, there are a number of standards to be examined. A key to understanding these oversupply found by a lot of small communities. This section will examine some of the basic standards established overall and in more specific detail.

TABLE 6.1: COZAD PARK AND RECREATION STANDARDS

Organization	Standard	2010 pop	Parks and Recreation Needed
NPRA	10A/1,000 residents	3,977	39.77 Acres
NGPC	14 to 25 A/ 1,000 residents	3,977	55.7 Acres to 99.43 Acres
SCPRS	14.0A/1,000 residents	3,977	55.7 Acres

Sources: National Parks and Recreation Association
Nebraska Game and Parks
Small Community Park and Recreation Standards 2003

TABLE 6.2: POPULATION SERVED PER PARK SYSTEM FACILITY

Facility Category	Parks System Facility Type	Total Population served by one facility	# of facilities Needed per 1,000 residents
Sports Fields	Soccer/Multi-Use Field	1,050	0.95
	Ball Field (Baseball/Softball)	1,640	0.61
Courts	Tennis Court	1,030	.97
	Basketball Court	1,100	0.91
	Volleyball Court	7,540	0.13
Outdoor Recreation	Small Skate park (7000 sf footprint)	6,410	0.16
	Full-sized Skate park (17,000+ sf footprint)	15,560	0.06
	BMX Track (Standard ABA Certified)	6,250	0.16
	Paved Multi-purpose Trail (per mile)	960	1.04
	Dirt/Gravel Multi-Use Trail (per mile)	430	2.33
Leisure	Playgrounds (per 3,200 sf of fully developed area)	6,270	0.16
	Family Picnic Area	160	6.25
	Group Picnic Area (w/ Shelter)	2,780	0.36
	Park Bench	130	7.69
Other Recreational Facilities	Swimming Pool (outdoors)	8,250	0.12
	Outdoors Events Venue	2,380	0.42

Source: Small Community Parks and Recreation Standards, 2003

Table 6.2 examines the desired standards for key facilities found in small and larger communities in the United States. The table is meant as a guide for

Parks and Recreation

Cozad instead of an absolute. For example, not all communities have skate parks or BMX courses in their communities; actually in some cases these facilities may become a huge liability risk to the community due to the nature of the uses.

TABLE 6.3: SMALL COMMUNITY PARKS LAND STANDARDS

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	Acres required for one facility	Total Acres required per 1,000 residents (park land Standards)
Sports Fields	Soccer/Multi-Use Field	0.95	2.21	2.10
	Ball Field (Baseball/ Softball)	0.61	3.77	2.30
Courts	Tennis Court	.97	0.17	0.17
	Basketball Court	0.91	0.16	0.15
	Volleyball Court	0.13	0.10	0.01
Outdoor Recreation	Small Skate park (7000 sf footprint)	0.16	0.18	0.03
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.50	0.03
	BMX Track (Standard ABA Certified)	0.16	3.12	0.50
	Paved Multi-purpose Trail (per mile)	1.04	2.43	2.53
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	1.83	4.25
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	0.14	0.02
	Family Picnic Area	6.25	0.01	0.08
	Group Picnic Area (w/ Shelter)	0.36	2.06	0.74
	Park Bench	7.69	0.00	0.00
Other Recreation al Facilities	Swimming Pool (outdoors)	0.12	0.34	0.04
	Outdoors Events Venue	0.42	3.19	1.34

Source: Small Community Parks and Recreation Standards, 2003

Table 6.2 will be expanded to compare the standards to what is present in Cozad, as well as, what future growth may require in the future.

Table 6.3 expands on the standards in Table 6.2 and applies it to the minimum amounts of land needed to meet these standards. Again, these standards will be examined in context to the city of Cozad.

CITY OF COZAD

Cozad has seven public parks, four of which contain ballfields. Other facilities include a 50-meter outdoor swimming pool, horseshoe pits, shuffleboard, Frisbee golf, picnic area, cooking facilities, playground equipment, lighted tennis courts, rest rooms, outdoor sand volleyball courts, walking track, and overnight camping with electrical hookups, dump stations, and water. The Recreation and Parks Department offers youth baseball, softball, soccer, and co-ed sand volleyball programs.

(Source: <http://cozadnebraska.net/tourism/parks/>)

Based upon Aerial take-offs the approximate number of acres of parkland in Cozad is 38 acres or 9.55 acres per 1,000 residents. Based upon the standards in Table 6.1, Cozad does not meet the minimum requirements of all the organizations noted.

Muny Park

Located at 14th and "O" Street, Muny Park contains the Legion Baseball field, three soccer fields and a municipal Olympic-sized swimming pool, and a hard-surfaced .62 mile exercise trail; horseshoe and volleyball courts; Frisbee golf; playground equipment; picnic shelter, Frisbee golf, outdoor grills, and picnic tables; public restrooms; and RV electrical and water hookups and dump station.

(Source: <http://cozadnebraska.net/tourism/parks/>)



Photo 6.1
Muny Park Swimming Pool and Bathhouse

Centennial Park

Centennial Park, located at 18th and H Streets, has playground equipment, picnic shelter and tables and public restrooms. At the time of the Plan a splash pad was planned for this park.

(Source: <http://cozadnebraska.net/tourism/parks/>)



Photo 6.2 Centennial Park

Veterans Memorial Park

Veterans Memorial Park has playground equipment, public restrooms, a picnic shelter and picnic tables and includes the Robert Henri Historical Walkway which is located at 9th & F Streets.

(Source: <http://cozadnebraska.net/tourism/parks/>)



Photo 6.3
Veteran's Memorial Park Entrance

Bellamy Park

Home of Monroe and Paulsen ball fields, this park is located at the south end of the railroad viaduct at 2nd Street and Meridian Avenue.

(Source: <http://cozadnebraska.net/tourism/parks/>)

Frenchy Park

Located at 4th and A Streets and features playground equipment, outdoor basketball court, picnic tables, public restrooms and an outdoor grill.

(Source: <http://cozadnebraska.net/tourism/parks/>)

Sportsman Field

Tennis courts, public restrooms, playground

equipment and Little League ballfield, located at 19th and B Streets.

(Source: <http://cozadnebraska.net/tourism/parks/>)

Stuckey Park

Stuckey Park is located on 16th Street between "K" and "M" Streets. This park is used for Little League softball and baseball.

(Source: <http://cozadnebraska.net/tourism/parks/>)

Russ Sheets Recreation Field

Russ Sheets Recreation Field is a practice field located adjacent to Stuckey Park.

(Source: <http://cozadnebraska.net/tourism/parks/>)

100th Meridian Park

100th Meridian Park is located along Highway 30 and Meridian Avenue and contains historical information on the 100th Meridian. The Union Pacific Railroad depot has been renovated to house the United Way and other Human Resources offices. There is also a caboose located there for the curious tourist.

(Source: <http://cozadnebraska.net/tourism/parks/>)



Photo 6.4 100th Meridian Park

REGIONAL RECREATION

Gallagher Canyon State Recreation Area

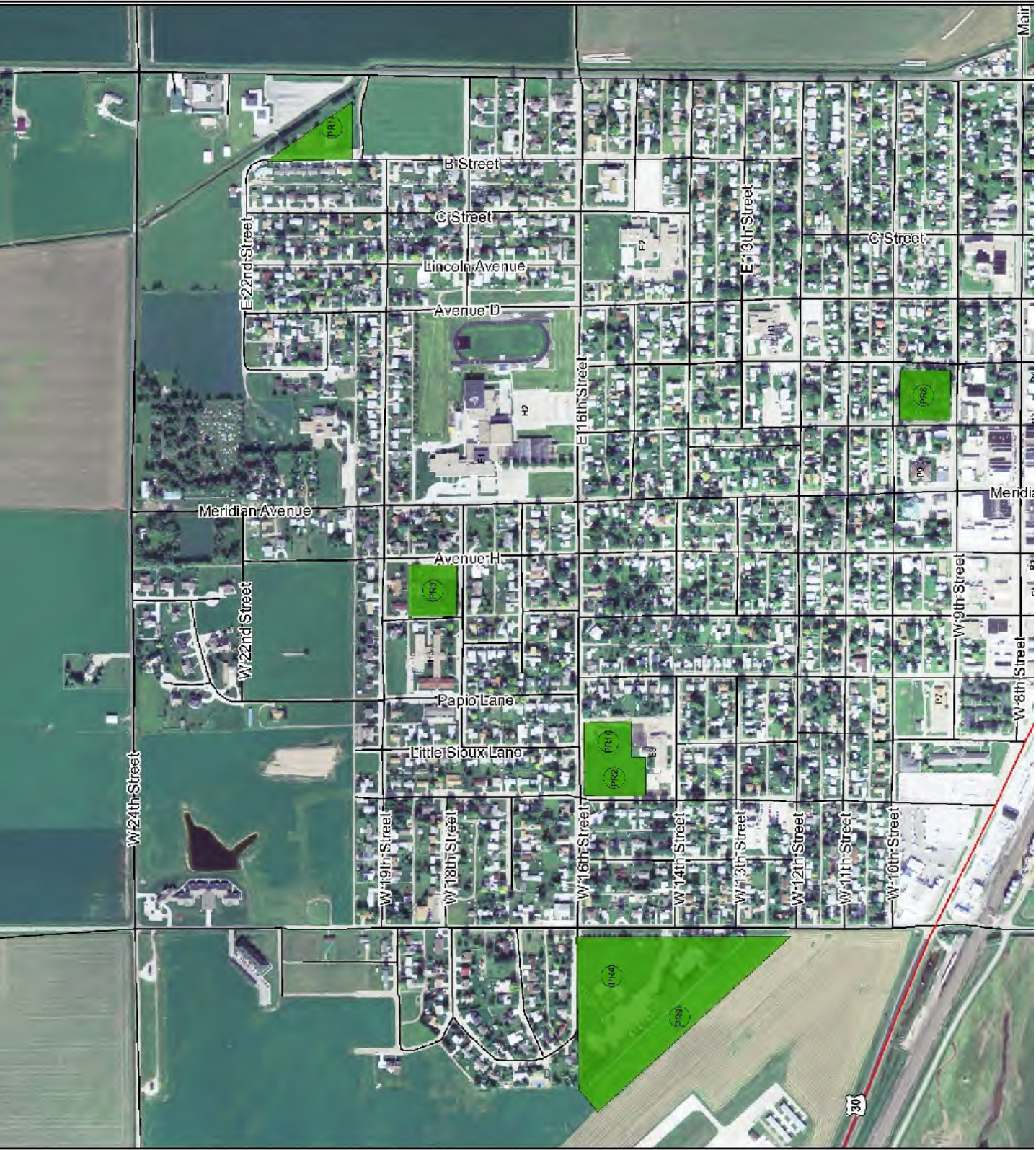
Gallagher Canyon SRA offers access to the 400-acre Johnson Lake. Primitive camping is offered on the 24-acre area.

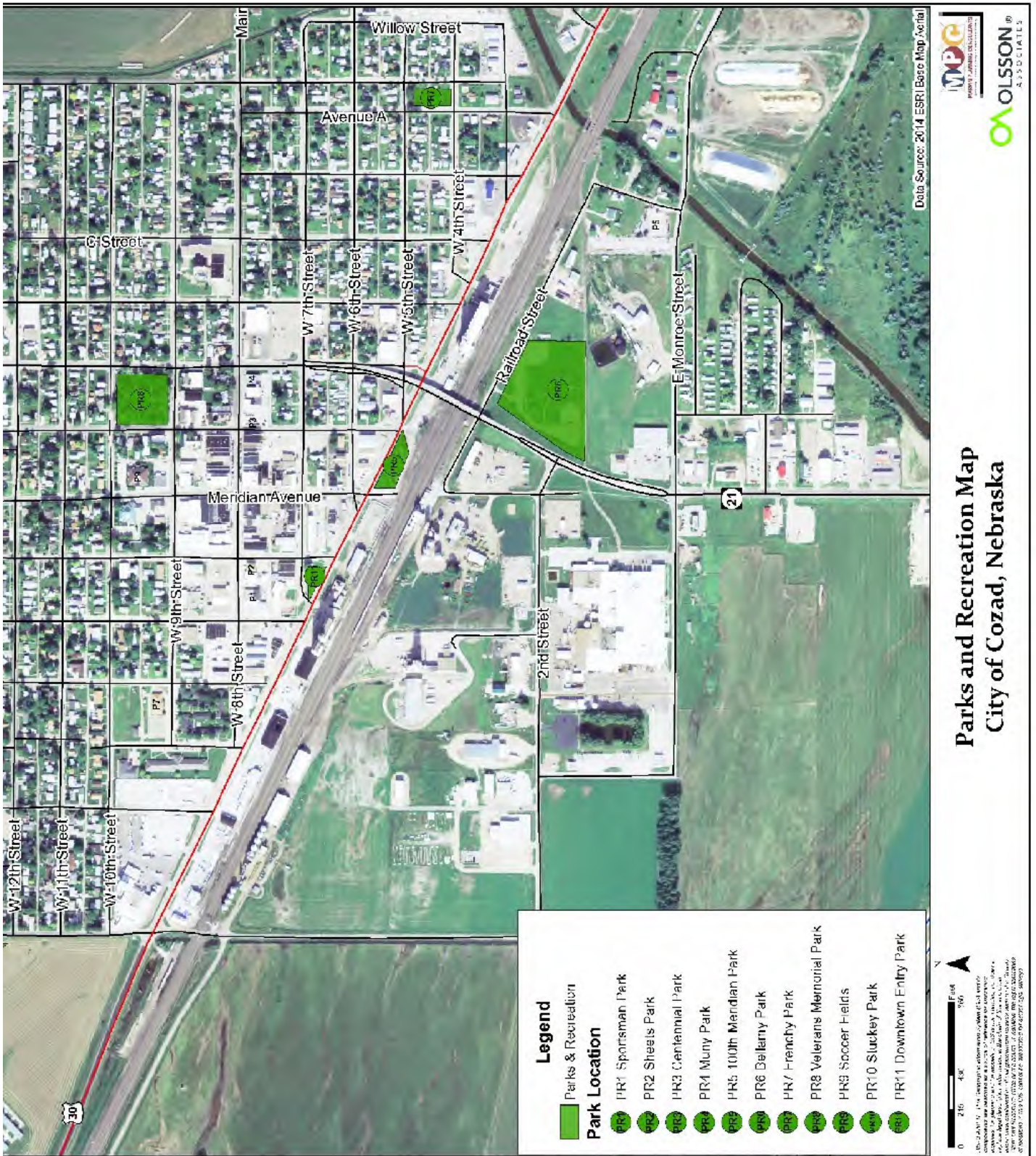
Gallagher Canyon offers good spring crappie fishing in the coves, as well as channel and flathead catfish. Drum and carp are common catches also. The area has a gravel boat ramp.

Although a challenge to get to, Gallagher Canyon offers outstanding scenery and some of the state's best fishing for crappies and line-busting flathead and channel catfish, according to Brad Newcomb, a fisheries biologist for the Commission.

Parks and Recreation

FIGURE 6.2: PARKS AND RECREATION
COZAD, NEBRASKA





Parks and Recreation

"It has a very good crappie system, especially in the spring, and a very good catfish population," Newcomb said.



Picture 6.5: Graphic of Gallagher Canyon SRA
Source: Nebraska Game and Parks Commission

Gallagher Canyon is part of the Central Irrigation District Supply Canal. The area provides water access to more than 10 miles of the canal, and is open to all boats. The canal connects with Plum Creek Canyon Reservoir and Johnson Lake. Fishing is also available for walleye, sauger, white bass and freshwater drum.

The campground is heavily wooded and except for major holidays, the campground is never full. It is a great area. It is off the beaten path, which makes it so attractive.

There are 72 non-pad campsites, but no electricity. The area has a boat ramp and a dock.

(Source: http://www.outdoornebraska.ne.gov/parks/guides/parksearch/showpark.asp?Area_No=80)

Buffalo Bill Ranch State Historical Park

Home of famed showman scout William F. "Buffalo Bill" Cody, Buffalo Bill Ranch SHP at North Platte recaptures the life and career of the famed Pony Express rider, Army scout and buffalo hunter turned showman.

The house was built during the Cody's profitable venture, the Wild West Show, and money for development of the ranch and Cody's other interests was plentiful. No expense was spared in building and furnishing the ranch, and visitors will see many interesting features.



Photo 6.6: Buffalo Bill Cody's home outside North Platte

Buffalo Bill's Ranch, known as Scout's Rest, became a state historical park in 1965. Since then, the house and barn have been restored and a wealth of Cody memorabilia has been acquired and placed on display.

(Source: http://www.outdoornebraska.ne.gov/parks/guides/parksearch/showpark.asp?Area_No=38)



Photo 6.7 Centennial Park - Neighborhood Park

Other State Facilities within the Cozad Area

• Blue Heron WMA	Dawson Co.
• East Gothenburg WMA	Dawson Co.
• Willow Island WMA	Dawson Co.
• West Cozad WMA	Dawson Co.
• East Cozad WMA	Dawson Co.
• Darr Strip WMA	Dawson Co.
• East Darr WMA	Dawson Co.
• Darr WMA	Dawson Co.
• Bittern's Call WMA	Dawson Co.
• Dogwood WMA	Dawson Co.
• Overton WMA	Dawson Co.
• West Elm Creek WMA	Dawson Co.
• Johnson Lake Reservoir SRA	Lexington
• Maloney Reservoir SRA	North Platte
• Sutherland Reservoir SRA	Sutherland
• Medicine Creek SRA	Frontier Co.
• Sandy Channel SRA	Phelps Co.
• Union Pacific SRA	Buffalo Co.
• Victoria Springs SRA	Custer Co.

GOLF COURSES

The following is a brief description of the local golf courses in and around Cozad.

Cozad Country Club and Golf Course

The Cozad Country Club is an 18 hole course with water on six of the holes. Total distance for the course is 5,991 yards and is a Par 71. The course is located two miles from Cozad.

Other golf courses serving the Cozad area include:

<u>Course</u>	<u>Community</u>
Wild Horse Golf Club	Gothenburg
Lakeside Country Club	Elwood
North Platte Country Club	North Platte
Indian Meadows Golf Course	North Platte
Iron Eagle Municipal Course	North Platte
Lake Maloney Golf Club	North Platte

**TABLE 6.4: COZAD RECREATIONAL NEEDS
LOW SERIES**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Seneca	# of Facilities Needed by 2040 Low Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	2.0	3.4
	Ball Field (Baseball/ Softball)	0.61	5.0	2.2
Courts	Tennis Court	.97	2.0	3.5
	Basketball Court	0.91	3.0	3.2
	Volleyball Court	0.13	2.0	0.5
Outdoor Recreation	Small Skate park (7000 sf footprint)	0.16	0.00	0.6
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.00	0.2
	BMX Track (Standard ABA Certified)	0.16	0.00	0.6
	Paved Multi-purpose Trail (per mile)	1.04	0.62	3.7
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.00	8.3
Leisure	Playgrounds	0.16	4.0	0.6
	Family Picnic Area	6.25	4.0	22.3
	Group Picnic Area (w/ Shelter)	0.36	3.0	1.3
Other Recreation al Facilities	Swimming Pool (outdoors)	0.12	1.00	0.4
	Outdoors Events Venue	0.42	1.00	1.5

Table 6.4 examines the recreational facilities needed in Cozad by 2040 based upon the low series population projections. Based on the minimum standards Cozad currently exceeds the needed facilities in four categories: ball fields, playgrounds, group picnic shelters, and swimming pools.

However, there are a couple of areas where the city of Cozad is lacking and will see an even greater deficiency in 2040 if additional quantities are not added; these are picnic tables and paved and gravel trails in the community.

Parks and Recreation

**TABLE 6.5: COZAD RECREATIONAL NEEDS
MEDIUM SERIES**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Seneca	# of Facilities Needed by 2040 Low Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	3.0	4.0
	Ball Field (Baseball/ Softball)	0.61	5.0	2.6
Courts	Tennis Court	.97	2.0	4.1
	Basketball Court	0.91	3.0	3.8
	Volleyball Court	0.13	2.0	0.5
Outdoor Recreation	Small Skate park (7000 sf footprint)	0.16	0.00	0.7
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.00	0.3
	BMX Track (Standard ABA Certified)	0.16	0.00	0.7
	Paved Multi-purpose Trail (per mile)	1.04	0.62	4.4
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.00	9.8
Leisure	Playgrounds	0.16	4.0	0.7
	Family Picnic Area	6.25	4.0	26.4
	Group Picnic Area (w/ Shelter)	0.36	3.0	1.5
Other Recreation al Facilities	Swimming Pool (outdoors)	0.12	1.00	0.5
	Outdoors Events Venue	0.42	1.00	1.8

Table 6.5 similar to Table 6.4 examines the recreational facilities needed in Cozad by 2040 based upon the medium series population projections. Based on the minimum standards Cozad currently continues to exceed the needed facilities in four categories: ball fields, playgrounds, group picnic shelters, and swimming pools. However, the city of Cozad still lacks sufficient picnic tables and paved and gravel trails in the community.

**TABLE 6.6: COZAD RECREATIONAL NEEDS
HIGH SERIES**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Seneca	# of Facilities Needed by 2040 Low Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	3.0	4.4
	Ball Field (Baseball/ Softball)	0.61	5.0	2.8
Courts	Tennis Court	.97	2.0	4.5
	Basketball Court	0.91	3.0	4.2
	Volleyball Court	0.13	2.0	0.6
Outdoor Recreation	Small Skate park (7000 sf footprint)	0.16	0.00	0.7
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.00	0.3
	BMX Track (Standard ABA Certified)	0.16	0.00	0.7
	Paved Multi-purpose Trail (per mile)	1.04	0.62	4.8
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0.00	10.7
Leisure	Playgrounds	0.16	4.0	0.7
	Family Picnic Area	6.25	4.0	28.8
	Group Picnic Area (w/ Shelter)	0.36	3.0	1.7
Other Recreation al Facilities	Swimming Pool (outdoors)	0.12	1.00	0.6
	Outdoors Events Venue	0.42	1.00	1.9

Table 6.6 similar to previous two tables examines the recreational facilities needed in Cozad by 2040 based upon the high series population projections. Based on the minimum standards Cozad currently continues to exceed the needed facilities in four categories: ball fields, playgrounds, group picnic shelters, and swimming pools. However, the city of Cozad still lacks sufficient picnic tables and paved and gravel trails in the community.

Of the three tables and population projections, the high series will obviously represent the most demand for facilities.

PARKS AND RECREATION GOALS AND POLICIES

Parks and Recreation Goal 1

Development of a community-wide trails system will aid in the long-term recreational and walkability needs of the residents as well as the overall health of the community

Policies

- PR-1.1 The City should develop a city-wide trails master plan examining possible routes and costs to construct the projects.
- PR-1.2 The City of Cozad should work towards an achievable number of feet/miles that can be constructed annually and budget for the project.
- PR-1.3 The City should look at the concept of infilling sidewalks with a design (where warranted) that would meet standards for trails.

Parks and Recreation Goal 2

Cozad will continue to provide adequate recreational programs and facilities for the youth and adults of the community.

Policies

- PR-2.1 The City should continually approach school age kids and their parents regarding the needs in the community regarding recreational programs.
- PR-2.2 The City should continue to work with the school system to cooperate on the use and development of special recreational facilities within the community.
- PR-2.3 The City should continue to market the recreational opportunities of the community and the existing ballfields.
- PR-2.4 The community should identify the needed resources to open a community supported and run movie theater in downtown Cozad.

Parks and Recreation Goal 3

Cozad will continue to maintain and enhance the existing parks.

Policies


- PR-3.1 The City should continue to maintain the existing parks found throughout Cozad.
- PR-3.2 With the eventual demolition of the Rialto, the community needs to develop this site into a downtown pocket park and meeting area.



Photo 6.7
Aerial View of Cozad Country Club

- PR-3.3 The community should work toward development of a new ball field complex in order to consolidate several of the existing fields into one location.

