

City of Tecumseh



Leadership Community Re-Certification Application

Submitted July 28, 2021

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Development Director



Leadership Certified Community Recertification Requirements

Leadership Designation is valid for five years. Community websites are subject to annual reviews, those found to be outdated and/or inconsistent with the necessary information will result in suspension of certification and associated benefits.

Communities desiring to maintain their Leadership Designation are required to apply for recertification prior to the end of their five year designation period. A reminder notification will be given 6 months prior to the recertification deadline. Communities seeking recertification should submit clear and concise narrative response to the following items. The original narrative as provided at the time the community was designated and associated supplemental materials are retained in Department files. Responses should reference the original application, providing updated responses based on the past five years and moving forward. If there are any questions please contact Kelly Gewecke at kelly.gewecke@nebraska.gov or call 308-627-3151

SECTION ONE-COMMUNITY

1. LOCAL GOVERNMENT SUPPORT

Provide evidence of support for recertification, including:

- a. A resolution from the applicant's municipal government stating the community would like to recertify as a Nebraska Department of Economic Development Leadership Community and identify the lead local contact person for the recertification application.
Attachment 1 – Resolution of Support from City of Tecumseh
Attachment 2 – Letter appointing lead local contact
- b. Letters of support from any regional or neighboring economic development entities (e.g. multi-county economic development agencies, utility partners or development districts).
Attachment 3 – Letter of Support – Southeast Nebraska Development District (SEND)
Attachment 4 – Letter of Support – Tecumseh Economic Development
Attachment 5 – Letter of Support – Johnson County Development Corp.
Attachment 6 – 5 Year Strategic Plan
Attachment 7 – Capital Improvement Plan
Attachment 8 – Business Resources
Attachment 9 - BRE Visit List

2. COMMUNITY COLLABORATION EFFORTS

- a. Describe how the community continues to collaborate with local organizations.

b. The most successful collaboration tourism tool we have found is to use LB840 monies to assist activities in promoting their events. A great example was the Committee assisted in the promotion of a Women sponsored motorcycle event that recently was held and brought in an estimated 1600 riders into the community. An annual County fair is another example, every year the Fair brings in over 6000 est. people into town. Some others include: Johnson County Bull Ride and Rodeo, an RC controlled plane event at the airport, and in the past we have sponsored Movie Night on the Square. Often, we have joined with the Lodging Tax selection committee and partnered with them to help facilitate activities with added dollars. All these activities partner with other entities and create an avenue for people to enjoy what we offer. To date the only area tourism groups that we have been a part of consisted of SE Nebraska Partners for Progress, unfortunately COVID has slowed that groups ability to have an impact, the hope is to get that going again soon.

Chamber of Commerce – The City and the Chamber of Commerce still work together on all the events mentioned in the previous application – including Flowers ‘Round the Square, Johnson County Home & Garden Show, Avenue of Trees, Lighting of the Christmas tree on the Courthouse lawn, storage & hanging of the Tecumseh Chamber of Commerce-owned summer and holiday banners, lunch w/Santa at the Community Building, and the annual Independence Day celebration. The City also donates admission to the swimming pool one evening as part of a “Picnic in the Park” event that includes a barbeque, games, a baseball game and free swimming to all residents. Our websites have now been separated and we each host our own sites as well.

Housing Organizations or Developers – The City of Tecumseh has continued to work on housing issues in the community. The City and Economic Development Committee have been active in demolishing 10 properties within the past 5 years. The City has also sought out grant funds for housing rehab, with grants in 2009 and 2014, 2018, and again in 2021, that have improved 38 homes. These grant have really helped improve the housing stock in the community. Development of a niobium mine just 8 miles south of town continues and discussions with investors about new housing opportunities continues. Currently there is a residential TIF project occurring, to date 6 homes have been built and sold. In the next 30 days the developer has plans to construct two more and list them for sale.