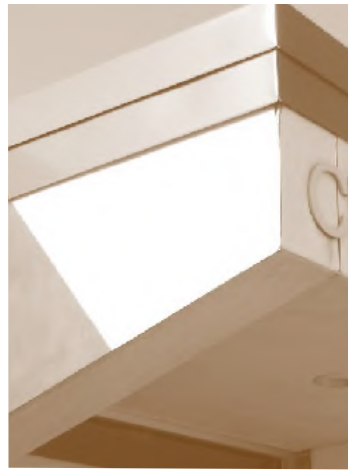
Parks and Recreation

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
PR-1.1	The City should develop a city-wide trails master plan examining possible routes and costs to construct the projects.	1,3,4,7,10,12,14	1,2,3,4,5,6							
PR-1.2	The City of Cozad should work towards an achievable number of feet/miles that can be constructed annually and budget for the project.	1,3,4,7,10,12,14	1,2,3,4,5,6							
PR-1.3	The City should look at the concept of infilling sidewalks with a design (where warranted) that would meet standards for trails.	1,6,8,14	-							
PR-2.1	The City should continually approach school age kids and their parents regarding the needs in the community regarding recreational programs.	1,3,4,7	1,2,3,4,5,6,7							
PR-2.2	The City should continue to work with the school system to cooperate on the use and development of special recreational facilities within the community.	1,7	6,4							
PR-2.3	The City should continue to market the recreational opportunities of the community and the existing ballfields.	1,3,4,5,7	1,2,4,5,6							
PR-2.4	The community should identify the needed resources to open a community supported and run movie theater in downtown Cozad.	1,3,4,5,7	1,2,4,5,6							
PR-3.1	The City should continue to maintain the existing parks found throughout Cozad.	1	1,2,4,5,6							
PR-3.2	With the eventual demolition of the Rialto, the community needs to develop this site into a downtown pocket park and meeting area.	1,3,4,5,6,7,10,11,14	1,2,3,4,5,6,7							

Organizations:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

This page intentionally left blank



7

Community Facilities



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

Public facilities represent a wide range of buildings, utilities, and services that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, wellbeing and enjoyment of the residents of Cozad. These facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs.

It is important for all levels of government to anticipate the future demand for their services if they are to remain strong and vital. The analysis of existing facilities and future services are contained in the Facilities Plan. Alternatively, in some instances, there are a number of services that are not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the community as a whole. These organizations are important providers of services and are in integral part of the community.

Community Facilities Plan

The Facilities Plan component of a Comprehensive Development Plan reviews present capacities of all public and private facilities and services.

The Facilities Plan for Cozad is divided into the following categories:

- Museums
- Historical Sites
- City Buildings
- Historic Properties
- Education
- Life Safety (Fire and Rescue/Law Enforcement)
- Communications
- Public Utilities
- Health Care

MUSEUMS

The 100th Meridian Museum

The 100th Meridian Museum was completed in 1994. The museum became the permanent home for the Concord Touring Coach which can now be viewed by the public. This famous stagecoach carried

President Taft during his visits to Yellowstone National Park.



Figure 7.1
100th Meridian Museum

(Source: <http://cozadnebraska.net/city/history/>)

The Robert Henri Museum and Historical Walkway

The [Robert Henri Museum and Historical Walkway](#) was the childhood home of John J. Cozad's son, Henri, who became a famous artist and is known worldwide. The Walkway consists of an original Pony Express station, the Little Church in the Park, and a pioneer schoolhouse. The Robert Henri Museum holds many art shows throughout the year.



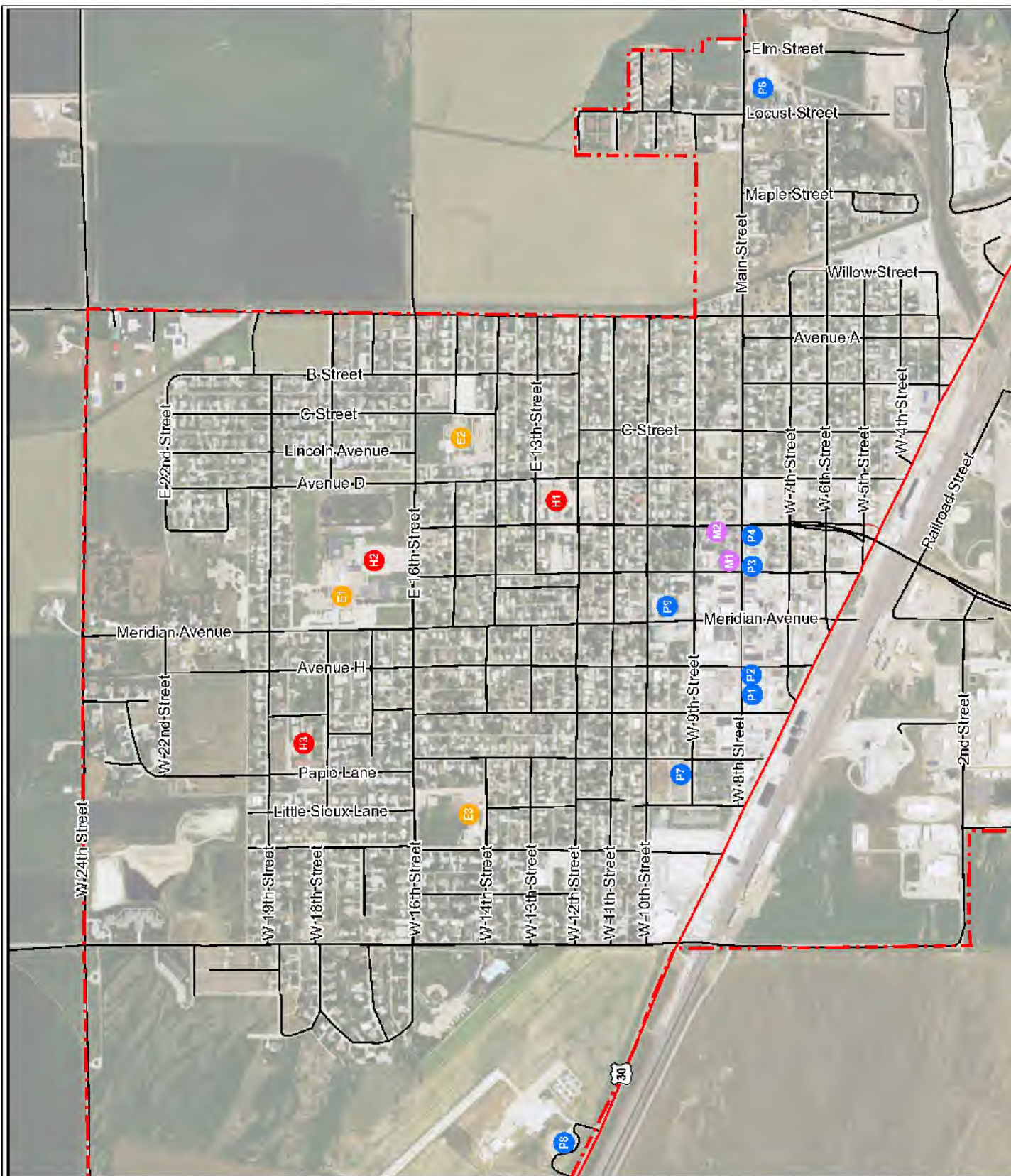
Photo 7.2
Historic Hendee Hotel and Robert Henri Museum

(Source: <http://cozadnebraska.net/city/history/>)

HISTORICAL SITES

Hendee Hotel

The two-story brick (later stuccoed) building was constructed about 1879 by John J. Cozad, who





Community Facilities

founded the town in 1874. Local legend holds that the hotel was the scene of a shooting incident between Cozad and a local farmer. In 1883 he sold the hotel to Stephen A. Hendee, a grain dealer. The hotel served as a prominent business and social center in Cozad. John Cozad's son, Robert Henry Cozad, who changed his name to Robert Henri following the shooting incident, achieved international fame as an artist.

Source: (<http://www.nebraskahistory.org/histpres/nebraska/dawson.htm>)

Allen's Opera House

The opera house was built by Charles Allen in 1906. The concrete block used in its construction was manufactured by local Cozad businessman Charles Hart. The first floor originally housed the Cozad State Bank, co-owned by Allen, and the Allen General Store. The opera house and professional office space were located on the second level. The opera house held its grand opening in February 1907 with the comedy, "Old Arkansas."



Photo 7.3
Historic Allen's Opera House

Source: (<http://www.nebraskahistory.org/histpres/nebraska/dawson.htm>)

OTHER LOCAL HISTORICALLY SIGNIFICANT PLACES

Original Pony Express Station

Cozad's original Pony Express Station has attracted much attention through the years. Located in the Veteran's Memorial Park, it is often times a focal point for visiting tourists. The cabin was originally built

about 1849 on the south bank of the Platte River, south of Darr by Mr. Pat Malalley. Mr. Malalley built it of red cedars which he found in the canyons to the west. He used wooden pegs in the construction and he plastered it with clay which he found in the hills to the south. This clay made a "pink" plaster.

This Malalley Ranch became not only a trading post for Indians but also a camping place for wagon trains because there was water available and wood for repairs and fuel. Later it became known as the Willow Island station and was used as a stage and Pony Express station during the Pony Express April 1860 – October 1861.



Photo 7.4
Original Pony Express Station

In 1864 Congress approved the construction of a transcontinental railroad which would eventually meet at the 100th Meridian, the site of Cozad, Nebraska. This site was later changed to Utah. At this time soldiers were stationed at the Malalley Ranch and it was renamed Fort Willow Island (not to be confused with the Willow Island Railroad Station to the west).

In 1906 G. J. Baldwin purchased the Malalley-Freeman Ranch, and the family lived in the log house until their home could be built. From that time until 1936 the log house was used as a store house, a blacksmith shop and even a pig pen.

In 1936 the American Legion Post No. 77 of Cozad, Nebraska purchased the Malalley log house, the official Willow Island Pony Express Station for \$75.00 and brought it to the Cozad City Park, now the Veteran's Memorial Park. The house was taken down log by log and reconstructed to its exact size with all doors and windows in authentic places. A new roof

was put on the log house.

It was moved to its present location, rebuilt and dedicated by Dawson County American Legion Post 77 in 1938. Mr. Carl Gustafson had a marker built of Colorado red rock to stand beside the Pony Express Station, and the marker contains an official Pony Express Medallion issued by the Pony Express Headquarters in San Rafael, California. A plaque which is attached to the building states: "May the spirit of those hardy pioneers who blazed a trail to the golden West never die."

(Source: <http://cozadnebraska.net/city/history/>)

Little Church in the Park

The Little Church by the Park was originally known as New Hope Evangelical. It was the center of most social activities. Not only were there services on Sunday and Wednesday nights and weddings and funerals, but it was used for Ladies Aid Society, Quilting Parties, Potluck Suppers, Box Socials, birthday and anniversary celebrations and all types of parties that did not include dancing.

The little white frame church, known as the New Hope Evangelical Congregation was built in 1909 on an acre of ground northwest of Cozad. About 1920 country people began to have automobiles and went to town quite often. They joined the Cozad Evangelical Church in town. In 1921 the little white frame church was sold to a new group called The Christian Science Society and was moved to Cozad on 10th Street north of the Cozad City Park, now named the Veterans' Memorial Park. The Christian Science Society held services in the little church by the park until 1981. It is now used as a chapel, a meeting place for small gatherings, and art shows by the Cozad Art Club and is known as "The Little Church By the Park".

(Source: <http://cozadnebraska.net/city/history/>)

The Pioneer School

This one room country school was built about the year 1880 on a site nine miles north and west of the City of Cozad. The school was called "The Adle School" because it was on Adle land. In the one room was a big coal burning stove. Every day the pail of water was carried to school until eventually a pump was put outdoors near the schoolhouse. This was a very active school, not only full of students in the daytime, but many evening community activities were held there. There was a neighborhood PTA, a Literary Society, and a Grange Group that met there monthly. There were parties, programs, box suppers

and even dances held there.

In the 1950's some consolidation of schools began. After the closing of the school it was purchased by Dorothy and Archie Smith and they in turn gave it to the Cozad Historical Society in 1960. The school was placed south of Cozad for many years waiting for a permanent location. In the spring of 1985 the Robert Henri Museum and Historical Walkway Foundation

(Source: <http://cozadnebraska.net/city/history/>)

The Pony Express Trail

Three major pioneer trails, the Oregon, the Mormon, and the Chisholm, as well as the Pony Express went through the Cozad area. The Pony Express marker and the Oregon Trail marker are located at two sites south of the Platte River Bridge at Cozad.

(Source: <http://cozadnebraska.net/city/history/>)

The Historic Lincoln Highway

Cozad is located right on the historic Lincoln Highway. The Lincoln Highway stretched across 3,389 miles beginning construction in 1913 when a group of American industrialists envisioned a "continuous improved highway from the Atlantic to the Pacific, open to lawful traffic of all description, without toll charges, and to be a lasting memorial to Abraham Lincoln."



Photo 7.5
Plaque remembering Old Lincoln Highway

Community Facilities

The Lincoln Highway banner is proudly displayed right in front of the Robert Henri Historical Walkway as part of its official route and an original Lincoln Highway marker with Medallion can be viewed in the front window of the 100th Meridian Museum.

(Source: <http://cozadnebraska.net/city/history/>)

EDUCATION

PUBLIC SCHOOLS

The public schools in Nebraska are grouped into six classes, depending upon the type of educational services provided and the size of the school district. The six classes, as defined by the State of Nebraska, are:

Class 1	<i>Dissolved by Legislative action</i>
Class 2	Any school district with territory having a population of 1,000 inhabitants or less that maintains both elementary and high school grades under the direction of a single school board.
Class 3	Any school district with territory having a population of more than 1,000 and less than 100,000 that maintains both elementary and high school grades under the direction of a single school board.
Class 4	Any school district with territory having a population of 100,000 or more and less than 200,000 inhabitants that maintains both elementary and high school grades under the direction of a single school board.
Class 5	Any school district with territory having a population of 200,000 or more that maintains both elementary and high school grades under the direction of a single school board.
Class 6	Any school district that maintains only a high school under the direction of a single school board. The territory of Class 6 district is made up entirely of Class 1 districts (or portions thereof) that have joined the Class 6.

Cozad Public Schools

The public school district serving Cozad and surrounding areas is the Cozad Community School District. The District is considered a Class 3 District. The district operates four school facilities:

- Cozad Early Education Center
- Cozad Elementary
- Cozad Middle School

- Cozad High School

Cozad Early Education Center

Cozad Early Education Center is home to the district's preschoolers. As of the 2013-2014 academic year there were 78 students at this facility.

Cozad Elementary School

Cozad Elementary School houses grades K-5 with 342 students enrolled during the 2013-2014 academic year.

Cozad Middle School

Cozad Middle School houses the district's 6-8 graders and is connected to the high school facility. During the 2013-2014 academic year there were 223 students attending the middle school.

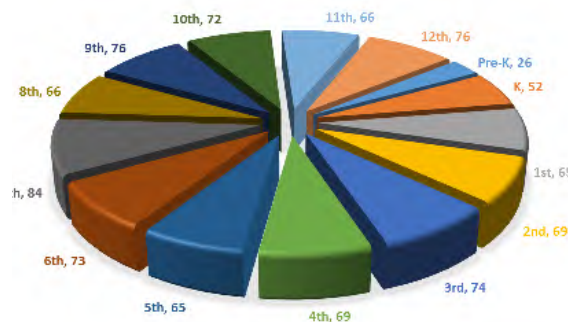


Photo 7.6 Entrance to Cozad Middle School

Cozad High School

Cozad High School, during 2013-2014 had 290 students in 9th through 12th grades.

**FIGURE 7.2: ENROLLMENT BY GRADE
COZAD PUBLIC SCHOOL DISTRICT 2013-2014**



Source: Nebraska Department of Education 2010-2011

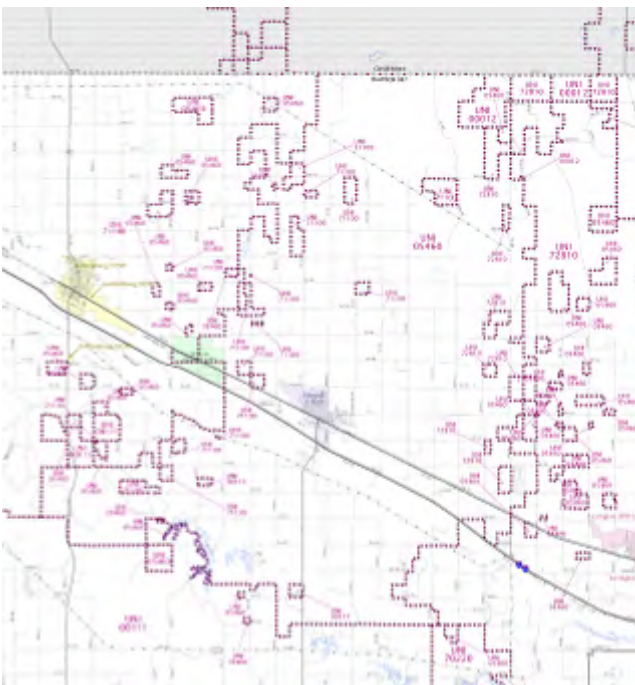
The overall class sizes in the Cozad Public Schools appear to be relatively stable throughout all classes. In all there are a few increases and a few decreases which average out. This is a statistic that the City and the Development Corporation may want to continue to follow up with annually.

Post-Secondary Education

There are no post-secondary educational facilities located in Cozad. The residents of Cozad and the surrounding area have a large selection of in-state and out-of-state post-secondary schools to select. Some of these include:

University of Nebraska	Kearney
University of Nebraska	Lincoln
Mid-Plains Community College	North Platte
Nebraska Wesleyan	Lincoln
Union College	Lincoln
Kaplan University	Lincoln
Doane College	Crete
Concordia University	Seward
University of Nebraska	Omaha
Creighton University	Omaha

**FIGURE 7.3: SCHOOLDISTRICT MAP
COZAD PUBLIC SCHOOLDISTRICT 2014**



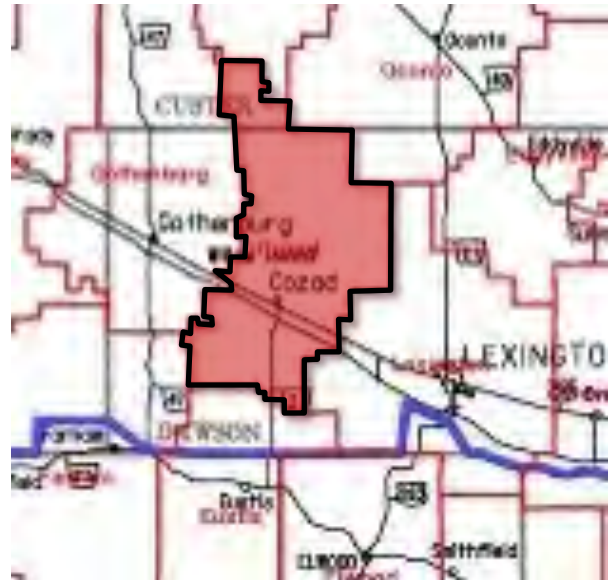
Source: US Census Bureau 2010

FIRE PROTECTION

Fire and Rescue

The Cozad department is located at 229 E. Eighth Street. There are 37 volunteer members of the Cozad fire and rescue.

FIGURE 7.4: FIRE DISTRICT MAP



Source: http://www.transportation.nebraska.gov/maps/misc-maps/Rural_Fire_Districts.pdf

LAW ENFORCEMENT

Cozad Police Department

The Cozad Police Department consists of seven full-time officers. The Police Department shares a facility with the Cozad Fire Department on Eighth Street. The police department is now dispatched by a centralized dispatch center located in Lexington.



Photo 7.7 Cozad Fire and Police Department location.

Community Facilities

CITY BUILDINGS

City Office

The offices for the City of Cozad are located at 215 West 8th Street. The offices of City Hall including the office of the Mayor, City Clerk, Building and Zoning Inspector, and the City Council Chambers.



Photo 7.8 Entrance to the City Offices in Cozad

Public Works

The Cozad Public Works Building is located at 211 W. 8th Street. The facility houses all functions associated with the electric system, as well as the water and sanitary sewer system.

City Street Department

The Cozad Street Department , as well as Parks and Recreation, cemeteries, pool, and sanitation is located at 515 E. 4th Street.

Cozad Housing Authority

The Housing Authority office is located at 421 West 9th Street. The facility is the administrative office for all of the units controlled by the Authority.

Wilson Public Library

The Cozad Wilson Public Library is located at 910 Meridian and contains numerous magazines, cassettes, art prints, sculptures and talking books for the blind or physically handicapped. The library furnishes home-bound delivery for the elderly and a reading program for children.

Source: (<http://cozadnebraska.net/city/library/>)

HEALTH CARE

Cozad has the following medical services in the community:

- 1 Hospital
- 1 Outpatient Clinic
- 1 Licensed/Skilled Nursing Homes
- 1 Assisted Living Facility
- 1 Hospice Care

Cozad Community Health System

Cozad Community Health System is a Critical Access



Photo 7.9 Cozad Community Health Entrance

Source: (<http://www.cozadhealthcare.com/>)

Facility serving the needs of the Cozad and surrounding area.

Cozad Community Health Systems offers comprehensive inpatient and outpatient services, 24-hour emergency care, Home Health and Hospice services, Physical Therapy, and a full array of other services available. We are committed to:

- Provide quality healthcare services to all persons in our area in a financially-responsible manner
- Promote medical education and wellness consistent with the Health System's resources and the needs of the community
- Carry on all healthcare activities deemed appropriate by the Board of Directors and as permitted by Nebraska State Law.

Source: (http://www.cozadhealthcare.com/index.php?option=com_content&view=article&id=2&Itemid=104)

Nursing Home Facilities

Nursing home care is provided by one provider in the community which is:

- Golden Living Center



Photo 7.10 Entrance to Golden Living Center

Independent and Assisted Living Facilities

The Assisted Living facility in Cozad is owned and operated by Cozad Community Health Systems and is called Meadowlark Pointe.



Photo 7.11 Entrance to Meadowlark Pointe

Meadowlark Pointe offers residents a setting where they can experience independent or assisted living while enjoying surroundings that are:

- Securely and conveniently within the city limits of Cozad, yet residents may enjoy the quiet country surroundings.
- Architecturally exciting, yet designed as a place of comfort and community with many opportunities for social interaction.
- A place where family and friends are always welcome.

Source: (http://www.meadowlarkpointe.com/index.php?option=com_content&view=featured&Itemid=103)

HEALTH FACILITIES RECOMMENDATIONS

Due to the competitive nature of health care and nursing home facilities, future plans are typically not discussed in this type of forum. If their future plans are reflective of their past actions, then it appears that the organization will continue to meet the needs of the community.

COMMUNITY FACILITIES GOALS AND POLICIES

Educational Goals

Educational Goal 1

Quality education is a vital component of positive growth. Although the City's role is limited, objectives and policies need to be established with regard to locating development to insure cost effective use of existing facilities.

Policies

- EDU-1.1 Continue cooperating with Cozad Public Schools in expanding public uses of educational facilities.
- EDU-1.2 The school districts should review all new development proposed within the zoning jurisdiction of Cozad so they can accommodate future school populations.

Educational Goal 2

The city will coordinate with the school district to insure adequate areas for future educational needs. Above all, the main goal is to encourage excellence in the school curriculum and facilities.

Policies

- EDU-2.1 Cooperate with Cozad Public Schools on any future expansion or the development of new joint facilities.
- EDU-2.2 Work with students to continually identify new facilities needed in the future.

Fire Protection, Law Enforcement, and Public Safety Goals

Safety (Fire Protection, Rescue and Ambulance) Goal 1

The goal of the City of Cozad is to maintain fire protection, rescue and ambulance programs by exploring programs and alternative services to insure optimum service levels and public costs.

Policies

- SAFE -1.1 The City should continue to work with the different elements of the fire, rescue and ambulance departments to maintain quality equipment levels.

Community Facilities

SAFE-1.2 The Fire Department should continue to expand fire safety education and prevention throughout the community.

Safety (Law Enforcement) Goal 2

The goal of the City of Cozad is to maintain quality law enforcement within the community.

Policies

SAFE -2.1 Continue to identify specific ways to work cooperatively with the City and the County Sheriff regarding protection within the corporate limits of Cozad.

SAFE-2.2 Continue to support minimum standards regarding equipment used by law enforcement.

Safety (General Health and Safety) Goal 3

The goal of the City of Cozad is to maintain regulations to protect the general health and safety of all residents.

Policies

SAFE -3.1 The City should continue to regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.

SAFE-3.2 Establish regulations protecting the City residents from the secondary effects of adult entertainment.

Public Facility Goals

Public Facility Goal 1

The City of Cozad must continually replace and upgrade its aging infrastructure.

Policies

PUB-1.1 The City should continue to expand and upgrade the water and sanitary sewer system in a manner that will guide growth and redevelopment in a systematic and responsible manner without creating large shortfalls for the City to meet demand.

PUB-1.2 A funding mechanism needs to be put into place in order to upgrade the existing system.

PUB-1.3 Public facilities should be strategically located within Cozad in order to provide cost-effective, efficient, and timely service to all residents.

Public Facility Goal 2

The City of Cozad and community members must continue to provide and add quality services for its residents.

Policies

PUB-2.1 Community members should continue to maintain the 100th Meridian Museum and the Henri House.

PUB-2.2 The community should continue to expand the historic nature of the museums, 100th Meridian and Henri House, and expand their offerings.

PUB-2.3 The city, county and local residents should continue to support and enhance the Grand Generation Center in Cozad. As the residents, especially the baby-boomers, of the community age, this facility will become even more important to the community.

Health Care Facility Goals

Health Care Goal 1

The City of Cozad must work closely with the Cozad Community Health System to provide quality community care as well as providing quality emergency care to the region.

Policies

HC-1.1 Cozad Community Health System should continue to further define their niche in rural health care.

HC-1.2 The community and Cozad Community Health System should work together to redefine the city as a model of healthy living and fitness through exercise programs and creating a "walkable" community.

HC-1.3 The City should monitor Federal and State policies that impact the viability of rural health providers and advocate appropriately to ensure residents access to care.

Health Care Goal 2

Cozad must monitor closely the median age and the different cohorts living in the community in order to ensure there is adequate senior living facilities in the future.

Policies

HC-2.1 The City and CDC should monitor annually the changing dynamics of the different

- age cohorts within the community.
- HC-2.2 The City and CDC should maintain open lines of communications with the different care and assisted-living facilities to stay ahead of the aging curve so there are adequate living quarters available as they are needed.


Health Care Goal 3

Cozad needs to work with the county-wide transit to provide better service to the senior and lower income persons of the community.

Policies

- HC-3.1 Work with all of the partnering entities to find additional grant funds in order to add services to the operation.
- HC-3.2 Work closely with the users of the service to better define any critical dates or appointments occurring on a regular basis in order to better fine tune the availability of the transit service.

Community Facilities


	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
EDU-1.1	Continue cooperating with Cozad Public Schools in expanding public uses of educational facilities.	1,3,4,7	1,2,3,4,5,6,7							
EDU-1.2	The school districts should review all new development proposed within the zoning jurisdiction of Cozad so they can accommodate future school populations.	1,7	-							
SAFE-2.1	Continue to identify specific ways to work cooperatively with the City and the County Sheriff regarding protection within the corporate limits of Cozad.	1,2	1,2,3,4,5,6,7							
SAFE-2.2	Continue to support minimum standards regarding equipment used by law enforcement.	1	-							
SAFE-3.1	The City should continue to regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.	1	1,4,5,6							
SAFE-3.2	Establish regulations protecting the City residents from the secondary effects of adult entertainment.	1	-							
PUB-1.1	Public facilities should be strategically located within Cozad in order to provide cost-effective, efficient, and timely service to all residents.	1	1,2,3,4,5,6,7							

Organizations:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
PUB-2.1	Community members should continue to maintain the 100th Meridian Museum and the Henri House.	1,3,4,5,7	1,2,4,5,6							
PUB-2.2	The community should continue to expand the historic nature of the museums, 100th Meridian and Henri House, and expand their offerings.	1,3,4,5,7	1,2,4,5,6							
PUB-2.3	The city, county and local residents should continue to support and enhance the Grand Generation Center in Cozad. As the residents, especially the baby-boomers, of the community age, this facility will become even more important to the community.	1,3,4,5,6,7	1,2,4,5,6							
HC-1.1	Cozad Community Health System should continue to further define their niche in rural health care.	1,2,3,4,5,6,11	1,2,4,5,6							
HC-1.2	The community and Cozad Community Health System should work together to redefine the city as a model of healthy living and fitness through exercise programs and creating a "walkable" community.	1,2,3,4,5,6,7	-							
HC-1.3	The City should monitor Federal and State policies that impact the viability of rural health providers and advocate appropriately to ensure residents access to care.	1,2,3,4,5	-							
HC-2.1	The City and CDC should monitor annually the changing dynamics of the different age cohorts within the community.	1,3,4	-							
HC-2.2	The City and CDC should maintain open lines of communications with the different care and assisted-living facilities to stay ahead of the aging curve so there are adequate living quarters available as they are needed.	1,3,4	-							
HC-3.1	Work with all of the partnering entities to find additional grant funds in order to add services to the operation.	1,2,3,4,5	1,2,4,5,6							
HC-3.2	Work closely with the users of the service to better define any critical dates or appointments occurring on a regular basis in order to better fine tune the availability of the transit service.	1,2,3,4,5	1,2,4,5,6							

Organizations:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

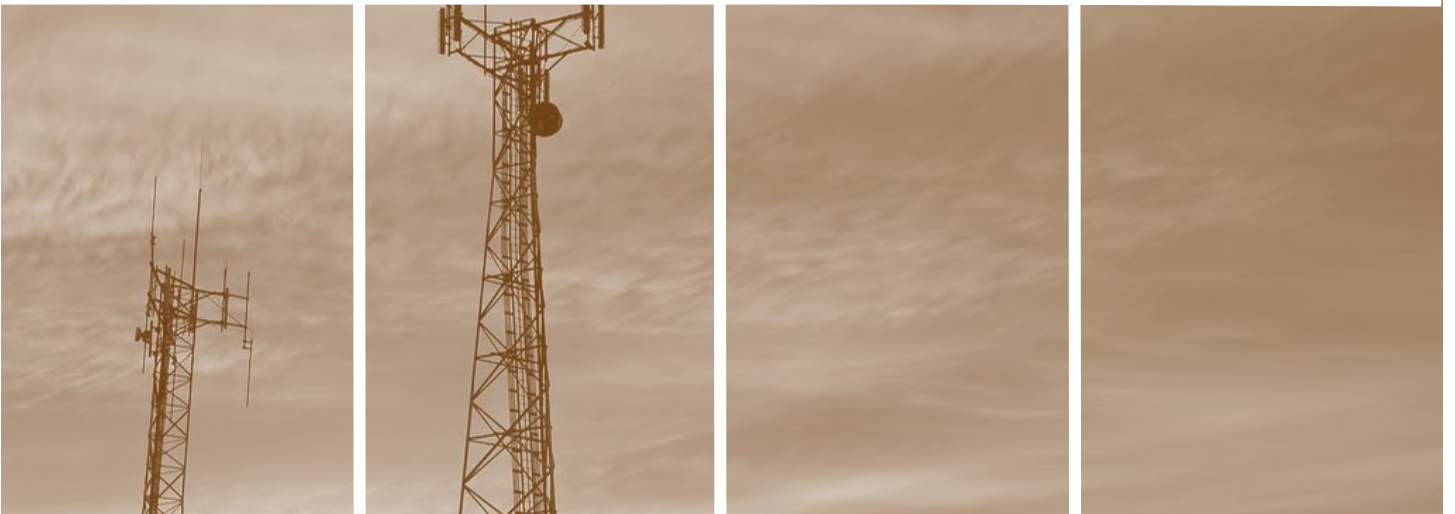
Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax



8

Communication and Utilities



COMMUNICATION

Telephone Services

Telecommunication services are provided by Cozad Telephone Company and Charter Communications.

Cozad Telephone Company (CTC) is a locally owned and operated provider of *Telecommunications and Technologies*. CTC is committed to providing a complete TDM and IP fiber optic network in Cozad and the surrounding area. CTC's network includes diversified routes for both Telecommunications and Internet Broadband service. Secure WAN and LAN connections are available for home and business throughout Cozad.

Source: <http://cozadnebraska.net/city/utilities/>

Radio Stations

There are no radio stations in Cozad. There are several stations serving the area originating in Lexington, North Platte, Kearney, and Grand Island.

Television Stations

Presently there is no local television stations located in Cozad. The over the air stations serving the area originate out of Lincoln, Nebraska; North Platte, Hastings, and Grand Island.

Besides over the air television, Charter supplies Cozad with Cable Television services. In addition, Cozad Telephone Company recently began offering Skitter TV.

Internet/World Wide Web Service Providers (ISP)

Internet services for the residents of Cozad are provided by Cozad Telephone Company and Charter.

Cozad Telephone Company offers both DSL service and Gigabit Fiber internet service throughout the Cozad area.

Newspapers

The residents of Cozad are served locally by the Tri-City Tribune is a Dawson County focused on-line newspaper. Listed below are newspapers in circulation within the Cozad area:

- North Platte Telegraph
- Omaha World-Herald
- Kearney HUB
- Lexington Clipper
- Gothenburg Times

PUBLIC UTILITIES - EXISTING

Public utilities in Cozad is controlled through the Cozad Board of Public Works. The Board of Public Works, a full-service municipally-owned utility, operates the *Electric, Water, and Sanitary Sewer* service within the City of Cozad.

Source: <http://cozadnebraska.net/city/utilities/>

Electricity

Cozad Public Works owns the electric distribution system and maintains the system. The Board of Public Works purchases wholesale power from Nebraska Public Power District.

Power is supplied from a 115 kV substation with a capacity of 28 MVA. The city is served from two 34.5 kV lines from the 115 kV substation. These sources are connected to the statewide transmission grid system by means of 115,000 volt transmission lines. The distribution voltage is 2,400/4,160 wye.

Source: <http://econdevttools.nppd.com/aedc/FactsBook/CozadBook.pdf>

Water Supply

The Municipal water system in Cozad consists of well supply, storage and distribution facilities. The water is supplied from multiple wells. The average depth of the wells is 383 feet.

The system has an average capacity 1,410 mpd with a rated capacity of 8,000 mpd. The typical peak demand is 4,400 mpd. The storage capacity in the system is 500,000 gallons.

Source: <http://econdevttools.nppd.com/aedc/fastfacts.asp?city=Cozad>

Sanitary Sewer

The city sanitary sewer collection system and treatment facility has a maximum rated capacity of 830,000 gallons per day. However, the average daily capacity is listed at 600,000 gallons per day. Peak demand does occasionally hit 999,000 gallons per day.

Source: (<http://www.fallscitynebraska.org/community-tour/utilities-transportation/>)

The overall capacity of the wastewater treatment plant is 1,000,000 gpd. Due to its peak demand, any new large sewage producer may need to construct some pre-treatment on-site in order to allow the plant to remain within capacity.

Natural Gas

Natural gas is supplied to Cozad by SourceGas Distribution, LLC, through a 10-inch transmission pipeline with an operating pressure of approximately

Communication and Utilities

600 pounds per square inch.

SourceGas Distribution is also the distributor of natural gas within the community, serving approximately 1,600 residential, commercial, and industrial customers.

Natural gas is available for residential and commercial uses. Availability of natural gas for industrial uses is subject to individual situations.

Source: <http://econdevtools.nppd.com/aedc/FactsBook/CozadBook.pdf>

PUBLIC UTILITIES - FUTURE NEEDS

As Cozad looks to the future and develops a guiding vision, consideration will need to be given to the capacity of the existing utility systems. Portions of the surrounding area may or may not be adequate for expanding the sanitary sewer collection system without major components such lift stations being constructed.

The utility system is likely the most expensive part of any new development and it needs to be considered and constructed properly in order for the new and older systems to work in unison. The following pages will examine the sanitary sewer and water systems from a standpoint of capacity and connect ability.

Sanitary Sewer

The sanitary sewer system in Cozad is in relatively good condition. The system, like most communities the age of Cozad, there is some aging infrastructure in need of updating and replacement.

The city of Cozad is limited in the directions new residential construction (subdivisions) can locate. There for this analysis is focused on those areas only. The two directions where Cozad can easily see new residential development is to the east and the north. However, there are some physical limitations regarding utilities in both directions. Figure 7.1 indicates some of these on an aerial of the community.

Critical Sanitary Issues

Figure 7.1 indicates along the east edge between Main Street and approximately 18th Street, sanitary sewer has the ability to connect to the existing interceptor without the construction of lift stations. This area, outside of new infill within the existing corporate limits, should be the highest priority for new developments. However, the community should be

cautious not to allow too few neighboring property owners to have too much control; this tends to lead to inflated land values and can create barriers to future growth.

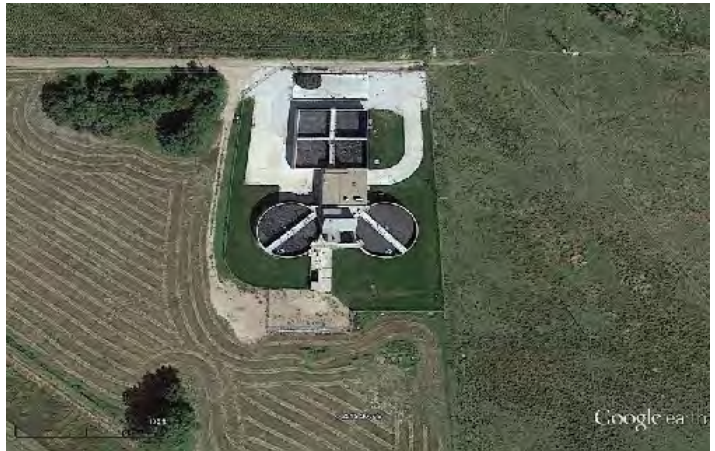


Photo 8.1 Aerial view of Cozad Wastewater Treatment Plant.

Areas further north along the east side and along the north edge of the community will need lift stations in order to effectively feed into the existing collection system. There are areas along the north edge of the corporate limits where there is currently no sanitary sewer and in some cases there are private septic systems in the corporate limits, see Figure 7.1. Finally, there is one area in the northern part of the community where the sanitary sewer lines are only 60- to 66 inches below grade; this basically eliminates basements containing floor drains and possibly bathrooms.

Water

Water is not as critical of an issue as sanitary sewer. The biggest issues facing are typically water supply is pressure, water quality and overall system capacity.

Water supply focuses on the pumping capacity of the wells within the system as well as the storage capacity of a water tower. At present, Cozad has plenty of storage capacity in the water tower and has good pressure for the current demands.

Critical Water Issues

Current issues, similar to sanitary sewer, are focused on the age of the infrastructure in the community. Again, this is very typical of older communities in Nebraska.

FIGURE 8.1: SANITARY SEWER ISSUES
COZAD, NEBRASKA



Communication and Utilities

Other issues include the eventual installation of a larger water main along "O" Street. This new main will need to be completed if any addition wells are installed in the northwest well field. This will be due to the need to move more water from the well field to other portions of the community. As newer wells are brought on-line, the Board of Public Works should look at eliminating older wells or placing them into a backup status.



Photo 8.2 View of the Cozad Water Tower

Wellhead Protection

A Wellhead Protection Area is an delineated area indicating where a water source is located, as well as the area of travel for a specific well or well field. A wellhead protection area is important from the aspect that correctly implemented, the area will aid in protecting the water supply of a domestic well providing potable water to a community.

In Nebraska, the goal of the Nebraska Department of Environmental Quality's Wellhead Protection Program "...is to protect the land and groundwater surrounding public drinking water supply wells from

Contamination". Within the NDEQ's program there are five steps to developing a wellhead protection area, which are:

1. Delineation
2. Contamination Source Inventory
3. Contaminant Source Management
4. Emergency, Contingency, and Long-term Planning
5. Public Education

The mapping process includes the use of computer modeling and other data. From this the NDEQ can generate a map indicating the wellhead Protection Area. However, delineating an area is not sufficient for protecting the groundwater around a public supply well, the governmental entity must adopt an ordinance in order to enforce the area and the regulations used to protect this water supply.

Figure 7.3 shows the documented wellhead protection areas impacting Cozad.

COMMUNICATION/UTILITY GOALS AND POLICIES

Communications

Communications Goal 1

The city of Cozad should continue to have the best possible communications network possible.

Policies

- C-1.1 The community should continue to support Cozad Telephone Company and their efforts to provide fiber optics service to every residence and business in Cozad.
- C-1.2 Community organizations should continue to provide news and public interest stories via the internet and social media in order to allow the community members to follow news and events.

General Utilities

General Utilities Goal 1

The Board of Public Works and City should continue working toward the replacement of outdated infrastructure.

Policies

- GU-1.1 The City, on behalf of the Board of Public Works, should place, on the ballot, another 1/2¢ sales tax in order to replace outdated infrastructure.
- GU-1.2 The Board of Public Works should establish

FIGURE 8.2: WATER ISSUES
COZAD, NEBRASKA



FIGURE 8.3: WELLHEAD PROTECTION AREAS COZAD, NEBRASKA



an annual priority list of water and sanitary sewer to replace.

Sanitary Sewer

Sanitary Sewer Goal 1

The Board of Public Works and City should maintain adequate treatment capacity at the wastewater treatment plant in order to accommodate future developments and industry.

Policies

- SS-1.1 The Board of Public Works should continue to be involved in all potential development proposals.
- SS-1.2 The Board of Public Works should continually analyze methods to increase treatment capacity at the plant including requiring on-site pre-treatment of waste.

Sanitary Sewer Goal 2

The Board of Public Works and City should develop concepts to address the potential high costs of new developments to the north of the community.

Policies

- SS-2.1 The Board of Public Works should not be the primary financer for utility extensions for future developments outside the corporate limits.
- SS-2.2 The Board of Public Works and City should develop a cost sharing program for developments in order to minimize costs to all parties.

Sanitary Sewer Goal 3

The Board of Public Works and City should connect all areas of the community with the sanitary sewer collection system.

Policies

- SS-3.1 The Board of Public Works should find funding to extend sanitary sewer to the areas of the community currently not served.
- SS-3.2 The Board of Public Works and City should no longer allow individual septic tanks within the corporate limits.

Water System Goal 1

Cozad will maintain an adequate and safe potable water supply for its citizens.

Policies

- WS-1.1 New land use policies should be established that minimize hazardous uses near a wellhead protection area and the time of travel contours.
- WS-1.2 The Board of Public Works should continue constructing new wells within the newer well field.
- WS-1.3 The Board of Public Works should continue upgrading the water system including the installation of larger mains to connect the well field to the rest of the community.

Water System Goal 2

Cozad should continue to improve the overall pressure and fire flow in the community.

Policies

- WS-2.1 The Board of Public Works employees should regularly monitor the fire flows at each hydrant.
- WS-2.2 The Board of Public Works should prioritize water mains needing updated based upon the fire flow data and the standards for proper fire fighting capacity.


Electrical System Goal 1

Cozad should continue to improve the overall electrical system in the community.

Policies

- ES-2.1 The Board of Public Works should continue to maintain and upgrade the electrical distribution system throughout the community.
- ES-2.2 The City and the Board of Public Works should develop specific policies for the use of renewable energy sources, such as wind and solar.

Communication and Utilities

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
C-1.1	The community should continue to support Cozad Telephone Company and their efforts to provide fiber optics service to every residence and business in Cozad.	1,2,3,4,5,9	1,2,4,5							
C-1.2	Community organizations should continue to provide news and public interest stories via the internet and social media in order to allow the community members to follow news and events.	1,3,4,5,7,11	1,2,4							
GU-1.1	The City, on behalf of the Board of Public Works, should place, on the ballot, another 1/2% sales tax in order to replace outdated infrastructure.	1,3,4,5,10,12	1,6,7							
GU-1.2	The Board of Public Works should establish an annual priority list of water and sanitary sewer to replace.	12	-							
SS-1.1	The Board of Public Works should continue to be involved in all potential development proposals.	1,2,3,4,5,12	-							
SS-1.2	The Board of Public Works should continually analyze methods to increase treatment capacity at the plant including requiring on-site pre-treatment of waste.	10,12,13	2,4,5,6							
SS-2.1	The Board of Public Works should not be the primary financier for utility extensions for future developments outside the corporate limits.	8,12	1,2,3,6							
SS-2.2	The Board of Public Works and City should develop a cost sharing program for developments in order to minimize costs to all parties.	8,12	-							
SS-3.1	The Board of Public Works should find funding to extend sanitary sewer to the areas of the community currently not served.	1,4,5,6,8,10	2,3,4,5,7							
SS-3.2	The Board of Public Works and City should no longer allow individual septic tanks within the corporate limits.	1,12	-							


Organizations:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public works
- 13 USDA
- 14 Property owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Communication and Utilities

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
WS-1.1	New land use policies should be established that minimize hazardous uses near a wellhead protection area and the time of travel contours.	1,12	-							
WS-1.2	The Board of Public Works should continue constructing new wells within the newer well field.	12,13,10	3,4,5,6,7							
WS-1.3	The Board of Public Works should continue upgrading the water system including the installation of larger mains to connect the well field to the rest of the community.	12,10	3,4,5,6,7							
WS2.1	The Board of Public Works employees should regularly monitor the fire flows at each hydrant.	12,1	-							
WS-2.2	The Board of Public Works should prioritize water mains needing updated based upon the fire flow data and the standards for proper firefighting capacity.	12,10	-							
ES-1.1	The Board of Public Works should continue to maintain and upgrade the electrical distribution system throughout the community.	12,10	1,2,3,4,5,6,7							
ES-1.2	The City and the Board of Public Works should develop specific policies for the use of renewable energy sources, such as wind and solar.	1,2,3,4,5,10,11,12	1,2,3,4,5,6,7							

Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax



9

Energy Element



ENERGY ELEMENT

Energy usage in the early 21st Century is becoming a critical issue throughout Nebraska as well as the entire United States. Our dependency on energy sources that are not renewable has increased significantly over the past 100 years. Energy usage comes in several forms, such as:

- Lighting our homes, businesses, and industries
- Heating our homes, businesses, and industries
- Heating our water for homes, businesses, and industries
- Food preparation
- Transportation – both personal and business related
- Recreation and Entertainment – vehicular, computers, music, etc.

The 21st Century ushered in an increased concern for energy usage and its impacts on the environment. With the increased concern for the environment came an increased understanding of the carbon footprint generated by any one individual as well as striving towards modifying our behavior patterns in order to lessen that footprint. In addition, the phrase and concept of sustainability has become more widely used, even in the smaller communities of Nebraska and United States.

Energy and the issues connected to the different sources are becoming more critical every year. The need for the Energy Element in the Cozad Comprehensive Development Plan should be something desired as opposed to required. However, during the 2010 Legislative Session of the Nebraska Unicameral, the State Senators passed LB 997 which required this section become a part of all community and county comprehensive plans, except for villages. The passage of LB 997 appears to be a first step toward comprehensive plans addressing the entire issue of energy conservation and/or sustainability.

Sustainability

Sustainability, in today's discussions, has a number of meanings. According to Webster's Third International Dictionary, the verb "sustain" is defined as "to cause to continue...to keep up especially without interruption, diminution or flagging". However, the Brundtland Commission Report in 1987, described sustainability as "...development that meets the needs of the present without compromising the ability of future generations to meet their own needs". In addition, the phrase and concept of sustainability has become more widely used, even in Nebraska.

All of us living in today's world need to begin switching gradually to cleaner and more renewable resources. By doing so it will aid future generations with their quality of life. The more renewable energy sources become the norm for our generation, the more likely these sources will be second nature and common place in the future.

Americans have grown to rely heavily on electricity. However, state and federal policies have been increasingly more insistent on curbing this reliance; especially, those sources that are produced by non-renewable fossil fuels such as oil and coal. Federal policy has set a goal of 20% of all electricity, by 2030, in the United States be from renewable sources. Renewable sources would include solar, wind, water, geothermal and any number of other sources that have not yet been discovered or brought to production levels.

ENERGY INFRASTRUCTURE

Electrical Power

Electrical power in Cozad is supplied by the City of Cozad through a Board of Public Works. The power is bought wholesale from Nebraska Public Power District.

Power is supplied from a 115 kV substation with a capacity of 28 MVA. The city is served from two 34.5 kV lines from the 115 kV substation. These sources are connected to the statewide transmission grid system by means of 115,000 volt transmission lines. The distribution voltage is 2,400/4,160 wye.

Source: <http://econdetools.nppd.com/aedc/FactsBook/CozadBook.pdf>

Natural Gas Service

Natural gas is supplied to Cozad by SourceGas Distribution, LLC, through a 10-inch transmission pipeline with an operating pressure of approximately 600 pounds per square inch.

SourceGas Distribution is also the distributor of natural gas within the community, serving approximately 1,600 residential, commercial, and industrial customers.

Natural gas is available for residential and commercial uses. Availability of natural gas for industrial uses is subject to individual situations.

Source: <http://econdetools.nppd.com/aedc/FactsBook/CozadBook.pdf>

Energy Element

ENERGY USE BY SECTOR

This section analyzes the energy use by residential, commercial, and industrial and other users. This section will examine the different types of energy sources that are utilized by these different sectors.

Table 9.1 shows the overall electricity usage by all consumers in Cozad. The categories are reflective of the ones established by the City. The categories are defined as:

Residential = all connections and demand by households in Cozad

Commercial = all retail and office users within Cozad

Industrial = all industrial users within Cozad

**Table 9.1: Total Electrical Usage
Cozad 2011 through 2013**

	2011	2012	2013	% change
Residential (kWh)	22,779,400	21,354,203	22,332,044	-1.96%
Per customer usage	13,298	12,451	12,939	-2.70%
Residential % of total	36%	39%	43%	18.36%
Commercial (kWh)	19,281,206	19,204,853	21,527,307	11.65%
Per customer usage	64,057	62,967	70,814	10.55%
Commercial % of total	30%	35%	41%	34.80%
Industrial (kWh)	19,997,030	12,745,227	7,203,052	-63.98%
Per customer usage	3,332,838	3,186,307	1,440,610	-56.78%
Industrial % of total	32%	23%	14%	-56.51%
Municipal (kWh)	1,204,492	1,186,392	1,336,104	10.93%
Per customer usage	1,204,492	1,186,392	1,336,104	10.93%
Municipal % of total	2%	2%	3%	33.92%
Total Usage	63,262,128	54,490,675	52,398,507	-17.17%
	100%	100%	100%	31%
Customer by Class				
Residential	1,713	1,715	1,726	0.76%
Commercial	301	305	304	1.00%
Industrial	6	4	5	-16.67%
Total	2,020	2,024	2,035	0.74%

Source: City of Cozad

Table 9.1 shows the usage of electricity throughout the Cozad corporate limits from 2011 through 2013. The data indicate the usage by residential, commercial, industrial uses, and municipal uses (street lighting and other municipal uses) for the time period. In addition, the Table indicates the number of customers per sector. Overall, from 2011 to 2013, the total consumption decreased by 17.17% while the customer base increased by 0.74% with 15 new customers; the majority of which were residential users.

Residential Uses

The data in Table 9.1 indicate the percent of total used by sector. The Table shows the overall percentage for residential customers went from 36% in 2011 to 43% in 2013; while the overall number of residential customers increased by 13 connections. From 2011 to 2013, the residential demand saw an overall change of -1.96%. Overall, the per customer usage also changed by -2.7% for the same time frame. Electric consumption by residential customers is decreasing slightly on an annual basis.

Ascertaining where these conservation measures are occurring; are residential customers switching from electric water heaters and furnaces to natural gas systems? Is the conservation occurring in changes in thermostats? Is it due to better light sources (CFL or LED vs incandescent)? Or have residential customers upgrading the energy efficiency of their homes? It is likely customers are doing some of all of these but what is critical is that conservation measures seem to be occurring in the community.

The decreases in light of the overall increase in customers indicates the residential users in Cozad are likely conserving electricity in their day to day lives.

This may become even more critical as stiffer Federal regulations go into place regarding the generation of electricity.

Commercial Uses

Cozad's commercial consumption from 2011 to 2013 also increased by 11.65%; while the total number of consumers increased by only three customers. During this same time period, commercial uses went from 30% of total consumption in 2011 to 41% of consumption in 2013. The average consumption per customer went from 64,057 kWh in 2011 to 70,814 kWh in 2013 or a 10.55% increase in the three years; most of this increase came during 2013 and needs to be tracked to see if it continues in to the future.

Ascertaining where these conservation measures is very similar to residential customers. However, commercial consumers are seeing more efficient heating and cooling equipment installed and as retrofits occur more insulation is being installed and the newer fluorescent bulbs and ballasts are more efficient.

This increase is interesting and may be directly related to the growth of an existing customer or two as well as the additional connections. As 2014 and 2015 round out, the amount of usage will be critical in determining the future trends in the commercial sectors.

Industrial Uses

Cozad's industrial sector saw significant decreases in consumption from 2011 to 2013. The overall industrial consumption changed by -63.98%; while the total number of consumers remained relatively the same. During this same time period, industrial use went from 32% of total consumption in 2011 to 14% of consumption in 2013. The average consumption per customer went from 3,332,838 kWh in 2011 to 1,440,610 kWh in 2013 or a -56.78% change in three years. Decreases were seen in both 2012 and 2013 with the largest coming in 2013.

Since there was no change in the number of customers, it can only be assumed that one or more of the companies saw decreases in production from 2011 to 2013.

Municipal Use

The municipality is singled out as a customer in this analysis. The municipal usage includes electricity used at all municipally owned facilities plus all the

public and highway street lighting. This area also showed a solid increase in consumption between 2011 and 2013, increasing by 10.93%.

Short-term and Long-term Strategies

As the need and even regulatory requirements for energy conservation increases, residents of Cozad will need to:

1. Become even more conservative with energy usage
2. Make use of existing and future programs for retrofitting houses, businesses, and manufacturing plants
3. Increase their use of renewable energy sources.

Residential Strategies

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in residences. These strategies range from simple (less costly) to complex (costly). Unfortunately not all of the solution will have an immediate return on investment. As individual property owners, residents will need to find strategies that fit into their ability to pay for savings at the present time.

There are several ways to make a residence more energy efficient. Some of the easiest include:

- Converting all incandescent light bulbs to CFL's or LED's bulbs
- Changing air filters more regularly
- Installing additional insulation in the attic
- Keeping thermostats set a cooler levels in the winter and higher levels in the summer
- Converting standard thermostats to digital/programmable thermostats
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units
- Changing out older appliances with new Energy Star appliances

Some of the more costly ways to make a residence more energy efficient include:

New insulation in exterior walls

- Addition of solar panels for either electrical conversion and/or water heater systems in cooperation with Cozad Board of Public Works and NPPD while in compliance with the local zoning codes.
- Adding individual scale wind energy conversion systems in cooperation with Cozad Board of Public Works and NPPD and in compliance with the local zoning codes.
- Installing a geothermal heating and cooling

Energy Element

system in cooperation with Cozad Board of Public Works and NPPD and in compliance with the local zoning codes.

- Installation of energy-efficient low-e windows

Commercial and Industrial Strategies

Strategies for energy efficiency within commercial and industrial facilities can be more difficult to achieve than those for residential uses. Typically, these improvements will require a greater amount of investment due to the size of most of these facilities.

There are a number of different strategies that can be undertaken to improve energy efficiency and usage in residences. Again, not all of the solutions will have an immediate return on investment. As individual property owners, property owners will need to find strategies that will fit into their ability to pay for savings at the present time.

There are several ways to make a commercial business more energy efficient. Some of the easiest include:

- Converting all incandescent light bulbs to efficient Florescent Lights, CFL's, or LED's on small fixtures
- Keeping thermostats set a cooler levels in the winter and higher levels in the summer
- Converting standard thermostats to digital/programmable thermostats
- Installing additional insulation in an attic space
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units

Some of the more costly ways to make a business more energy efficient include:

- Installation of energy-efficient windows and/or storefronts
- New insulation in exterior walls, if possible
- Addition of solar panels for either electrical conversion and/or water heater systems in cooperation with NPPD and in compliance with the local zoning codes.
- Adding individual scale wind energy conversion systems in cooperation with Cozad Board of Public Works and NPPD and in compliance with the local zoning codes.
- Installing a geothermal heating and cooling system in cooperation with Cozad Board of Public Works and NPPD and in compliance with the local zoning codes.

RENEWABLE ENERGY SOURCES

Renewable energy sources are those natural resources such as the wind, sun, water, the earth (geothermal), and even methane (from natural resources or man-made situations) that can be used over and over again with minimal or no depletion. The most common sources of renewable energy resources used in Nebraska is the wind, the sun, the water and/or the earth. The following are examples of how these renewable resources can be used to reduce dependency on fossil fuels.

Wind

The wind is one of those resources that seem to be in abundance in Nebraska. Wind is not a new technology in Nebraska; the pioneers that settled in Nebraska used wind mills for power and to work the water wells on their farms and ranches.

Wind can be used to produce electricity through the construction of small-scale or utility/commercial grade wind conversion systems (wind turbines). However, not all areas of the state have the ideal levels needed to produce electricity on a utility or commercial level; but the use of small-scale wind turbines on homes and businesses will work in most parts of Nebraska.

Figure 9.1:
Annual Average Wind Speed at 80 Meters

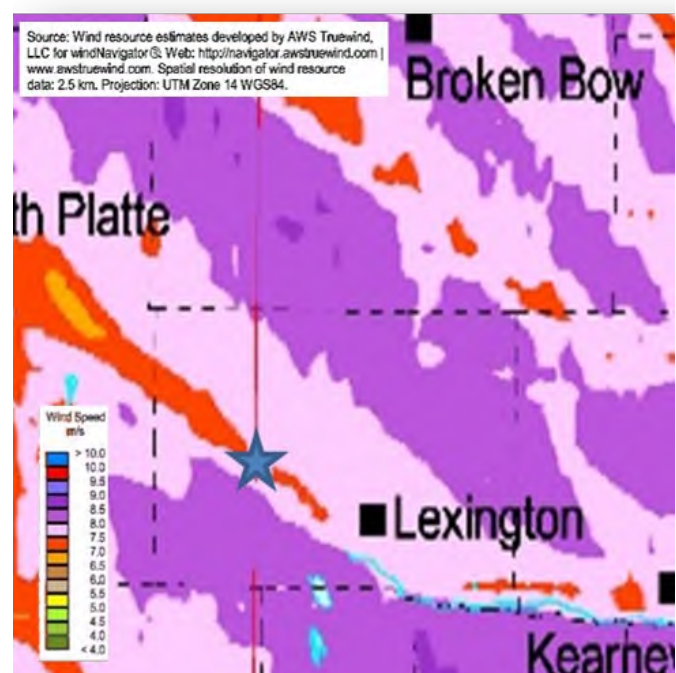




Photo 9.1 - Wind Turbines in a wind farm (Knox County, NE)

The wind quality in Cozad and Dawson County is average to above average, especially in the northeast corner of the county. The Cozad area has fair potential. The darker the purple areas are the more ideal locations for wind. However, any future wind development will be determined with the use of meteorological towers used to compile wind data for approximately a one year period prior to making any future decisions.

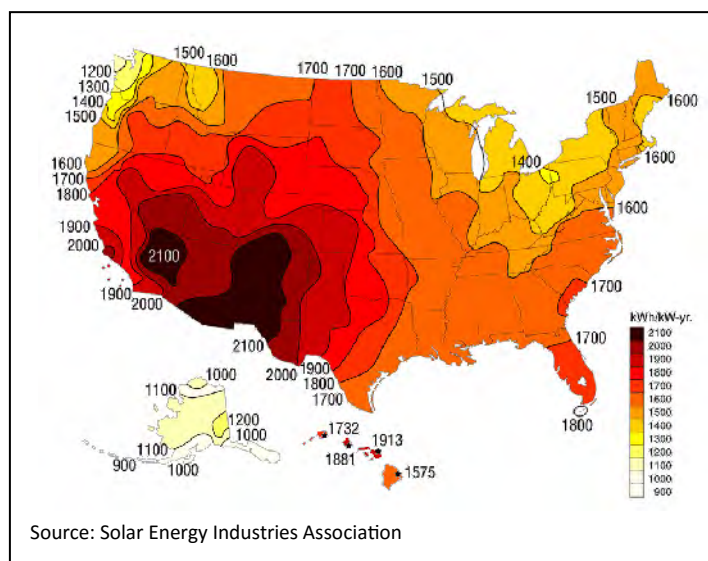
Solar

Solar energy has been around for decades and it last hit a high in popularity in the 1970's. However, today's solar energy design is much more efficient and are more aesthetically pleasing. Some of the aesthetic improvements have to do with the fact that today's systems are not as bulky as their ancestors. Today, solar is being used much like wind turbines, on a small-scale level (home or business) or a much grander level (solar farms).

Solar energy includes solar water and space heating as well as taking solar photovoltaic panels to convert the sun's rays into electricity. Solar panels can typically produce between 100 and 200 watts per square meter at an installed cost of \$7 to \$9 per watt, but these costs are becoming less every year as more solar units are commissioned and new more cost effective technologies are developed.

Based upon the diagram to the right there is great solar potential in the state of Nebraska. A majority of the state lies within some of the better areas in the country for solar potential.

Figure 9.2:
Solar Potential Contours



Geothermal Energy

Geothermal energy includes a process where a series of pipes are lowered into vertical cores called heat-sink wells. The pipes carry a highly conductive fluid that either is heated or cooled by the constant temperature of the ground. The resulting heat exchange is then transferred back into the heating and cooling system of a home or other structure. This is called a geothermal heat exchange system or ground source heat pumps. The California Energy Commission estimates the costs of a geothermal system can earn net savings immediately when financed as part of a 30-year mortgage (Source: American Planning Association, PAS Memo January/February 2009).

RENEWABLE ENERGY IN COZAD/DAWSON COUNTY

Renewable energy in Cozad and the Dawson County area could be an extremely good means to conserve energy into the future. One key issue that will present an obstacle is the varying topography of the area especially outside the Platte River valley.

The flat bottomlands are likely habitat for water fowl and other birds. In addition, these areas have been subject to flooding in the past. Finally, the soils within these areas may be an issue when attempting to construct the footings for a wind turbine.

The City should provide for up to date wind regulations in their zoning code. This should aid directing future development of commercial turbines

Energy Element

within their jurisdiction.

Solar panels throughout Nebraska, especially the Southwest region may be difficult due to the number of hail storms that track through the area. Any future solar development will need to be capable of sustaining impacts from future hail storms.

Geothermal systems, may be a positive approach depending on the water table of the area. High water tables tend to create construction issues for this type of renewable energy.

However, the other types of renewable energy sources are possible within Dawson County, including methane and solar.

Energy Programs in Nebraska

The following provides a basic history and description of some newer programs in Nebraska; interested parties should contact the State of Nebraska Energy Office or their local public power district.

The following information is an excerpt from the Database of State Incentives for Renewables & Efficiency.

C-BED Program

In May 2007, Nebraska established an exemption from the sales and use tax imposed on the gross receipts from the sale, lease, or rental of personal property for use in a community-based energy development (C-BED) project. The Tax Commissioner is required to establish filing requirements to claim the exemption. In April 2008 L.B. 916 made several amendments to this incentive, including: (1) clarified C-BED ownership criteria to recognize ownership by partnerships, cooperatives and other pass-through entities; (2) clarified that the restriction on power purchase agreement payments should be calculated according to gross* and not net receipts; (3) added language detailing the review authority of the Tax Commissioner and recovery of exempted taxes; and (4) defined local payments to include lease payments, easement payments, and real and personal property tax receipts from a C-BED project.

A C-BED project is defined as a new wind energy project that meets one of the following ownership conditions:

- For a C-BED project that consists of more than two turbines, the project is owned by qualified

owners with no single qualified owner owning more than 15% of the project and with at least 33% of the power purchase agreement payments flowing to the qualified owner or owners or local community; or

- For a C-BED project that consists of one or two turbines, the project is owned by one or more qualified owners with at least 33% of the power purchase agreement payments flowing to a qualified owner or local community.

In addition, a resolution of support for the project must be adopted by the county board of each county in which the C-BED project is to be located or by the tribal council for a C-BED project located within the boundaries of an Indian reservation.

A qualified C-BED project owner means:

- a Nebraska resident;
- a limited liability company that is organized under the Limited Liability Company Act and that is entirely made up of members who are Nebraska residents;
- a Nebraska nonprofit corporation;
- an electric supplier(s), subject to certain limitations for a single C-BED project; or
- a tribal council.

In separate legislation (LB 629), also enacted in May 2007, Nebraska established the Rural Community-Based Energy Development Act to authorize and encourage electric utilities to enter into power purchase agreements with C-BED project developers.

** LB 561 of 2009 established that gross power purchase agreement payments do not include debt financing if the agreement is entered into on or before December 31, 2011, and the qualified owners have a combined total of at least 33% of the equity ownership in the C-BED project.*

Local Government and Renewable Energy Policies

Local governments need to take steps to encourage greater participation in wind generation. Cities and counties can pursue strategies to make these projects more attractive, including:

- Develop or amend existing zoning regulations to allow small-scale wind turbines as an accessory use in all districts
- Develop or amend existing zoning regulations to exempt small-scale turbines from maximum height requirements when attached to an existing

or new structure.

- Work with the Nebraska Public Power District and/or local public power district on ways to use wind turbines on small-scale individual projects or as a source of power for the community.

Net Metering in Nebraska

LB 436, signed in May 2009, established statewide net metering rules for all electric utilities in Nebraska. The rules apply to electricity generating facilities which use solar, methane, wind, biomass, hydropower or geothermal energy, and have a rated capacity at or below 25 kilowatts (kW). Electricity produced by a qualified renewable energy system during a month shall be used to offset any kilowatt-hours (kWh) consumed at the premises during the month.

Any excess generation produced by the system during the month will be credited at the utility's avoided cost rate for that month and carried forward to the next billing period. Any excess remaining at the end of an annualized period will be paid out to the customer. Customers retain all renewable energy credits (RECs) associated with the electricity their system generates. Utilities are required to offer net metering until the aggregate generating capacity of all customer-generators equals one percent of the utility's average monthly peak demand for that year.

State Law of Solar and Wind Easements

Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements for the purpose of protecting and maintaining proper access to sunlight and wind. Originally designed only to apply to solar, the laws were revised in March 1997 (LB 140) to include wind. Counties and municipalities are permitted to develop regulations, or development plans protecting access to solar and wind energy resources if they choose to do so. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

LB 568, enacted in May 2009, made some revisions to the law and added additional provisions to govern the establishment and termination of wind agreements. Specifically, the bill provides that the initial term of a wind agreement may not exceed forty years. Additionally, a wind agreement will terminate if development has not commenced within ten years of the effective date of the wind

agreement. If all parties involved agree to extend this period, however, the agreement may be extended.

Incentive Programs

Programs change from time to time and are typically offered locally and/or through NPPD.



10

Land Use and Development



INTRODUCTION

Within any planning jurisdiction, whether a large growing urban area or a small declining rural community, there will be changes in land uses throughout the planning period. The purpose of the Cozad Land Use Chapter is to provide a general guide to direct changes in land use over time. The resulting changes in land uses should be capable of coexisting with a minimum number of conflicts. This Chapter must reflect the existing conditions and be flexible in order to meet the needs of its citizens as well as their vision for the community's future.

The Cozad Land Use Chapter provides the basis for the formulation of land use and the zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Chapter should promote improvements in all the components of the local economy.

COZAD LAND USE ELEMENTS

The elements of the Cozad Land Use Chapter include:

- Existing Land Use
- Future Land Use Plan, and

All of these elements are integrated in some manner. Effective evaluations and decisions regarding development decisions require a substantial amount of information to be utilized.

Existing Land Use


The term "Existing Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts that either benefit or detract from the community.

Existing patterns of land use are often fixed in older communities or at least in established sections, while development in newer areas is often reflective of current development practices. Overall, development patterns in and around Cozad have been influenced by topography and manmade features such as two railroad lines and one Nebraska highway, and two U.S. Highways. These items will likely continue to influence development patterns throughout the course of the planning period.

Existing Land Use Categories

The utilization of land is best described in specific categories that provide broad descriptions where numerous businesses, institutions, and structures can

be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

- Single Family Residential 
- Multi-Family Residential (includes Duplexes and Apartments) 
- Manufactured Housing (including Trailers and Mobile Homes) 
- Commercial 
- Industrial 
- Quasi-Public (includes churches and hospitals) 
- Public (including City facilities and schools) 
- Parks & Recreation (including Open Space) 
- Vacant/Agricultural 

These land use classifications are used throughout both the existing land use analysis as well as the future land use plan to ensure continuity and methodology.

Existing Land Use Analysis within Corporate Limits

As part of the planning process, a survey was conducted using the Dawson County Assessors GIS system and as well as through field verifications via a windshield survey. This survey noted the use of each parcel of land within the city of Cozad. The data from the survey is analyzed in the following paragraphs.

Table 10.1 includes the different types of data. The first set of data are the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; the third set of data compare the all land uses to the total area within the corporate limits of Cozad; finally, the last column examines the data in terms of acres per 100 persons. The persons per 100 acre establishes a baseline from which land use numbers can be equally compared from one community to another as well as to project future land use needs due to population. The results of the land use survey are presented graphically on Figure 10.1

Land Use and Development

**Table 10.1: Existing Land Uses
Cozad 2015**

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
Residential	399.56	28.1%	23.2%	10.05
Single-family	338.26	23.8%	19.7%	8.51
Multi-family	32.09	2.3%	1.9%	0.81
Manufactured Housing	29.21	2.1%	1.7%	0.73
Commercial	35.07	2.5%	2.0%	0.88
Industrial	242.63	17.1%	14.1%	6.10
Quasi-Public/Public	314.80	22.2%	18.3%	7.92
Parks/Recreation	25.40	1.8%	1.5%	0.64
Transportation	402.64	28.4%	23.4%	10.12
Total Developed Land	1,420.10	100.0%	82.6%	35.71
Vacant/Agriculture	299.19	-	17.4%	7.52
Total Area	1,719.29	-	100.0%	43.23

Source: 2015 Cozad Comprehensive Development Plan, Marvin Planning Consultants

Note: Acres per 100 is based upon the 2010 population

Table 10.1 indicates 28.1% of the develop area within Cozad is residential. Commercial uses accounted for 2.5% of the total developed area; while industrial uses made up 17.1% of the developed area. Transportation, platted streets and their corresponding right-of-way, made up 28.4% of the developed area of Cozad. Overall, residential and transportation uses accounted for 56.5% of the developed area of Cozad.

**Table 10.2: Land Use Comparisons (in Acres)
Cozad, Nebraska 2015**

Type of Use	Cozad (1)	Percent of Total Area	Falls City (2)	Percent of Total Area	Henderson (3)	Percent of Total Area	Fairbury (4)	Percent of Total Area
Residential	399.56	23.2%	627.73	28.5%	125.73	32.5%	571.41	26.0%
Single-family	338.26	19.7%	588.94	26.8%	120.09	31.1%	544.77	24.8%
Multi-family	32.09	1.9%	29.49	1.3%	4.89	1.3%	24.52	1.1%
Manufactured Housing	29.21	1.7%	9.3	0.4%	0.75	0.2%	2.12	0.1%
Commercial	35.07	2.0%	96.43	4.4%	5.58	1.4%	104.19	4.7%
Industrial	242.63	14.1%	270.00	12.3%	40.92	10.6%	51.49	2.3%
Quasi-Public/Public	314.8	18.3%	318.06	14.5%	11.69	3.0%	165.54	7.5%
Parks/Recreation	25.4	1.5%	64.51	2.9%	88.61	22.9%	101.47	4.6%
Transportation	402.64	23.4%	259.49	11.8%	97.40	25.2%	427.89	19.5%
Total Developed Land	1420.10	82.6%	1636.22	74.4%	369.93	95.7%	1421.99	64.7%
Vacant/Agriculture	299.19	17.4%	563.22	25.6%	16.79	4.3%	131.01	6.0%
Total Area	1719.29	100.0%	2199.44	100.0%	386.72	100.0%	1553.00	70.6%

Source: (1) 2014 Comprehensive Development Plan – MPC Field Survey

(2) 2012 Comprehensive Development Plan – MPC Field Survey

(3) 2010 Comprehensive Development Plan – MPC Field Survey

(4) 2010 Comprehensive Development Plan – City of Fairbury

The developed area of a community is less than the total area of the corporate limits of the city. In the case of Cozad, there are 299.19 acres considered as vacant or agricultural or 17.4% of the corporate limits. This amount when compared to other communities is within reasonable standards.

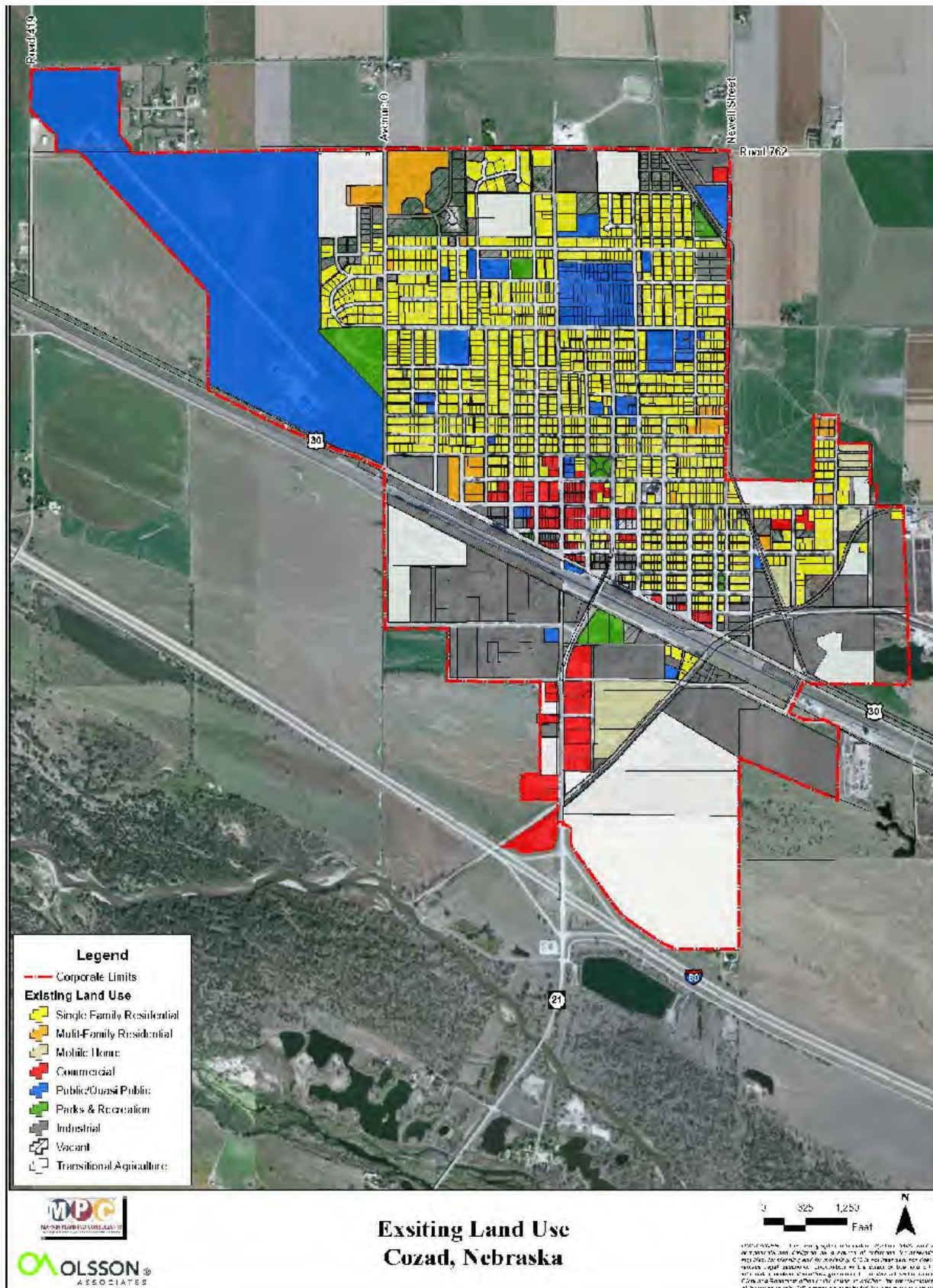
Land Use Comparative Analysis

Table 10.2 compares the land use make-up of Cozad to three other similar communities. The table shows that there are varying levels of uses in each community. The table is purely for comparison purposes and does not indicate that one community's make-up is better than another. All three of the other communities are being influenced by a larger regional city.

EXISTING LAND USE ANALYSIS WITHIN THE ETJ

During the course of the land use survey, land uses in the one-mile extraterritorial jurisdiction of Cozad were also noted, with the results presented graphically on Figure 10.1. The predominate land use within the outlying areas is agriculture, including farmsteads and acreage developments.

Figure 10.1: Existing Land Use Map - 2015



Land Use and Development

CONSTRAINTS TO FUTURE DEVELOPMENT

Cozad's potential for development is not only restricted by infrastructure as discussed in Chapter 8, but by other physical conditions. Figure 10.2 identifies the major barriers to future development in Cozad.

Cozad Municipal Airport

The Cozad Municipal Airport owns a considerable amount of land along the western boundary of Cozad. With the airport land there is no opportunity for future development of this land with the exception of some limited aeronautical businesses.



Photo 10.1 View of Cozad Municipal Airport

Airport Approach Zones

The biggest limitation is the approach zones off the end of the runways at the Cozad Airport. This limitation is because structure height within this area is limited to a 1 foot increase for every 50 feet away from the end of the runway; therefore a typical structure 35 feet in height can only be built 1,750 (5.8 standard city blocks) or more away from the end of the runway.

Beyond 1,750 feet, the maximum height allowed within three miles of the airport is 150 feet above the base elevation of the runway. Otherwise anything taller is considered an obstruction by the Nebraska Department of Aeronautics and the FAA.

In conclusion, the greatest constraint for future development will be within the first 1,750 feet off

the end of any runway. It is not anticipated that there will be many structures challenging the 150 feet limit within the remaining approach zones with the exception of wind turbines and telecommunication towers.

Dinsdale Feedlot

Dinsdale's feedlot on the east edge of the community is another constraint. The current location will tend to hinder new residential development along the east edge of Cozad and north of the feedlot.

The fact this land use is located where it is does not mean it is a bad use, it simply creates a constraint on future development.

US Highway 30 and UPRR

The location of US Highway 30 and the mainline of the Union Pacific Railroad create a barrier to certain development activities. The biggest constraint is the amount of right-of-way each consumes in this part of Cozad. Currently, there are businesses, grain elevator and Nebraska Plastics that are likely leasing property along these rights-of-way.



Photo 10.2 View looking along US Highway 30

Interstate 80

As Cozad continues to grow south along Nebraska Highway 21, the interstate will become a barrier to future development. However, it may be a barrier but it provides a solid economic edge to the community.

Figure 10.2: Constraints to Development - 2015



Land Use and Development

South Interstate 80

Development of Interstate 80 will be very unlikely in the future from several standpoints, including:

- Major floodplain and floodway for the Platte River, and
- Extending infrastructure under the interstate system will be costly and will take a considerable amount of paper work to complete the process.

LAND USE AND REDEVELOPMENT

Future land uses should not always be focused on the concept of “greenfield” or new development. Land uses must examine a mixture of “greenfield” development and redevelopment.

Communities age over time and there becomes a need to focus on how some areas can be remodeled, rehabilitated or simply replaced. This issue is so critical, Nebraska has a section of the State Statutes called the Community Redevelopment Act.

Redevelopment can be an extremely cost effective way to provide new facilities for businesses since the majority of the time infrastructure is existing.

Currently, the City of Cozad has declared three areas as Blighted and Substandard; this is the first step in dealing with redevelopment projects in Nebraska. However, all three of the areas are focused on commercial and industrial areas within Cozad; there is also a considerable amount of residential property in need of redevelopment.

Possible Redevelopment Activities

Old Monroe Plant Site

The City and Cozad Development Corporation have been recruiting perspective users to this site for over six years without a solid new owner. This property may not be suited for the placement of an a relocated industry.

The best possible end for this site may be for a local investment group to take control of the property and clear the site but continue to keep the railroad spur connecting the site to the Union Pacific Mainline. Currently this site is within Redevelopment Area 3.



Photo 10.3 Old Monroe site

Funding for redevelopment of this site can be a strong mix of public and private dollars. There may be an opportunity to use Brownfield funds from the Environmental Protection Agency to fund part of the removal and any remediation needed. In addition, there may be salvage value to the property. Some of the other funding sources to examine are:

- Department of Economic Development
- Tax Increment Financing
- Tax deductions to owner for selling property at lower than appraised value.

Older Housing Units

Throughout the community there are numerous single-family style structures in need of rehabilitation or demolition. These structures need to be addressed in a number of ways, including:

- Setting up a special fund for rehabilitation efforts
- Establish a public-private fund to aid in the purchase of some properties for future demolition and redevelopment.

Airport Approach Zones (within 1,750 feet)

As areas within the Airport Approach Zones become available, these areas need to be limited to less intensive uses. In the long range redevelopment of these areas, ball fields or soccer fields may be very appropriate in these areas or any use where there will be a minimal number of people over a short period of time. See Photo 10.4 below.

US Highway 30 and UPRR

When and if existing uses located between US Highway 30 and the UPRR relocate, it is highly recommended that these areas be redeveloped into green space along the rights-of-way. This

clean up a congested look and feeling along the highway as well as create a cleaner and friendlier entrance into the community.

Existing Redevelopment Areas

At present the City of Cozad has three identified and active redevelopment areas. These three areas have been identified and declared as Blighted and Substandard based upon the Community Redevelopment Act of Nebraska. These areas can be seen in Figure 9.3.



Photo 10.4 Blow-up of approach zones within 1,750 feet of runways.

The three areas lie mostly south of Main Street and extend to Interstate 80. The use in these areas are predominately commercial and industrial with some residential uses. Under the Community Redevelopment Act, the City is limited to 50% of the corporate area for purposes of declaring an area as blighted and substandard.

Within these areas the City has the capability to use Tax Increment Financing for redevelopment/development efforts.

Downtown

Downtown Cozad is heart and soul of the community. This area is part of Redevelopment Area #1. The City and CDC has completed a downtown master plan for the area with some of the suggested activities started.

The City and CDC should continue to work on this area throughout the planning period. Critical issues in downtown include:

- Redeveloping the old movie theater site
- Increasing the number of people living in or near the downtown
- Business retention and transition
- Building maintenance and rehabilitation

Some of these issues will be discussed in more detail in the Downtown Sub-Area section.

Redevelopment Summary

Redevelopment in Cozad is a major component for future development and growth. More projects similar to the old school site need to be undertaken in the community.

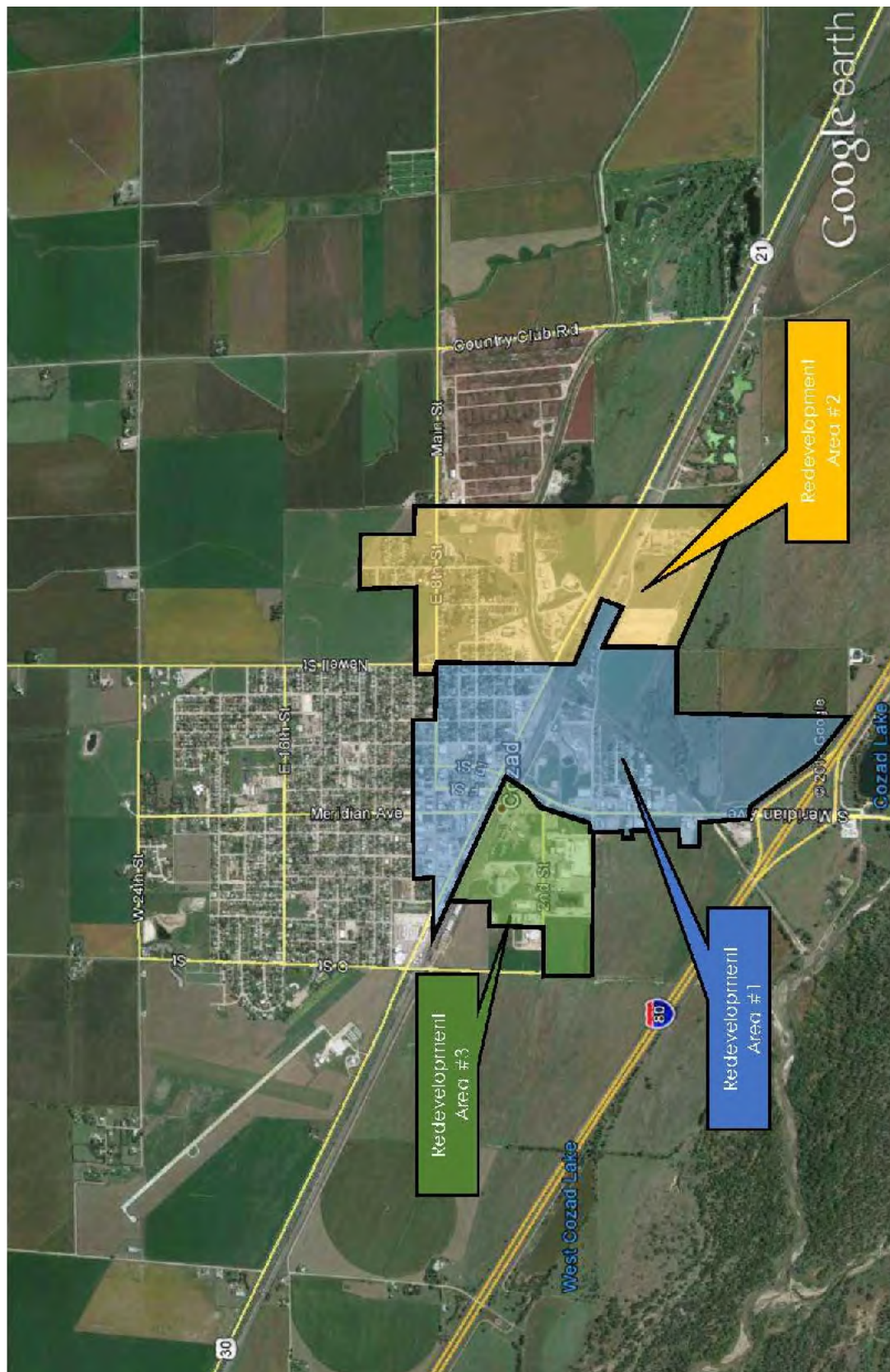
The considerable constraints that exist in Cozad, any major growth will need to occur through redevelopment of existing residential areas including an increase in density and quality of living units. This process will work towards cleaning up older deteriorating housing while adding new tax base to the community with minimal investment in new infrastructure.

Another key is to work towards redevelopment of the old Monroe site through relocating existing companies from the downtown area. This will provide these businesses with excellent growth potential; while, providing rail access. These sites in turn can be redeveloped to enhance the community image as well as add needed housing units in the downtown area.

FUTURE LAND USE

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Future Land Use Plan should promote improvements in all components of the local economy. The

Figure 10.3: Existing Redevelopment Areas - 2015



following common principles and land use concepts have been formed to guide future development and redevelopment activities within Cozad's planning and zoning jurisdiction.

The plan is based upon existing conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the community
- the desired types of growth, including location of growth
- future development activities
- future redevelopment desires and concepts
- physical characteristics, opportunities and constraints of future growth areas
- current population and economic trends affecting the community

The Cozad Future Land Use section of the comprehensive development plan identifies more land for development and redevelopment than will be required for the planning period. The purpose of identifying more land area allows for several development/redevelopment activities and opportunities without giving one or even two property owners an unfair advantage.

Typically, the value of land can increase merely as a result of plan designating an area as one use or another. However, value needs to be added through real and substantial investments in roads, water, sewer or parks, not by the designation of land in the Plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This Plan acknowledges these factors play an important role in the growth, development, and redevelopment of Cozad. A Future Land Use Plan is intended to be a general guide to future land use that balances private sector development (the critical growth element in any community) with the concerns, interests, and demands of the overall local economy.

LAND USE CATEGORIES

The future land uses for Cozad are separated into 12 categories. The following list shows the land uses within this plan:

- Transitional Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Residential
- Downtown Commercial
- General Commercial
- Highway Commercial
- Commercial/Industrial Flex
- Industrial
- Public/Quasi-public
- Parks/Recreation

Land Use and Development

Transitional Agriculture Land Use

General Purpose

This land use designation provides for cropland, farmsteads, limited livestock, animal services, crop services, horticulture, community supported agriculture and tree farms. At some point in the future, these areas may transition into a more urbanized area depending upon specific growth patterns.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

Typical uses

1. Crop production, including grazing lands
2. Private grain storage
3. Commercial grain storage
4. Manure/fertilizer applications
5. Public recreational, wildlife and historical areas
6. Renewable energy equipment
7. Tourism activities
8. Religious uses and structures
9. Educational uses and structures

Potential issues to consider

1. Natural amenities such as trees, ponds, and streams
2. Wellhead protection areas
3. Site drainage
4. Flood hazards.
5. Groundwater contamination
6. Wetlands
7. Water and sanitary sewer connections to the city

Buildable lot policies

1. Minimum residential lot sizes should be kept at the lowest possible size to accommodate both private water and sanitary sewer.

Residential densities

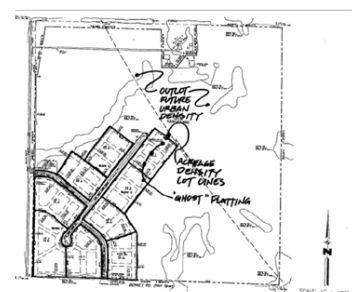
1. Residential densities within this land use category should be no more than two dwelling units per 1/4 section.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant.
2. Ghost platting should be considered on any proposed subdivision within 1/2-mile of the corporate limits of Cozad.



Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.



An example of a "ghost" plat done, initially, as a clustered subdivision.

Courtesy of the City of Lincoln-Lancaster County Planning Department

Low Density Residential Land Use

General Purpose

This use type should be located near and around existing acreages and in areas where the land is not suitable for agricultural use. An example of a typical low density residential/estate development area would be a cluster development that works to incorporate the natural amenities of the area.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
7. Public recreational, wildlife, and historical areas
8. Renewable energy equipment

Potential natural issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Wetlands

Buildable lot policies

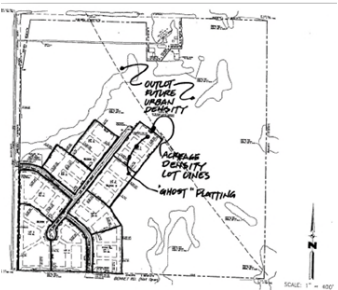
1. Minimum residential lot sizes should be kept at the lowest possible size accommodating both private water and sanitary sewer or public water and sanitary sewer.

Residential densities

1. Residential densities within this land use category should be approximately one dwelling unit per every three to five acres.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. See subsection of clustered developments.
2. Ghost platting should be considered on any proposed subdivision within 1-mile of the corporate limits of Cozad. **See subsection on "Ghost Platting".**



An example of a "ghost" plat done, initially, as a clustered subdivision.

Land Use and Development

Medium Density Residential Land Use

General Purpose

This land use area is typically the most protected residential uses. This district is intended to be similar to the typical residential area covering most of Cozad. City services such as water and sewer would be provided.

It is intended for this district to encourage variations to the standard detached single-family environment. The area should include single-family detached dwellings, with occasional townhomes, condominiums, and small multi-family apartment developments.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Townhouses, condominiums and duplexes
4. Small multi-family complexes
5. Parks and Recreational facilities
6. Public facilities
7. Educational uses and structures
8. Community/Recreational Center
9. Religious uses and structures
10. Health care facilities

Potential natural issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Wetlands

Buildable lot policies

1. Minimum lot sizes should be in the 7,000 to 10, 000 square foot range with some allowances for larger lots being as large as 1/4 acre.

Residential densities

1. The proposed density for this land use district ranges from four to 10 units per acre (a typical city block is approximately two acres). This density would allow lots for single family dwellings ranging from approximately 14,500 square feet to 7,000 square feet.

Development policies to consider

1. Cluster developments should be considered and used whenever soils, topography, natural amenities warrant. **See subsection of clustered developments.**





High Density Residential Land Use

General Purpose

This district is intended to be more densely developed than the medium density use and will allow uses that create more density in an area. It is intended for this district to encourage variations to the standard detached single-family environment. The area should include single-family detached dwellings, with an occasional townhouse, condominium, and multi-family apartment developments. City services such as water and sewer would be provided.

In specific cases, where the design criteria are met, mobile home residential development may be allowed in any of these areas. These criteria are intended to provide for an area that has livable lot sizes, landscaping, streets and storm shelters that are safe and clean.

Typical uses

1. Single-family residential dwelling units
2. Accessory uses associated with single-family residential dwelling units
3. Community centers
4. Townhouses, condominiums and duplexes
5. Multi-family complexes
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center
9. Parks and Recreational facilities
10. Public facilities
11. Health care facilities

Potential natural issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Wetlands

Buildable lot policies

1. Minimum lot sizes should be approximately 5,000 to 7,500 square foot range with some allowances for larger lots for larger multi-family complexes.
2. Smaller lot sizes should be permitted for Townhomes, condominiums, and starter homes (within designated areas).
3. Multi-family dwelling lots should have a minimum amount of land per unit to accommodate for green space and off-street parking.

Residential densities

1. The proposed density for this land use district ranges from four to 20 units per acre.
2. The larger densities of 20 dwelling units per acre will typically accommodate multi-family units such as apartment complexes.

Land Use and Development

Downtown Commercial Land Use

General Purpose

This area is focused on the heart of Cozad's commercial activities. This area should continue to promote basic retail, service, and office uses.

In addition the development of quality upper level housing should be undertaken during the planning period.

In addition, this area typically will not have any setbacks and new buildings can be constructed right to the property line.

Typical uses

1. General retail businesses on all floors
2. General offices on all floors
3. Restaurants without drive-thru
4. Drinking establishments
5. Entertainment districts
6. Public facilities
7. Museums
8. Single-family residential dwellings on upper floors
9. Religious uses and structures
10. Educational uses and structures
11. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking, especially on-street
3. Historic character of the area
4. Potential design modifications

Buildable lot policies

1. Building lots in this district should vary throughout depending upon the use. The typical downtown lot widths range from 25 lineal feet to between 50 and 100 feet.

Development policies to consider

1. Preservation of the historical character of the downtown area
2. New structures need to be sensitive to the architectural character of the area.



General Commercial Land Use

General Purpose

This land use category is intended to provide a location for commercial uses similar to those found in the Downtown Commercial area or that are on limited lots/pad sites along the highways that pass through the community.

A major difference between the General Commercial and the Downtown Commercial Districts is that uses locating within this particular area will be required to meet established setbacks as well as other minimal design criteria.

Typical uses

1. General retail businesses
2. General offices
3. Restaurants with or without a drive-thru
4. Drinking establishments
5. Public facilities such as police, fire and rescue, libraries, city/county/state/federal offices
6. Religious uses and structures
7. Educational uses and structures
8. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications

Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.



Land Use and Development

Highway Commercial Land Use

General Purpose

This land use category is intended to provide a location for commercial uses that are more traveler oriented. This district should typically be placed along a major highway within and/or on the edge of the community.

A major difference between the General Commercial and the Highway Commercial District is the uses locating within this particular area should be required to limit access off the highways and the lots within this district should typically be larger than those in the General Commercial District. In addition, uses locating adjacent to one another should be connected by a service road as opposed to requiring shoppers to move on and off the highway.

Typical uses

1. General retail businesses
2. Big box stores
3. Restaurants with or without a drive-thru
4. Public facilities
5. Religious uses and structures
6. Educational uses and structures
7. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications

Buildable lot policies

1. Developments in this district should have a minimum of 10,000 square feet since there will be requirements for parking and internal trafficways.

Development policies to consider

1. These developments should minimize the impact on adjacent uses such as parks and residential developments.
2. All loading and unloading facilities should be screened from adjacent uses and the general public.
3. Screening should be used between these uses and other uses such as parks and residential developments.



Industrial/Commercial Flex Land Use

General Purpose

This specific "Industrial/Commercial Flex" category is intended to be used in locations where a mixture of industrial uses along with some commercial uses would be appropriate. These areas should be located along major arterials including highways. These areas could also contain a mixture of uses directly within the same building.

Typical uses

1. General retail businesses
2. Big box stores
3. Restaurants with or without a drive-thru
4. Public facilities
5. Religious uses and structures
6. Educational uses and structures
7. Community/Recreational Center
8. Storage as an accessory use
9. Self-service storage facilities
10. Light manufacturing
11. Necessary accessory uses and structures that are subordinate to the primary structure

Potential issues to consider

1. Traffic control
2. Access management
3. Type of adjacent uses and potential incompatibilities
4. Slopes
5. Topography
6. Natural amenities such as trees, ponds, and streams
7. Site drainage
8. Flooding hazard.
9. Wetlands

Buildable lot policies

1. Commercial and industrial structures need to be evaluated based upon the use and context of the overall

Development policies to consider

1. Screening between residential and commercial lots
2. Landscaping along any street and highway
3. Limit new access along arterials and highways to side streets.



Land Use and Development

Industrial Land Use

General Purpose

Industrial land uses are important in order to accommodate the manufacturing base of the community. These typically require large tracts of ground in order to deal with the buildings necessary for manufacturing. In addition, the location of industrial uses needs to be sensitive to other uses which are not compatible such as residential uses or provide adequate screening and visual separation.

Highway and rail access may be critical to these uses.

Typical uses

1. Storage as an accessory use
2. Self-service storage facilities
3. Adult entertainment when the required guidelines are met
4. Light manufacturing
5. Necessary accessory uses and structures that are subordinate to the primary structure
6. Religious uses and structures
7. Public facilities
8. Educational uses and structures
9. Community/Recreational Center

Potential issues to consider

1. Traffic control
2. Parking
3. Potential design modifications
4. Secondary effects of adult entertainment uses

Buildable lot policies

1. Lot size and setbacks should be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD) and the overall scheme of the development may dictate these items.
2. When lots are not part of a PUD then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
3. Setbacks within developments not done as a PUD should follow the appropriate zoning district.

Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant
2. Signage should be minimal and be aesthetically tied to the overall development or structure.
3. Security fencing should be used in most cases.





Public/Quasi-Public Land Use

General Purpose

Public and quasi-public land uses are those uses specifically owned and operated by a public entity such as the City of Cozad, Dawson County, Cozad Public Schools as well as state and federal agencies; while, quasi-public uses are uses such as private schools, non-publicly owned hospitals, and churches. The public/quasi-public land use areas are only delineated when there are larger parcels of land associated with the use.

Typical uses

1. Public facilities
2. Hospitals
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Public utilities



Park and Recreational Land Use

General Purpose

This land use district is intended for parks, green space, trails, recreational areas, and areas for environmental protection. Some of these areas may or may not be used as an extension of the city's existing park system.

One issue to note is that not all areas suitable for future parks and open space are indicated on the Future Land Use Map, this is done for the purpose of not artificially or prematurely inflating land values.

In addition, as new development or future redevelopment activities occur, the City should be working to ensure new park space is incorporated into the project.

Open space areas can work excellently as a buffer area between different developments and uses. In addition, these areas can be used to preserve natural features. To encourage the appropriate use of open space in this manner, the City should work with developers to identify areas worthy of protection rather than allow individual developers identifying these areas.

Typical uses

1. Park facilities including city/county/state/federal facilities
2. Parks
3. Trails
4. Community/Recreational Center
5. Recreational facilities such as ballfields, volleyball and basketball courts, horseshoes, swimming pools, etc.

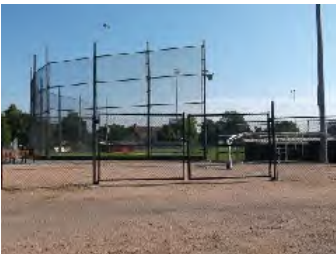
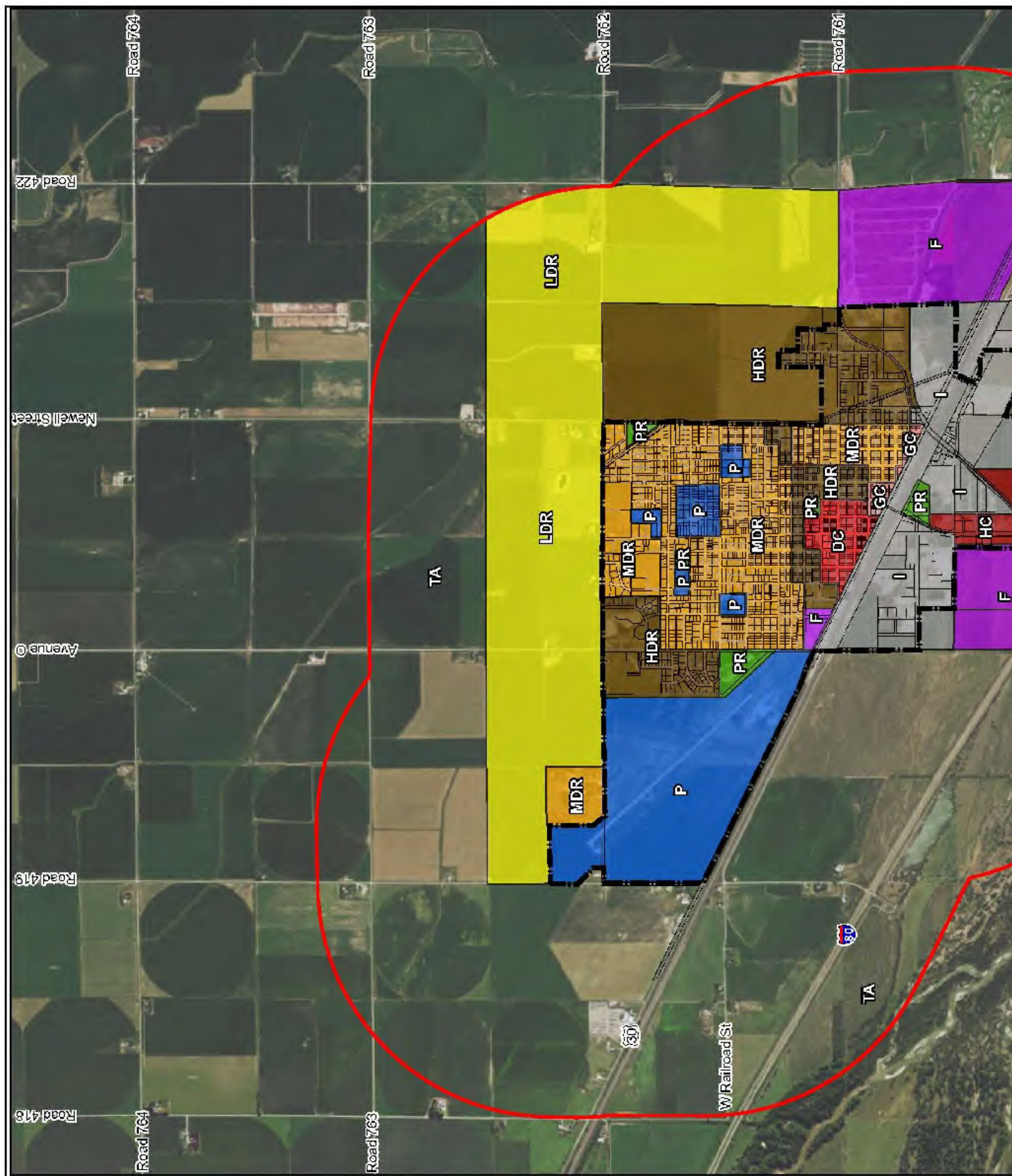
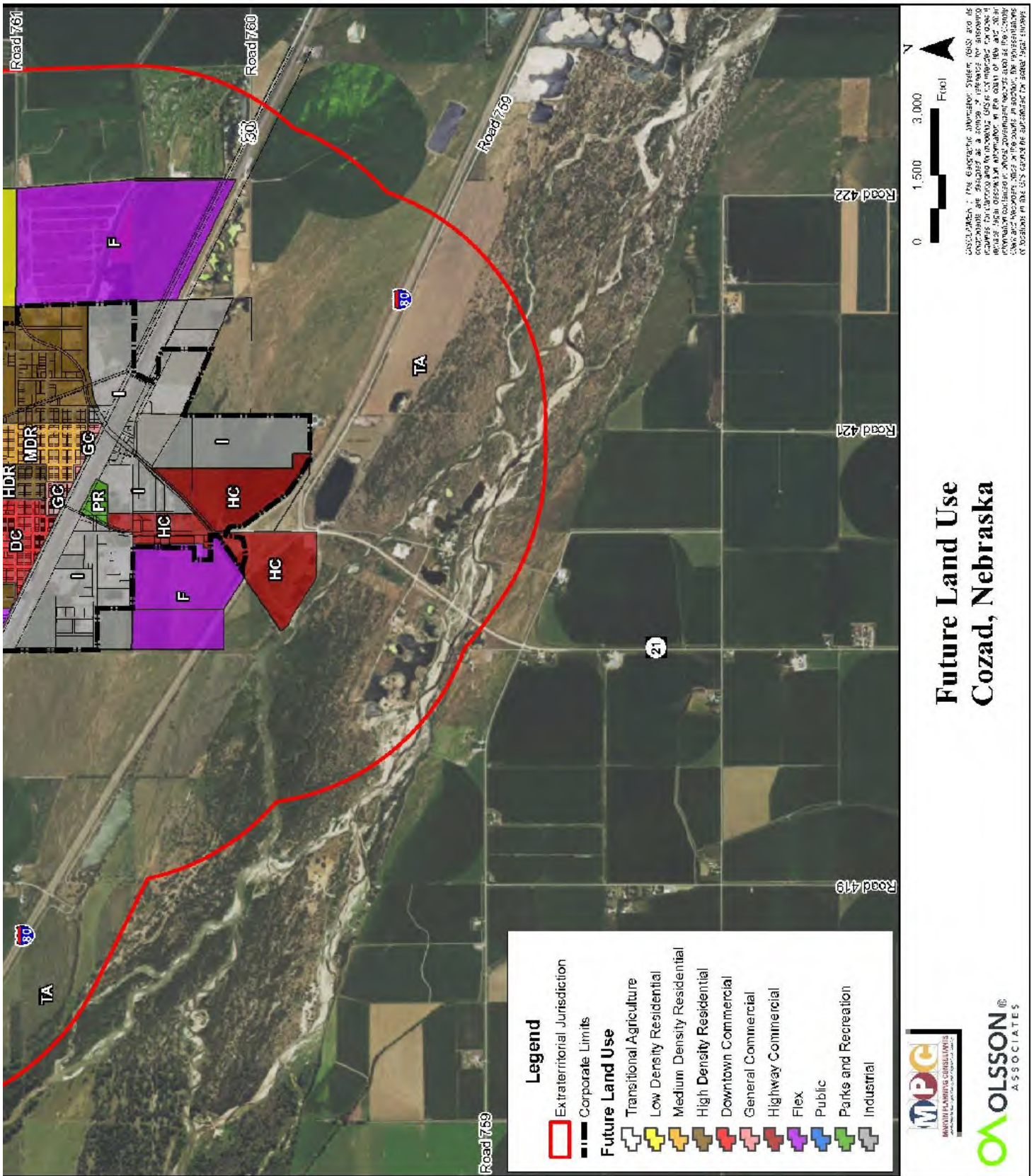


Figure 10.4: Future Land Use Map





Land Use and Development

FUTURE LAND USE GOALS

Land Use Goal and Objectives

Guiding future growth, development, and redevelopment in Cozad towards an appropriate pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

Objectives

- GENLU-1.1 The cost of required improvements, both on-site and off-site, to a subdivision that are to exclusively serve the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.
- GENLU-1.2 The City of Cozad, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.
- GENLU-1.3 The City should designate areas in the Land Use Plan that address some future growth in Cozad.
- GENLU-1.4 The City should develop zoning and subdivision regulations that promote efficient land usage, while avoiding land use conflicts.
- GENLU-1.5 Land use policies should discourage and minimize leapfrog development outside of the corporate limits.
- GENLU-1.6 The City of Cozad should work toward strong compact development through the redevelopment of older dilapidated lots and neighborhoods.
- GENLU-1.7 The City should work toward the eventual, yet natural and voluntary, elimination of inhabitable structures.

Commercial Land Use Objectives

- COMLU-1.1 Commercial and residential development should be allowed to mix together within the special land use designation "Flex"
- COMLU-1.2 Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.
- COMLU-1.3 Frontage roads should be utilized, as possible, when commercial development is locating along major roads/highways.

- COMLU-1.4 Continued redevelopment of the downtown commercial district should be encouraged and assisted whenever possible.
- COMLU-1.5 Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner that allows for new and innovative business to develop and locate within Cozad.

Industrial Land Use Objectives

- INDLU-1.1 The City and CDC should provide guidelines and incentives that promote industrial uses.
- INDLU-1.2 The City and CDC should work with local industrial businesses to relocate to areas on the edge of the community instead of being in the middle of the community.
- INDLU-1.3 Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.
- INDLU-1.4 The City should develop appropriate performance, design and specification standards and requirements for all existing and possible future industrial uses to guide their location or relocation in the City.
- INDLU-1.5 The City should recognize and encourage small-scale industries as viable alternatives to larger, conventional enterprises.
- INDLU-1.6 Performance standards should be implemented as a means of controlling the negative impacts of industrial activity.
- INDLU-1.7 Signage used within and around industrial areas should be designed to compliment the materials and scale of surrounding development.
- INDLU-1.8 Industrial districts should be located:
 - i. where urban services and infrastructure are available or planned in the near future;
 - ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan;
 - iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and
 - iv. in a manner that supports the creation and maintenance of greenspace.

Residential Land Use Objectives

- RESLU-1.1 Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.
- RESLU-1.2 The City and CDC should promote the development of housing that varies in size, density, and location.
- RESLU-1.3 The City should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.
- RESLU-1.4 The City should support housing options for all incomes and physical capabilities of Cozad's residents.
- RESLU-1.5 New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.
- RESLU-1.6 The City should develop and/or maintain relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.
- RESLU-1.7 The City should promote low to zero non-farm densities in agricultural districts by providing proper distances between residential and agricultural uses.
- RESLU-1.8 Cozad should work on redevelopment of deteriorated/dilapidated properties in order to address the demand for new housing in the community. This allows for new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.
- RESLU-1.9 Upper level residential units should be encouraged and developed within the downtown commercial district.
- RESLU-1.10 The City and CDC should work a higher density of development within the established parts of Cozad.

Extraterritorial Jurisdiction (ETJ)

Planning within the extraterritorial jurisdiction of Cozad should be focused more on agricultural uses and less on large lot residential. New residential development should be encouraged to locate either adjacent to the community or within the existing

corporate limits as a redevelopment project.

Developments requested within the ETJ should be required to provide either large enough lots to adequately handle individual wells and septic systems or they should be designed with a centralized water and/or sanitary sewer collection system that meets State and Federal standards.

Development within the ETJ should also work in a manner to conserve environmentally sensitive areas as well as natural resources such as tree groves, ponds, lakes, streams, etc. In order to accomplish these protections, the City and the developer should work to use creative subdivision designs including clustered subdivisions and planned unit developments, both are very similar in their approach.

Clustered or Conservation Subdivisions/Planned Unit Developments

The Cluster Subdivision is a different type of subdivision than has been used in the past by Cozad. These Subdivisions are designed to "cluster" building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment.

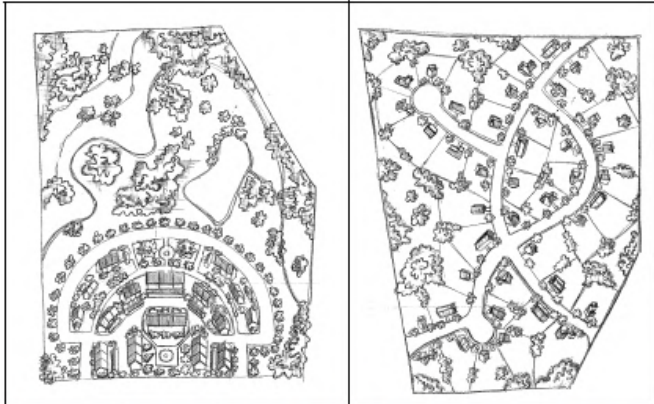
In addition, the Cluster Subdivision provides a means to create new neighborhoods that include mature trees, steep slopes, streams and buffers and other natural amenities. The Cluster Subdivision will be one of the most powerful tools the City and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units can be realized while natural features are preserved. The preserved areas can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas that provide environmental amenities.

Another beneficial effect often accompanies cluster development is that as developers utilize this technique, Cozad can recognize an overall increase in open space without having to increase the park system.

Land Use and Development

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The following two diagrams show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.



Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.

Source: 21st Century Land Development Code; Freilich, Robert H., White, S. Mark; APA Planners Press 2008



Photo 10.5 An aerial of an area within Cozad ETJ where clustering would be an excellent process

COMMUNITY CHARACTER

Community character is a widely used term of art and has several different definitions. As with a number of subjective concepts, we know community character when we see it. Every community has its own "character" based on a number of items including culture, history, identity, natural surroundings, man-made surroundings, and many others.

Community character encompasses a number of puzzle pieces that will need to be assembled just right. Many of the items that define community character include:

- Community entrances
- Wayfinding
- Signage
- Landscaping

Community character is a combination of physical and psychological experiences. Composing these elements into the proper context within the community requires a great deal of public input and feedback.

Community Entrances

Community entrances are a critical component to how the community is perceived by both residents and visitors. Community entrances can be addressed through several different design elements. These design elements need to make a lasting impression to every individual entering and driving through the community.



Photo 10.6 Entry way into Yanney Heritage Park in Kearney - This could be transformed and used as a great community entry

The first thing anyone notices as they enter a new community is the community sign. The welcome sign needs to be designed in a manner to convey the message as well as not detract from traffic.

Wayfinding

Wayfinding works closely with walkability. Wayfinding is a term encompassing the appropriate signage to allow people to walk, run, and/or drive to specific places in the community. As Cozad continues to redefine itself, a wayfinding system will become more important to visitors and residents. The system does not need to be elaborate but it does need to easily convey a message as well as be legible to someone driving 45 miles per hour.

Signage

Signage in this section refers to primarily to commercial signage at the street and building as well as the signage used at subdivision entrances. These items are critical to developing an excellent community character in Cozad. Signs can be well designed and at a human scale or they can create visual clutter.

Every commercial business has the right to tell customers where they are but those rights become limited when the community begins to perceive signs as visual clutter. This can be done through the use of attractive ground mounted signs. Ground mounted signs should also be designed to fit into the overall architectural character of the building and/or development.



Photo 10.7 An example of a wayfinding sign

Cozad should expand this sign policy throughout the community, especially as new development and redevelopment occurs along existing thoroughfares. The City should develop a design criteria handout and tie directly into their zoning and subdivision



Photo 10.8 Excellent example of low profile signage with a landscaped area



Photo 10.9 Another great example of low profile signs and landscaping (Cabela's in Kearney)

regulations. This would include all types of signage on a commercial building as well as the site.

Landscaping

Landscaping is critical to creating community character. Landscaping should be located in the following areas:

- Along streets, especially major thoroughfares
- Along parking barriers
- Near the buildings
- In public spaces of a development

Landscaping can also include many different types of materials, including:

- Grass
- Shrubs

Land Use and Development

- Trees
- Water
- Xeriscaping
- Ground cover such as wood chips and rock

As new developments and redevelopment activities continue in Cozad, the City should work closely with developers and property owners to insure there is an appropriate amount of landscaping that will last and be maintainable in the future. In order to accomplish this task, the City should put specific policies and guidelines in place allow the City, property owners and developers to communicate properly.

HISTORIC PRESERVATION/DISTRICTS

According to Wikipedia, **historic preservation** is an endeavor that seeks to preserve, conserve and protect buildings, objects, landscapes or other artifacts of historical significance. ...within English-speaking countries "historic preservation" is generally used by speakers in the United States to refer to what is known in other dialects as "heritage conservation" or "heritage preservation".



Photo 10.10 An example of a historic structure in downtown Cozad.

Historic preservation within Cozad suggests an effort toward the preservation of the 19th Century architecture and the early 20th Century architecture including houses scattered throughout the community. However, historic preservation also suggests Cozad should preserve its rich cultural heritage that helped formed the original community.

Cozad has taken several steps to protect key local landmarks. Cozad Development Corporation works

closely with downtown business/building owners to ensure this key area of Cozad stays active and alive. Besides CDC, the Cozad Chamber of Commerce is located downtown and also works closely with the local property and business owners.

As new development or redevelopment occurs in the downtown and older portions of the community, these activities need to be very sensitive to the historic fabric that exists in Cozad.

FUTURE HISTORIC PRESERVATION GOALS AND POLICIES

Historic preservation in Cozad will require energy, vision, and cooperation in order to successfully protect the historic and contributing structures in the community.

Historic Preservation Goal 1

The City will strive to maintain its rich history through the various architecturally significant structures found in the community,

Objectives

- HIS-1.1 The City and partnering groups should encourage the maintenance and preservation of all architecturally significant buildings, including the homes.
- HIS-1.2 The City and its partnering groups should develop special funding programs focused on historic preservation and continually look to promote additional ones as they become available.
- HIS-1.3 The updated zoning codes should provide better protection for the historic areas of Cozad.

SUB AREA 1: DOWNTOWN COZAD

The Downtown Sub Area plan is an extension of the overall Comprehensive Development Plan, especially the Land Use and Development Chapter. In addition, this sub area plan is intended to be a further extension of the efforts already undertaken by the City of Cozad and the Cozad Development Corporation through the Nebraska Department of Economic Development's Downtown Revitalization program (DTR). The sub area follows the defined DTR study area from 2014.

Figure 10.5: Sub Area 1: Downtown Cozad



Critical Needs

There were several items identified in the 2014 Cozad Downtown Plan considered critical Needs, some of these include:

- Recruit new business to fill vacant buildings
- Signage directing people Downtown from I-80
- Façade/aesthetic/roof improvements
- Alley/sidewalk improvements
- 7th Street needs rebuilt
- Transition plans for business turnover
- Retain and maintain building stock
- Demolish buildings in poor condition
- Consistent aesthetic appearance/hours
- Smaller spaces for start-up businesses
- Sewer improvements
- Plan to weatherize buildings/increase efficiency
- Retail variety
- Improved access to Downtown

A number of these critical needs still need to be addressed. However, there has been progress on some specific concerns.

Issues Impacting Downtown

Again, there were several items identified in the 2014 Cozad Downtown Plan considered to have a great deal of impact on downtown, some of these include:

- Rents too high
- Online shopping
- Lack of clear access/gateway from I-80
- Structural problems in building
- Too many vacant buildings
- Traffic circulation/flow is not inviting
- Absentee owners
- Cost to upgrade structure, electrical, etc.

There are still issues at the time of this plan and some of them will likely continue throughout the planning

period. However, a number of these can be addressed through small efforts such as:

- Wayfinding
- Local investment groups
- Use of Business Improvement Districts
- Other creative financing means

Catalyst Projects

The 2014 Cozad Downtown Plan identified nine catalyst projects, actually intended for the DTR Phase II funds; however, several still apply at the time of this plan, including:

- Storefront/façade improvements
- Business recruitment/retention programs
- Directional signage/gateway to Downtown
- Public infrastructure improvements
- Historic preservation
- Structural improvements to buildings
- Improve community image
- Establish business incubator
- Marketing of 100th meridian

All of these are still good projects to undertake during the planning period. However, in light of the recent demolition of the Rialto Theater, some redevelopment project needs to occur as well. The project needs to be one that acts as a catalyst to bring people back downtown for shopping, dining, living and entertainment.

Rialto Theater Site

During the drafting of this plan, the old Rialto theater was demolished due to being extremely dilapidated including the roof falling in. Based upon structural analysis and costs it was determined the old historic theater needed to be taken down.

The discussion locally has been to create an area for the youth. This plan proposes to create a grander catalyst project focused on the youth as well as the complete community. The proposed project includes the Rialto site as well as the adjacent roadway of Avenue F. The concept is designed to be built adjacent to the Meridian Museum and stop at the sidewalk next to Chipper Hall.

This downtown catalyst project would include the following amenities:

- An ice rink, if designed correctly, may also be used as a splash pad in the summer
- An outdoor stage and seating
- Picnic tables
- Fountains
- Trees
- Hard surfacing with grass

Land Use and Development



Photo 10.11 The old Rialto Theater



Photo 10.12 Rialto Redevelopment Concept



Photo 10.13 View from inside park area

The grassy areas shown on the above graphic, are intended to be pavers which allow grass to grow through holes in the surface.

Housing in and near Downtown

Developing housing in downtown, especially on upper stories of existing buildings will add to the daily traffic and atmosphere even at night. Downtowns



Photo 10.14 New perimeter housing concept
Source: Lorhen Deeg



Photo 10.15 New Mixed Use Residential over Retail/Restaurant
Source: Lorhen Deeg

thrive on activity and people on the sidewalks and streets.

In addition to upper story housing, development of new densified units on the perimeter of downtown will also add people to the area, thus more activity. Some of the perimeter housing could also focus on main floor commercial/office with upper floor residential. There are several options for how this can be approached during the planning period.

DOWNTOWN GOALS AND POLICIES

The following goals and policies are a combination of those found in the Economy and Economic Development section and the 2008 Cozad Downtown Study.

Downtown

Downtown Cozad is the historic core of the community. Today it still has many of the key assets located in the area, including financial institutes, restaurants, government, and other corporate stores and offices. In addition there are several locally owned and operated businesses. Downtown Cozad is relatively healthy, at the time of this plan, but today's downtowns sit on a precarious edge... any number of negative changes can quickly take a healthy downtown to one on life-support.

Downtown Goal 1

Develop more housing in downtown Cozad.

- DT-1.1 Identify key structures with upper levels capable of handling upper story housing.
- DT-1.2 Identify the major needs in order to redevelop these spaces into quality housing units.
- DT-1.3 Develop a financial package for assisting in the redevelopment of these spaces.

Downtown Goal 2

Make downtown Cozad more vibrant financially and aesthetically.

- DT-2.1 Develop a educational campaign in conjunction with CDC and the Chamber educating the benefits of shopping in Cozad.
- DT-2.2 Educate locals on the different businesses/ goods and services available in downtown Cozad.
- DT-2.3 Develop an educational program that demonstrates the benefits to local downtown businesses, if they increase their hours of operation.
- DT-2.4 Establish reasonable targets for a Buy Local campaign. Not all results will be from downtown but it can be reasonably assumed that downtown businesses will get their share.
- DT-2.5 Continual promote the results of the Buy Local campaign in the newspapers, Chamber Newsletter/Website, Social Media.
- DT-2.6 Take a step back in time and set an

agreed upon evening to stay open to 7:30 or 8:00 and set specific hours for downtown merchants.

- DT-2.7 Continue developing funding sources for the redevelopment of old buildings in downtown Cozad.
- DT-2.8 Work on listing key buildings in downtown on the National Register of Historic Places
- DT-2.9 Create an educational program to inform property owners of the benefits of both the state and federal historic tax credit programs.
- DT-2.10 As part of Policy ED-11.10, also educate property owners on the Valuation Incentive Program (VIP) established by the state.
- DT-2.11 Develop a Business Improvement District to self tax the businesses and properties in downtown. This program can then use these funds to maintain specific elements in downtown.
- DT-2.12 Use Tax Increment Financing in conjunction with private financing and state and federal historic tax credits.

Downtown Goal 3

Complete the remaining projects identified in the Revitalization Plan chapter of the Cozad Downtown Revitalization Plan from 2008.

- DT-3.1 Prioritization of the different critical needs identified earlier in this section and in the 2008 Plan should be completed prior to any step toward implementation.
- DT-3.2 The City should begin budgeting for the revitalization projects in the annual Capital Improvement Program.
- DT-3.3 Develop a financial package for assisting in the redevelopment of these spaces.

SUB AREA 2: INTERSTATE INDUSTRIAL PARK

The Interstate Industrial Park (IIP) is located on the south end of Cozad and is basically bordered by Nebraska Highway 21 and Interstate 80. The Cozad Development Corporation in 2015 hired Olsson Associates to conduct a full due diligence study of the area. The study included the potential land uses for the area as well as the a possible internal transportation system.

The IIP will be critical to the future growth of Cozad in terms of small- to medium- industrial businesses and additional retail and services for interstate travelers.

Land Use and Development

Figure 10.6: Sub Area 2:
Interstate Industrial Park



Source: Olsson Associates

Based upon the completed study, the area is relatively flat and sits outside of any identified floodplains. In addition, the site is currently served by a 10 and 18-inch sanitary sewer lines, as well as a 34.5 kV electrical service line. The perimeter of the site has fiber optic capacity as well as an 8 and 10-inch water line. Finally, natural gas service is available to the site via three different lines, an 8-, 10-, and 16-inch supply lines exist; the 10- and 16-inch lines are located on the north edge of the site.



Photo 10.16 Sanitary Sewer locations for the IIP site
Source: Olsson Associates

The new IIP area will provide Cozad with needed options to present to prospective employers looking for a location in central Nebraska. The site location has several key aspects:

- Nearly shovel ready
- Location is adjacent to Interstate 80
- Location is adjacent to Nebraska Highway 21
- The preferred site layout/design offers a lot of options to prospects
- Rail is not immediately on site but could be brought to the site if needed



Photo 10.17 Electrical supply for the IIP site
Source: Olsson Associates

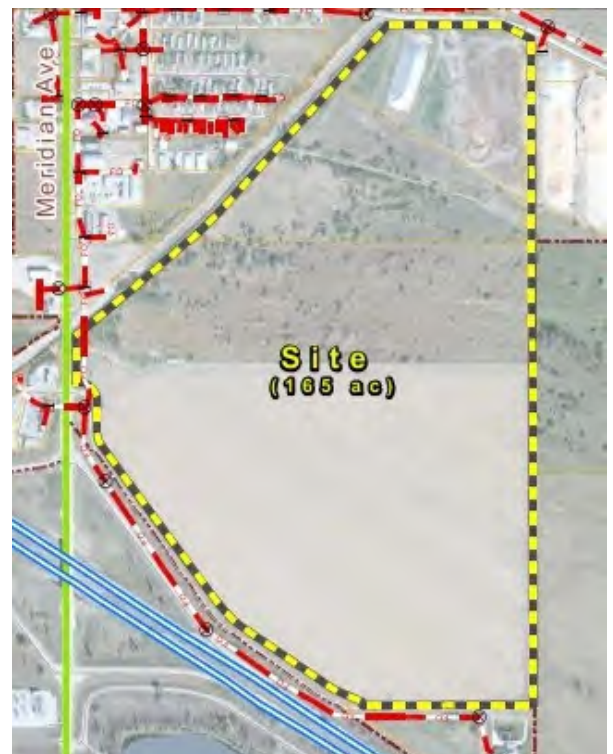


Photo 10.18 Fiber Optic supply for the IIP site
Source: Olsson Associates

Land Use and Development



Photo 10.19 Water supply for the IIP site

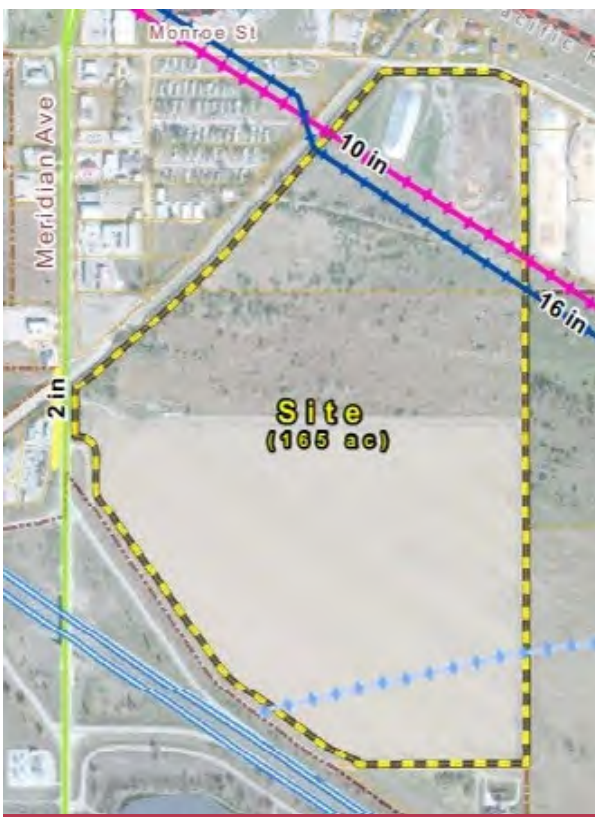


Photo 10.20 Natural Gas supply for the IIP site
Source: Olsson Associates

The Comprehensive Due Diligence Report completed in May 2015 by Olsson Associates examined three different options for the site layout. These three options were then melded into a preferred option which is what is discussed as the Sub-Area Plan. The following text is directly from the May 2015 Report by Olsson Associates.

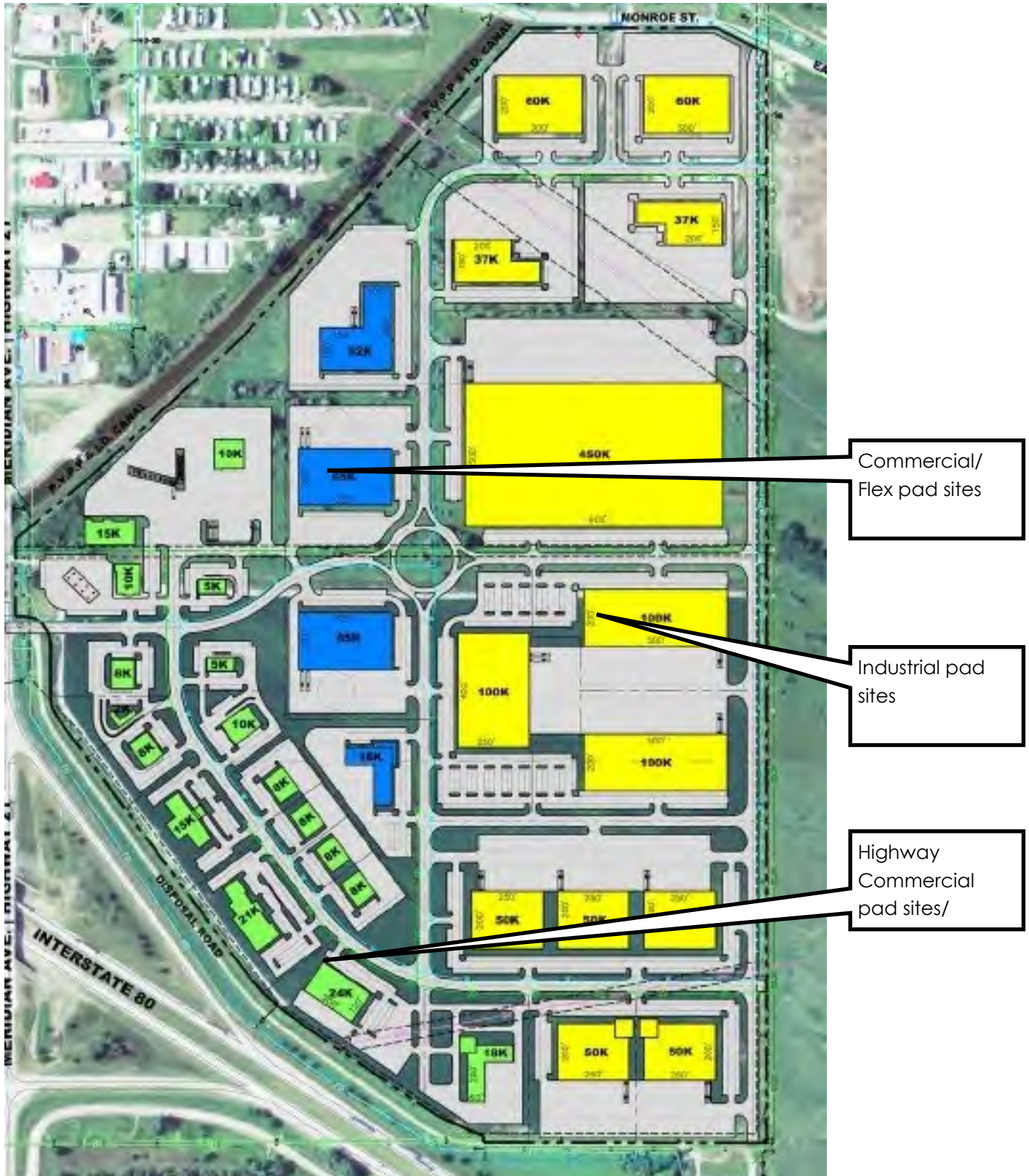
The Preferred Option is the compilation of all of the proposed plans. This plan calls for 13 buildings totaling approximately 1.2M SF of Manufacturing/ Trucking covered building space, four buildings totaling 200K SF of Commercial/Flex covered building space, and 17 buildings totaling 183K SF of Highway/Commercial covered building space.

The site layout is situated in a way that takes advantage of the close proximity to Highway 21 and I-80 and allows for great site visibility throughout the entire site with the alignment of the main street corridors. The industry segments are positioned in a way that gives the Highway/Commercial space the best visibility while screening the Manufacturing/ Trucking storage and truck dock areas to enhance the site's overall appearance and safety. The west and north access points allow for smooth traffic flow through the site. Trucks can enter at the west area of the property via Highway 21 and once in the property, travel through the site centered roundabout allowing congestion-free navigation to the larger Manufacturing/Trucking industries

The 17 Highway/Commercial buildings on the site range in size from 2,000 square feet to 24,000 square feet, and for a total square footage of 207,000. These buildings are located in the prime position to take advantage of the visibility along the interstate and Highway 21. These buildings are envisioned to be hotels, drive through restaurants, an implement dealer, truck stop, and smaller commercial buildings. The four Commercial/Flex buildings on the site range in size from 18,000 square feet to 65,000 square feet, for a total square footage of 200,000. These buildings are located towards the center of the site and also have great access and site visibility. These buildings are envisioned to be data processing and hosting services; medical instrument & supply manufacturing; as well as flex space for commercial and private business.

The 13 Manufacturing/Trucking buildings range in size from 37,000 square feet to 450,000 square feet, for a total square footage of 1,194,000. This area is targeted for large industries that we see coming to

Figure 10.7: Sub Area 2: Preferred Concept
Interstate Industrial Park



Land Use and Development


the park requiring large footprints, including aircraft manufacturing; local and long-distance freight trucking; and plastic product manufacturing. However, the concept provides a number of different building sizes and layouts that could accommodate nearly any user, including structural metal product manufacturing; engine and parts manufacturing; and organic chemical manufacturing.

Overall, this site contains 34 buildings with over 1.6 million square feet of covered space. The site overall is approximately 168 acres and is almost entirely utilized. The site has an existing utility corridor along the east property line and we were able to create a major traffic corridor along that edge of the property utilizing the space while creating a buffer between the overhead utilities and the proposed buildings. The site also protects the existing access road to the treatment plant while providing future access through the site.

This concept is set up so that development can take place from west to east or north to south. This means that the first users at this site will not have to rely on roads and utilities from the far end of the site before their space is usable. This plan is adaptable and expandable based on need.

There is considerable information on this site that can be found in the Comprehensive Due Diligence Report by Olsson Associates. The information in this plan is merely an overview from a land use standpoint. Please consult the Comprehensive Due Diligence Report for more information.

Land Use and Development

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
GENLU-1.1	The cost of required improvements, both on-site and off-site, to a subdivision that are to exclusively serve the property owners of the subdivision should be borne by the developer or those property owners within said subdivision.	1,3,4,5,8,12,14	-							
GENLU-1.2	The City of Cozad, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.	1,3,4,5,8,12,14	-							
GENLU-1.3	The City should designate areas in the Land Use Plan that address some future growth in Cozad.	1,10	-							
GENLU-1.4	The City should develop zoning and subdivision regulations that promote efficient land usage, while avoiding land use conflicts.	1,10	-							
GENLU-1.5	Land use policies should discourage and minimize leapfrog development outside of the corporate limits.	1,10	-							
GENLU-1.6	The City of Cozad should work toward strong compact development through the redevelopment of older dilapidated lots and neighborhoods.	1,10	-							
GENLU-1.7	The City should work toward the eventual, yet natural and voluntary, elimination of inhabitable structures.	1,3,4,10,14	1,2,3,4,6							
COMLU-1.1	Commercial and residential development should be allowed to mix together within the special land use designation "Flex"	1,10	-							
COMLU-1.2	Commercial land uses should be encouraged to locate at the intersections of and along major transportation networks.	1,10	-							
COMLU-1.3	Frontage roads should be utilized, as possible, when commercial development is locating along major roads/highways.	1,10	-							
COMLU-1.4	Continued redevelopment of the downtown commercial district should be encouraged and assisted whenever possible.	1,3,4,10,14	-							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Land Use and Development


	Community Facilities Action Items		\$\$\$	CIP		Less 1 Year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
COMLU-1.5	Commercial land use districts and uses within commercial zoning districts should be lenient yet focused in a manner that allows for new and innovative business to develop and locate within Cozad.	1,3,4,10,14	-							
INDLU-1.1	The City and CDC should provide guidelines and incentives that promote industrial uses.	1,3,4,10,11	-							
INDLU-1.2	The City and CDC should work with local industrial businesses to relocate to areas on the edge of the community instead of being in the middle of the community.	1,3,4,10,11	-							
INDLU-1.3	Industrial uses should be located so that adequate buffer space is provided between incompatible land uses.	1,10	-							
INDLU-1.4	The City should develop appropriate performance, design and specification standards and requirements for all existing and possible future industrial uses to guide their location or relocation in the City.	1,3,4,10	-							
INDLU-1.5	The City should recognize and encourage small-scale industries as viable alternatives to larger, conventional enterprises.	1,3,4,10	-							
INDLU-1.6	Performance standards should be implemented as a means of controlling the negative impacts of industrial activity.	1,10	-							
INDLU-1.7	Signage used within and around industrial areas should be designed to complement the materials and scale of surrounding development.	1,10	-							
INDLU-1.8	Industrial districts should be located: i. where urban services and infrastructure are available or planned in the near future; ii. in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan; iii. so that they enhance entryways or public way corridors, when developing adjacent to these corridors; and iv. in a manner that supports the creation and maintenance of greenspace.	1,3,4,10	-							

Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
RESLU-1.1	Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.	1,10	-							
RESLU-1.2	The City and CDC should promote the development of housing. Options vary in size, density, and location.	1,3,4,5 Associates	1,2,3,4,5,6							
RESLU-1.3	The City should develop subdivision regulations providing for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.	1,10	-							
RESLU-1.4	The City should support housing options for all incomes and physical capabilities of Cozad's residents.	1,3,4,5,8,14	-							
RESLU-1.5	New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.	1,8	-							
RESLU-1.6	The City should develop and/or maintain relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.	1,3,4,5,8	-							
RESLU-1.7	The City should promote low to zero non-farm densities in agricultural districts by providing proper distances between residential and agricultural uses.	1,10	-							
RESLU-1.8	Cozad should work on redevelopment of deteriorated/dilapidated properties in order to address the demand for new housing in the community. This allows for new housing to take advantage of existing street and utility systems without creating a greater demand for maintenance of the existing system.	1,3,4,5,8,14	1,2,3,4,5,6							
RESLU-1.9	Upper level residential units should be encouraged and developed within the downtown commercial district.	1,3,4,5,8,14	1,2,3,4,5,6							
RESLU-1.10	The City and CDC should work a higher density of development within the established parts of Cozad.	1,3,4,5,8,14	1,2,3,4,5,6							


Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

Land Use and Development

	Community Facilities Action Items		\$\$\$	CIP		Less 1 year	1 to 5 years	5 to 10 years	10 to 20 years	Management Statement / On-going
				Y	N					
HIS-1.1	The City and partnering groups should encourage the maintenance and preservation of all architecturally significant buildings, including the homes.	1,3,4,5,8,14	1,2,3,4,5,6							
HIS-1.2	The City and its partnering groups should develop special funding programs focused on historic preservation and continually look to promote additional ones as they become available.	1,3,4,5,8,14	-							
HIS-1.3	The updated zoning codes should provide better protection for the historic areas of Cozad.	1,10	-							

Organization:

- 1 City
- 2 County
- 3 Cozad Chamber of Commerce
- 4 Cozad Development Corporation
- 5 Dawson County Area Dev.
- 6 Private investment
- 7 School system
- 8 Developer
- 9 Nebraska DED
- 10 Consultants (Arch. Eng. Planners)
- 11 Private Industries
- 12 Board of Public Works
- 13 USDA
- 14 Property Owners

Funding Sources

- 1 Private funds
- 2 Local Economic Development Funds
- 3 Tax Increment Financing
- 4 Grants
- 5 Loan programs/Bonding
- 6 General Fund
- 7 Local Option Sales Tax

This page intentionally left blank



11

Annexation



ANNEXATION

As cities grow in size the borders must be extended in order to provide a higher quality of life for its residents. The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. This power should be used, as development becomes urban in nature rather than rural. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 500 feet from the corporate limits of the municipality. There are two means for annexing land into the corporate limits:

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

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

Following three separate readings of the ordinance (waiver of the three readings is not allowed by State Law under this process), a majority of affirmative votes by the City Council in favor of an annexation is required at each reading, to pass the annexation. The certified map is then filed with the Register of Deeds, County Clerk and County Assessor, together with a certified copy of the annexation ordinance. The City has one year to develop a plan that addresses the providing of services to residents of the annexed area.

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

ANNEXATIONS POLICY

The City of Cozad has established an annexation policy. The policy is consistent with the provisions allowed by the State of Nebraska. This policy is as follows:

1. All areas deemed to be urban and suburban in character adjacent to the Corporate Limits of Cozad shall be considered eligible for annexation and annexed according to the Revised Nebraska State Statutes.
2. The City of Cozad shall discourage the use of Sanitary Improvement Districts (SID) within the extraterritorial jurisdiction of Cozad.
3. If SID's are approved within the extraterritorial jurisdiction, then there needs to be an agreement as part of the subdivision agreement that the SID will not protest any future annexations undertaken by the City of Cozad upon that SID.
4. The City of Cozad shall require the owner of any and all properties adjacent to the Corporate Limits of the City of Cozad to file subdivision plats on such properties as additions to the City of Cozad.
5. All sand and gravel operations within the extraterritorial jurisdiction of Cozad shall be considered to be urban and suburban in character.
6. The City of Cozad shall consider extension of the extraterritorial jurisdiction of the City along with all approved annexations.
7. All areas encompassed by the Corporate Limits of Cozad should be considered for annexation.
8. County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation.

POTENTIAL FUTURE ANNEXATIONS

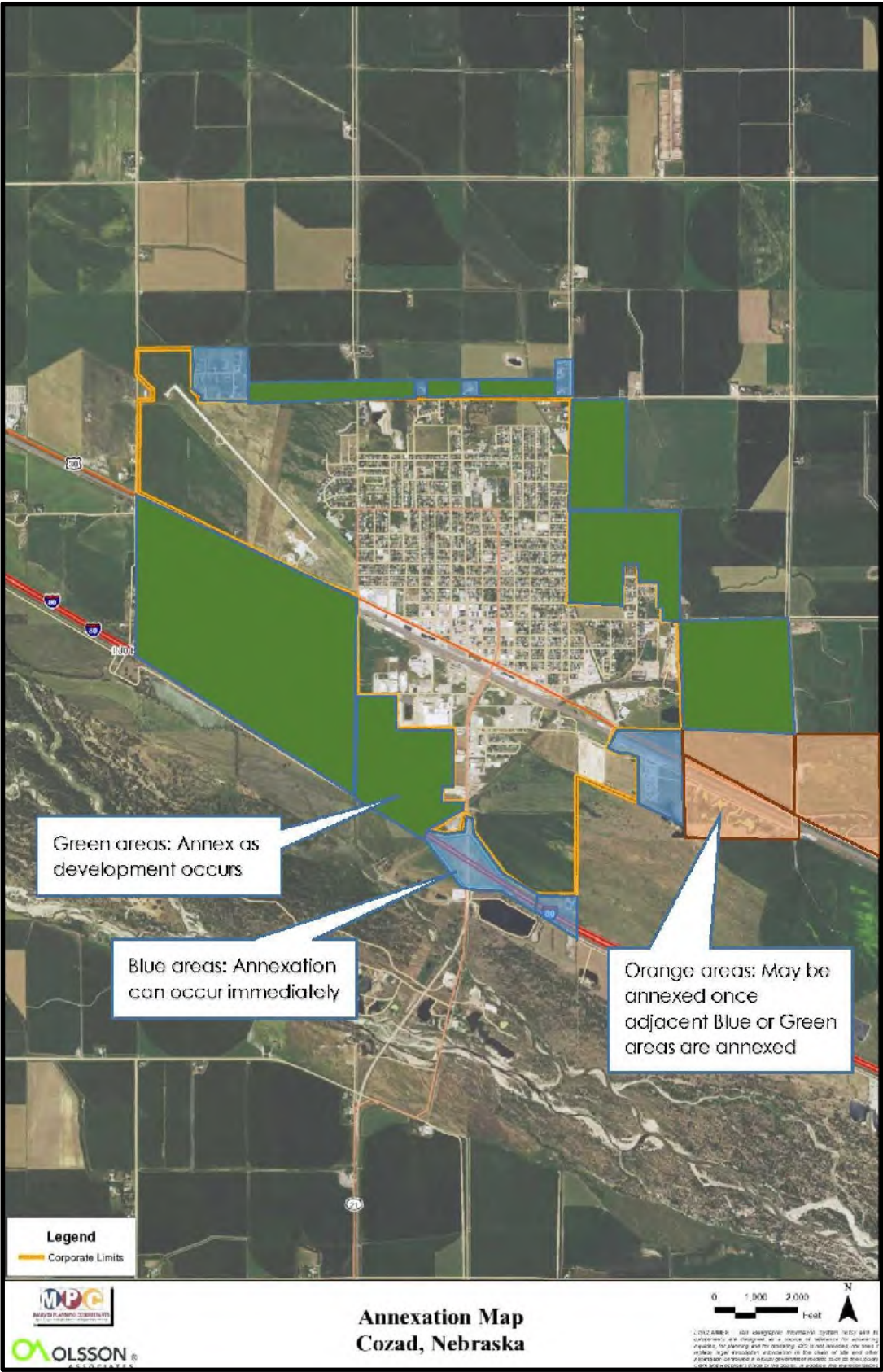
Figure 11.1 indicates 17 different areas that could be annexed into the corporate limits of Cozad at some point in the future. Figure 11.1 is divided into three different colors; blue, orange and green.

The blue areas represent areas that can be annexed immediately into the corporate limits. Unless there specific issues with annexing these properties, they should be brought into the corporate in the very near future. All of the areas indicated with blue are presumed to meet the statutory requirement of urban and suburban at the time of this plan.

The orange areas represent areas that can be annexed at a point in the future. Typically these areas rely on a blue or green area or another orange area

Annexation

Figure 11.1: Future Annexation Areas



to be annexed prior to being included in the corporate limits. One of these areas does include the golf course.

Finally, the green areas indicate areas where annexation could happen in a piecemeal fashion as future development occurs or as larger parcels are developed in the future.

Important facts the City needs to consider and remember is:

- Annexation DOES NOT commit the City to extending services in the near term.
- Statutory requirements only require a “plan” for how services will be provided to be completed within one year.
- Annexation DOES NOT require the City to pay for the extension of services. Water and sanitary sewer can be extended when petitioned and it may be assessed to the properties. The City is typically not obligated to pay the cost of these extensions.

The next step after the completion of the Comprehensive Development Plan should be to complete an Annexation Study which will do the following:

- Document the individual areas as to the statutory requirements
- Discuss the existing services and future services that will need to be provided
- Discuss different financing options available to all parties to pay for utility extensions
- Identify the plan for providing services (completed in advance in lieu of waiting the one year time frame)



12

Transportation



INTRODUCTION

Transportation networks tie communities together as well as providing a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians and accessibility to all parts of the community. The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles within Cozad, including major projects that ensure implementation of the Land Use Plan.

EXISTING TRANSPORTATION SYSTEM AND FACILITIES

Residents within a community, even the size of Cozad, have specific transportation needs. These include rail service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities present are not available within the community and require residents to travel to the nearest location. This portion of the Comprehensive Development Plan examines those services with regard to the closest proximity for residents of Cozad.

Railroad Service

The closest major rail freight service to Cozad is in North Platte; however, there is some sidetrack loading and unloading locations in Cozad. Union Pacific Railroad's mainline runs through the center of Cozad and they operate approximately 115 trains per day on this line. The nearest passenger service is located in McCook or Holdrege through Amtrak.

Bus Service

The nearest commercial bus service with ticketing services is available in Lexington or North Platte via Black Hills Stage Lines and Burlington Trailways. In addition, Greyhound provides service out of North Platte.

Commercial Airport Service

North Platte Regional Airport in North Platte is the nearest point for commercial service. However, airlines and flight schedules are limited. The airport is served by Great Lakes Airlines and provides connecting service in Denver.

The next closest airport proving other connections is located in Grand Island through Central Nebraska Regional Airport which has service via Allegiant and American Airlines.

Small craft Public Airports

The Cozad (CZD) Municipal Airport is the nearest small aircraft facility. The primary runway #13/31 is 5001 ft. by 75 ft. with concrete surfacing. The turf cross runway is 3000 ft. by 300 ft. Mid States Aviation is the acting fixed based operator (FBO). Elevation is listed at 2502 feet.

Surface Transportation

The surface transportation system for Cozad is based primarily upon the system of local streets connected to the state highway network and county road system. These roadways are an essential aspect of community development for the residents of Cozad as they provide for movement of goods and services into and through the city.

State and Federal Highways

The city of Cozad has two major highways running through the community. The major north-south highway is Nebraska Highway 21 and the east-west connection is US Highway 30. In addition to the two highways running through Cozad, Interstate 80 runs along the southern boundary of the the community.

TRANSPORTATION PLANNING AND LAND USE

Land use and transportation create the pattern for future development and are interdependent upon one another in order to effectively shape the community. An improved or new transportation route generates a greater level of accessibility and will likely determine how adjacent land will be utilized in the future.

In the short term, land use shapes the demand for transportation and vice versa; one key to good land use planning is to balance land use and transportation. However, new or improved roads, as well as, county and state highways may change land values, thus altering the intensity of which land is utilized. In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities.

Commercial activities are most sensitive to accessibility since their survival often depends upon how easy a consumer can get to the business. Thus, commercial land uses are generally located near the center of their market area and along highways or at the intersection of arterial streets.

Transportation

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for an industry as it is for a retail store. Industrial uses often need access to more specialized transportation facilities, which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

STREET AND ROAD CLASSIFICATION SYSTEM

All of the public highways, roads, and streets in Nebraska are divided into two broad categories, and each category is divided into multiple functional classifications. The two broad categories are Rural Highways and Municipal Streets. State statute defines Rural Highways as "all public highways and roads outside the limits of any incorporated municipality," and Municipal Streets as "all public streets within the limits of any incorporated municipality." Neb. Rev. Stat. § 39-2102 (RRS 1998)

Nebraska Highway Law (Chapter 39, Article 21, Revised Reissue Statutes of Nebraska 1943) proposes the functional classification of both rural and municipal roads and streets and public highways. Chapter 39, Article 21.03 lists rural highway classifications as:

1. Interstate: federally-designed National System of Interstate and defense highways;
2. Expressway: second in importance to Interstate. Consists of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multiple divided highway standards;
3. Major Arterial: consists of the balance of routes that serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;
4. Other Arterial: consists of a group of highways of less importance as through-travel routes.
5. Collector: consists of a group of highways that pick up traffic from the local or land-service roads and transport to community centers or to the arterial systems. These are typically main school bus routes, mail routes, and farm-to-market routes;
6. Local: consists of all remaining rural roads, generally described as land-access roads providing service to adjacent land and dwellings; and
7. Bridges: structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of

three hundred feet or more.

It is noted in article 39-2103, that the combined rural highways classified under subdivisions (1) and (3) should serve every incorporated municipality having a minimum population of at least one hundred inhabitants or sufficient commerce, a part of that will be served by stubs or spurs, and the major recreational areas of the state. Street and road classifications for the circulation system within the City of Cozad are outlined below:

1. Arterial streets - public ways where large volumes of high-speed, through traffic are carried, and may serve as primary circulation routes for local traffic. These streets also provide access to abutting property.
2. Collector streets - are connecting links between Arterials and various sectors of the City, over which local residential traffic moves in routine daily trips to centers of activity.
3. Local streets - function primarily to provide access to properties. They are characterized by short trip length and low traffic volumes.
4. Marginal access streets - parallel and adjacent to arterial streets and/or provides access to abutting property. They increase the safety and efficiency of thoroughfares by separating the property access function from the traffic flow function.
5. Alleys - provide secondary access to properties. They provide service access in the case of commercial and industrial properties. Alleys should be provided for residential properties only when necessary for safe access, due to the fronting of the property on a major thoroughfare.

COZAD'S ONE- AND SIX-YEAR PLAN

Annually the City of Cozad is required under state law to develop and approve a One- and Six-year Plan for the different projects, including maintenance that will be undertaken during the fiscal year. This Plan is required to be reviewed and commented on by the Nebraska Revised State Statutes §19-929. The One- and Six-Year Plan should always be reviewed and considered when the Planning Commission and the City Council are making decisions on Land Use and Zoning.

NEBRASKA DEPARTMENT OF ROADS' IMPROVEMENTS

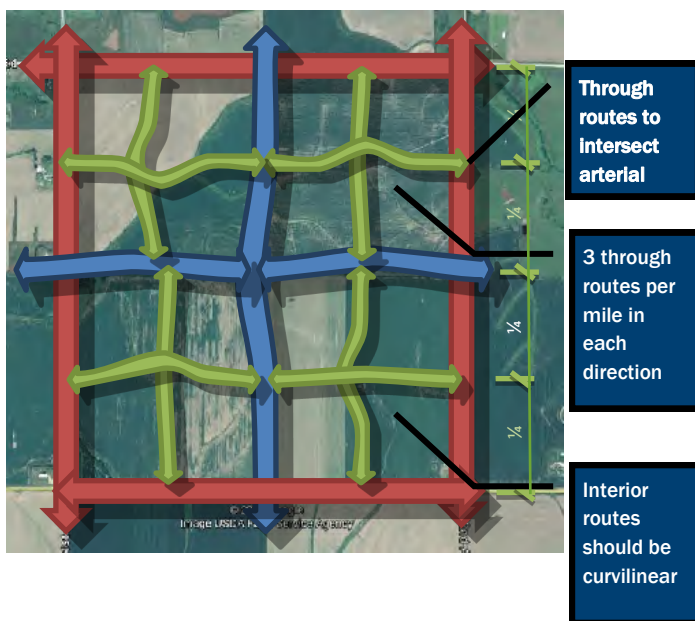
The Nebraska Department of Roads publishes an annual list of proposed projects for the current fiscal year, for fiscal years one to five years from the

present, and six years and beyond. Cozad is in the Department of Road's District 6. Between Fiscal Years 2016 and 2021, there are four projects budgeted (all budgeted for between 2017 and 2021) for the Cozad area. These projects include:

- Nebraska Highway 21 Eustis to Cozad - 12.7 miles of resurfacing
- Nebraska Highway 21 - Deploy cameras
- Nebraska Highway 21 - Farmer/Merchant Canal Bridge
- US Highway 30 - 9.3 miles of milling and resurfacing

Overall the Nebraska Department of Roads is expecting to spend approximately \$10,400,000 in repairs and upgrades in the Cozad area over the next five years.

Figure 12.1:
Through Street Diagram



CONNECTIVITY

The following connectivity guidelines will create a better transportation pattern around Cozad.

Defining a street layout to match corresponding land uses with graduated levels of roadway function will benefit the community's effort in handling and controlling growth and will create a better transportation network.

However, this future system will be greatly dependent upon adopting and implementing a system to control

access points along streets in and around Cozad. The overall goal of these policies is to better integrate future development with existing and planned development in Cozad.

Policy 1: Three Through Routes Per Section

As seen in Figure 12.1, requiring three through routes per section would require future subdivisions in the same section to connect local streets thus creating a better traffic flow between neighborhoods. These routes should fall as close as possible to the $\frac{1}{4}$, $\frac{1}{2}$, and $\frac{3}{4}$ mile along each section (every mile). Simply this would reduce confusion while traveling through neighborhoods, eliminate dead ends, and would direct concentrated traffic flow to specific intersections in the community.

Considering these recommendations of three through routes, minimal offsets of roadway design should also be implemented to discourage high speed cut through traffic. This would introduce a form of traffic calming to the area.

CORRIDOR ENHANCEMENT

Corridor enhancement will be very dependent upon future decisions by the Nebraska Department of Roads as well as decisions made by future City Councils in Cozad.

Figure 12.2:
Corridor Enhancement without median



Transportation

Cozad has two major corridors that slice through the community, US 30 and Nebraska 21. Both of these corridors have a major bearing on how travelers and visitors view Cozad. Therefore, these two corridors need to be maintained and enhanced in the future through several ways, including:

- Continued tree plantings;
- Making the corridors friendly to all types of transportation means including bicycles and pedestrians;
- Sidewalks need to be developed, maintained; and
- Signage needs to be consistent and legible.

These corridors can be a combination of two-lane, three-lane and four-lane. Parking will be limited along these two specific corridors. Figure 12.2 shows a graphic illustration of how these corridors can be enhanced.

Other major corridors in the community include:

- Meridian Avenue from US Highway 30 north
- Avenue "O" on the west side of Cozad
- Newel Street
- 8th Street across Cozad
- 12th Street
- 16th Street
- Road 762 along the north edge of Cozad
- Monroe Street

These routes could work with the concept presented in Figure 12.2. However, depending upon the right-of-way available and funding sources, these streets could be enhanced in the same manner.

Figure 12.3 identifies the major corridors listed above. In addition the Figure also indicates these corridors should be continued in the future when and if new development moves in a particular direction.

TRAILS DEVELOPMENT

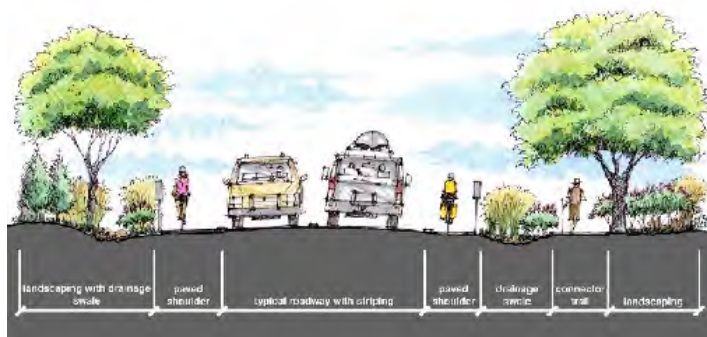
Trails are becoming a larger part of people's lives. Trails are being used as a means of relaxation and physical fitness. The further development of a trails system in Cozad will be a key to future transportation demands. The city currently has a small loop around Muni Park. This loop needs to be expanded to create obvious connections between other parks, schools and businesses.

The trail system can be as simple as identifying streets with paving wide enough to repaint the street creating a dedicated bike lane or constructing new

sidewalks meeting the minimum trail width of eight to 12 feet.

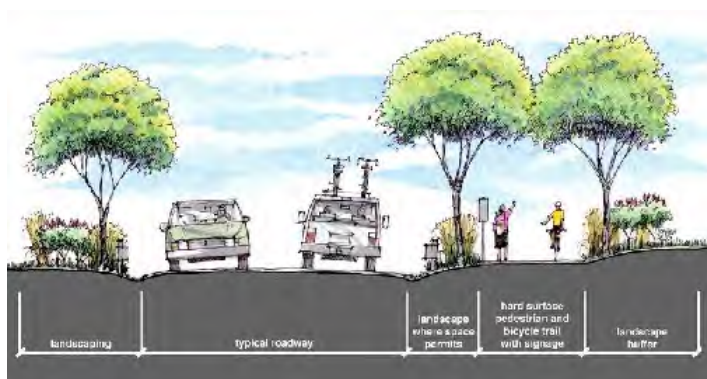
Signage can also be a critical aspect toward identifying specific hike/bike routes through the community. Figure 12.3 and 12.4 show two different possibilities for creating joint street and trails.

Figure 12.3: Paved Shoulder Bike Lane



One key way of developing this expanded system is to make trails a component of any future street reconstruction project or new street project as new developments are constructed.

Figure 12.4: Separated Bike and Walking Path



Trails development can be accomplished as a means of transportation for the community. In addition, trails have been successful as an economic development tool since they add to the overall quality of life within the community and the surrounding area. A detailed study needs to be undertaken in order to determine the most appropriate routes and trail types to be constructed in and around Cozad.

Figure 12.5:
Enhancement Corridors

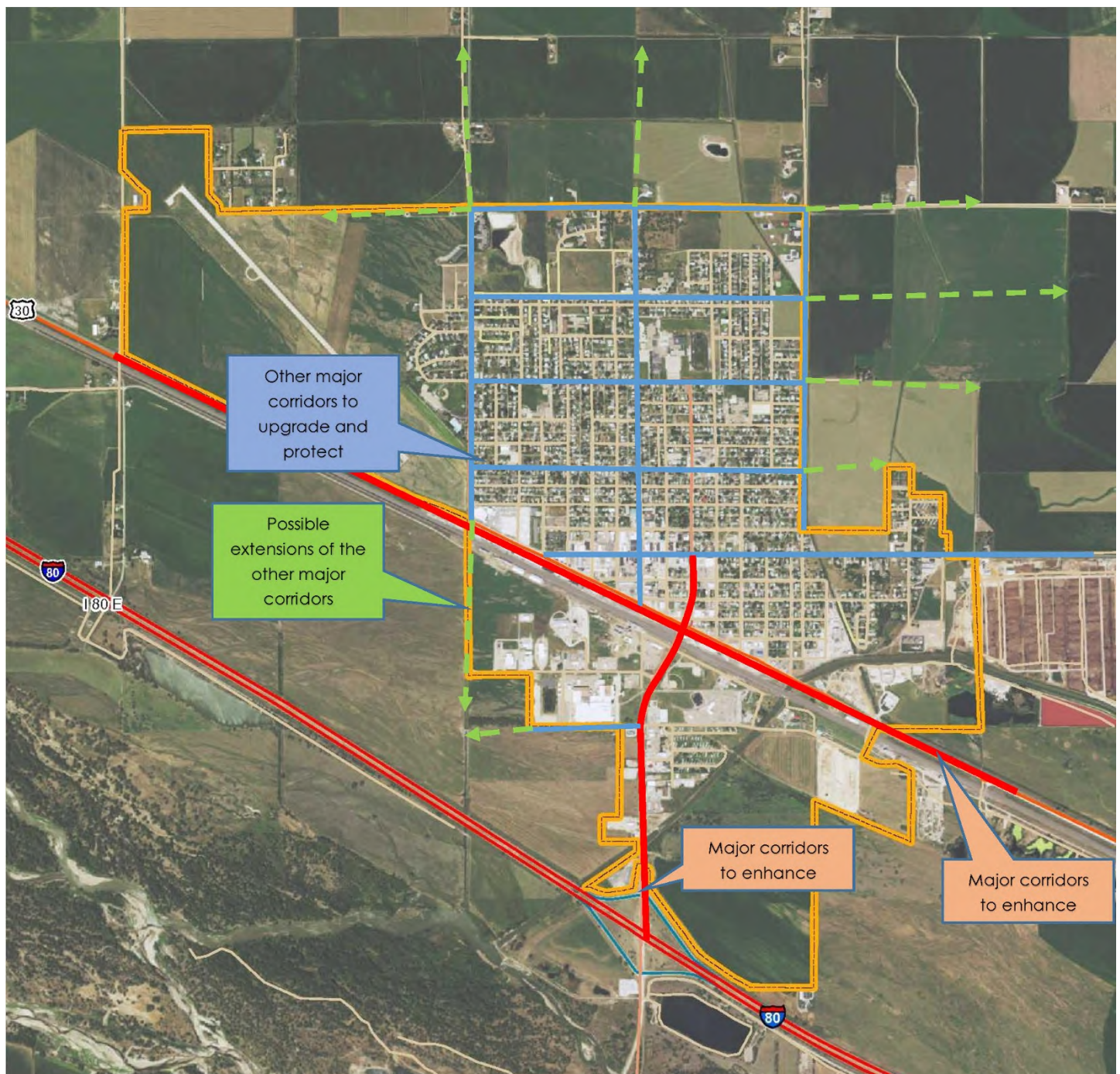
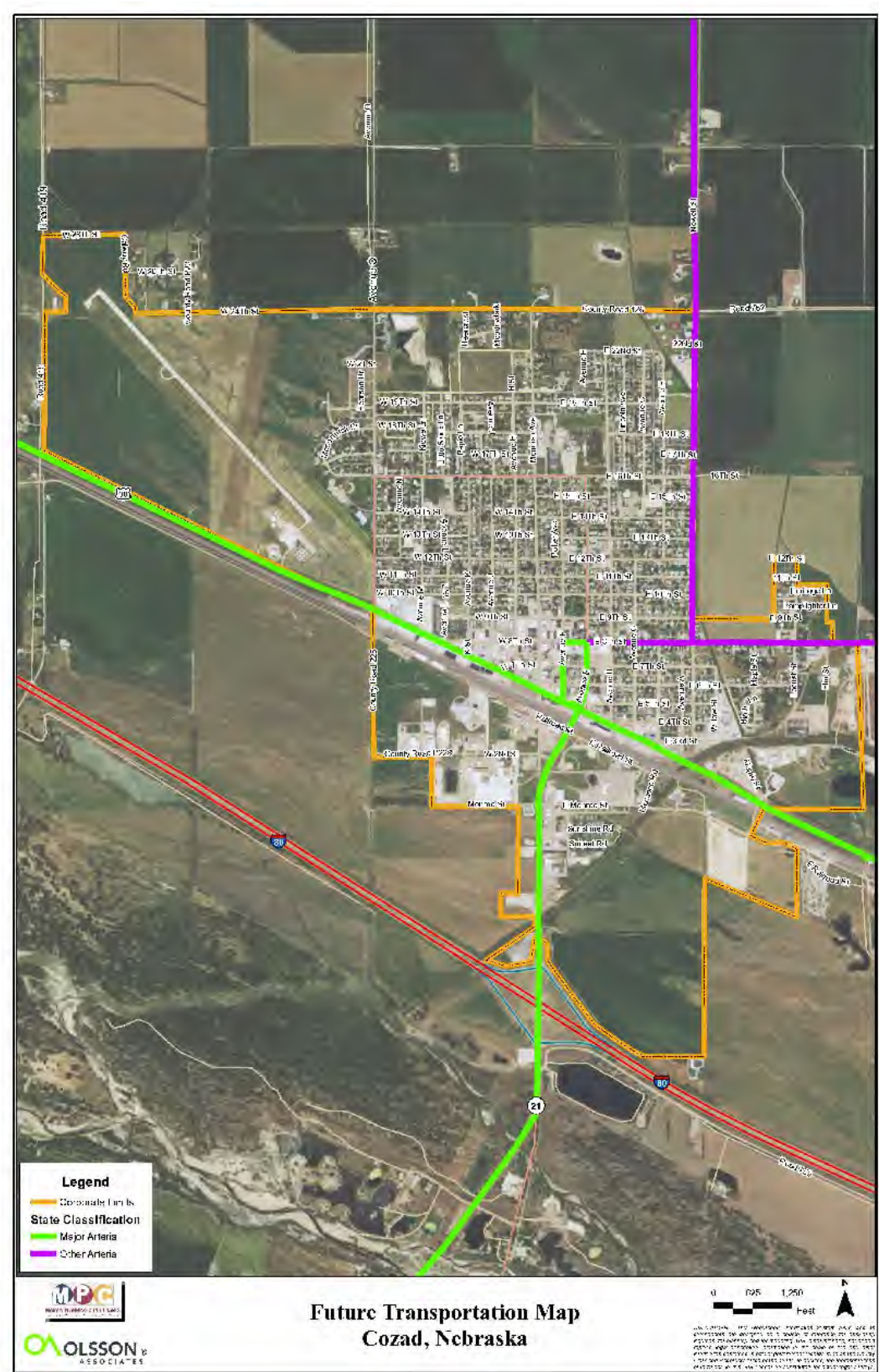


Figure 12.6:
Street Classification



INTERSTATE INDUSTRIAL PARK

The future transportation system and funding in Cozad will be greatly impacted by the development of the new Interstate Industrial Park on the south end of Cozad. The proposed concept has a considerable amount of new streets, most of which will need to be constructed to handle large, fully loaded semi-trailer traffic and machinery.

The long-range transportation planning in Cozad will need to give this area considerable attention as the due diligence report is fully implemented.

Transportation and Trail Goals

Transportation and Trail Goal 1

Cozad will maintain its existing road network and enhance it as future development and vehicle counts justify. The City will provide and encourage an efficient, safe, convenient transportation and communication system.

Objectives

- TRAN-1.1 Encourage bicycle and pedestrian access to and within existing and future commercial areas.
- TRAN-1.2 When new development is contemplated, due consideration must be given to the carrying capacity of the existing road system in the area, and development should be discouraged from occurring in areas where the road system is insufficient to handle any additional traffic load.
- TRAN-1.3 The City should improve, develop, and maintain well-traveled roads with hard surfacing.
- TRAN-1.4 Right-of-way and pavements shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads, as well as trails.
- TRAN-1.5 Commercial signing along major arterials should be kept to a minimum and shall be low profile.
- TRAN-1.6 When new or reconstructed streets are built, there should be provisions made in the design documents providing for additional space along a wider shoulder or path within the R.O.W. for pedestrian/bicycle access.
- TRAN-1.7 The City of Cozad should encourage bicycle and pedestrian traffic as an element of the street transportation system.
- TRAN-1.8 The City should develop a separate

Master Trails Plan that addresses potential trail locations, designs, opinions of cost.

TRANSPORTATION FINANCING ISSUES

The primary sources of information utilized in the maintenance and development of the transportation and circulation system are (1) City "One and Six Year Road Plan" and (2) the State of Nebraska "One and Five Year Highway Program." These state and local improvement plans should only be viewed as a planning tool, which are subject to change depending on financing capabilities of the governmental unit.

The City's "One and Six Year Road Plan" is reviewed and adopted by the local unit of government to address the issues of proposed road and street system improvements and development. Upon approval of these plans by the Board of Public Road Classifications and Standards, the governmental units are eligible to receive revenue from the Nebraska Department of Roads and the State Treasurer's Office, which must be allocated to county road improvement projects.

The "One and Five Year Highway Program", developed by the Nebraska Department of Roads, establishes present and future programs for the development and improvement of state and federal highways. The One-Year Program includes highway projects scheduled for immediate implementation, while the Five-Year Program identifies highway projects to be implemented within five years or sooner if scheduled bids and work for one-year projects cannot be awarded and constructed.

Transportation

Figure 12.7:
Interstate Industrial Park Concept



Source: Olsson Associates

This page intentionally left blank



13

Implementation



Achieving Cozad's Future

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many city officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions. However, we also recommend the City select three elements of the plan for immediate action; the goals of highest priority. This is the Action Plan.

Action Agenda

The Action Agenda is a combination of the following:

- Goals and Objectives
- Growth Policies
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and policies in Cozad.

Support Programs for the Action Agenda

Four programs will play a vital role in the success of Cozad's plan. These programs are:

1. **Zoning Regulations**--updated land use districts can allow the community to provide direction for future growth.
2. **Subdivision Regulations**--establish criteria for dividing land into building areas, utility easements, and streets.
3. **Capital Improvement Program** - establish an annual plan for assessing the City's annual needs and programming these needs into a prioritization system and the City budget. The programming should cover all utilities, transportation, parks and recreation, facilities such as the library and City Hall. The process is very similar to what the City currently is required to do with their Street 1- and 6-year Plan.
3. **Plan Maintenance**--an annual and five-year review program will allow the community flexibility in responding to growth and a continuous program of maintaining the plan's viability.

Comprehensive Plan Maintenance

Annual Review of the Plan

A relevant, up to date plan is critical to the on-going planning success. To maintain both public and

private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of community resources, the plan must be current. The annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- whether the plan is current in respect to population and economic changes; and
- The recommended policies are still valid for the City and its long-term growth.

The Planning Commission should hold a public hearing on this report in order to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan, and
2. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

Plan Amendment Procedures

It is anticipated during each year individuals and groups may come forward with proposals to amend the Comprehensive Plan. We would recommend that those proposals be compiled and reviewed once a year at the Annual Review, unless the plan needs to be amended to allow compliance with a requested zoning amendment.

Reviewing all proposed amendments at one time allows for the effects of each proposal can be evaluated for impacts on other proposals and all proposals can be reviewed for their net impact on the Comprehensive Plan.

Unanticipated Opportunities

If major new, unanticipated, innovative development opportunities arise which impact several elements of

Implementation

the plan and which are determined to be of importance, a plan amendment may be proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The City should compile a list of the proposed amendments received during the previous year; prepare a report providing applicable information for each proposal, and recommend action on the proposed amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by Nebraska law and provide for the organized participation and involvement of citizens.

Methods for Evaluating Development Proposals

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections of the Comprehensive Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

1. the character of the adjacent neighborhood
2. the zoning and uses on nearby properties
3. the suitability of the property for the uses allowed under the current zoning designation
4. the type and extent of positive or detrimental impact that may affect adjacent
5. properties, or the community at large, if the request is approved
6. the impact of the proposal on public utilities and facilities
7. the length of time that the subject and adjacent properties have been utilized for their current uses
8. the benefits of the proposal to the public health, safety, and welfare compared to
9. the hardship imposed on the applicant if the request is not approved comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies consideration of city staff recommendations