LB840 Committee – The LB840 Committee, is known the Tecumseh Economic Development Committee and works on projects that benefit the businesses within Tecumseh. The past 5 years the committee has supported several projects, including: \$28,500 to a Restaurant, \$35,000 to a Daycare, \$45,000 to a Flower Shop, \$15,000 seed money to start T4K Early Child Learning/Daycare. Additional funds have been utilized to support the building rehab of other historic buildings in downtown. They have also supported a new fitness center in town as well with upgrades to their equipment in 2020. These funds have helped these businesses get started or assisted with necessary improvements. The LB840 funding is available through September 30, 2024.

Downtown Organization or Redevelopment Authority – The committee that was formed to work on downtown historic restoration projects has continued to work on building projects. The 2 buildings that were being renovated at the time of the last application have now been re-opened as museum space and have grown to 3 buildings. The buildings were preserved and improvements to the interior and exterior have been completed. The City also applied for and received grant funds for a complete renovation of the downtown square brick streets, sidewalks, and water infrastructure. The CDBG Downtown Revitalization Grant of \$350,000 was utilized by completing the water main/valve portion of the project this summer. The \$10 million Transportation Enhancement grant received from the NE Dept. of Roads is still pending, with work expected to begin in 2024. This has been a long process but worth the wait.

Other Entities – A group of “anonymous” individuals also have contributed money and other resources to help fund development projects in Tecumseh. The recent donations to the Aquatic Center Project is evidence of that. They have also been making donations and supporting the local summer ball programs to keep activities going for our youth.

Lodging Tax- The City and County have an event sponsorship committee that meets semi-annually to allocate the years lodging tax proceeds to annual events throughout the County. Example: Elk Creek Annual BBQ, Sterling Picnic, Johnson County Fair, etc. We feel this is a great example of not only forming these partnerships but a very nice way of helping promote and sponsor these activities that bring in hundreds of people to the City and also the surrounding towns.

The City also has many committees to address different issues/topics in town. We have an Airport Authority & Zoning Board, Architectural Review Board for downtown historic building guidelines, Ball Association, Board of Adjustment to handle variance requests to zoning ordinances, Board of Public Works to handle utility issues, City Council as the governing board for the City, Community Building Committee, Economic Development Advisory Committee, Economic Development Loan Application Review Committee, Housing Authority, Library Board, Maintenance Code Board of Appeals, Minibus Board (public transit), Parks & Recreation, Planning Commission, and a Tree Board. All of these committees take community volunteers to make up the groups to address issues in the community. These group continue to be vital to the progress of the city.

- c. Discuss any new organizations and/or activities in the community and how the organizations work together for community betterment.

The City of Tecumseh is participating in a 5-county economic development group called Southeast Nebraska Partners for Progress (P4P). While COVID has essentially made this group go dormant for a bit, the hope is they will resurface and continue their efforts. This group shares information among communities and counties about their successes and

experiences accomplishing economic benefits for their area. This group was successful in applying for a grant through USDA and Nebraska Extension for the SET (Stronger Economies Together) grant that pays for a facilitated process to develop a regional economic development plan. This project includes Johnson, Pawnee, Richardson, Nemaha, and Otoe Counties. There has also been a newly formed group called T4K (Tecumseh for Kids) which promote and facilitates early childhood education opportunities as well as quality daycare options. While new, they have already secured funding and a Director to take this group forward, led by a board of volunteers locally.

3. COMMUNITY VOLUNTEERISM

- a. Describe how the level of volunteerism continued to evolve over the past 5 years, including any new efforts.

All of the organizations previously mentioned are still going strong in Tecumseh. As always, Tecumseh has a large group that volunteers to coach summer and fall youth programs. As with most groups volunteers support most activities by serving on Boards and Committees as well as raising funds.

The City just recently completed their Aquatic Center Project with the aid of a group who raised private funds towards this goal.

One of the most heartwarming evidence is the volunteers that support our schools by volunteering to monitor and help as aides in the classrooms. While COVID slowed that last year it is alive and ready for this year.

- b. Discuss any new volunteer recruitment and/or appreciation efforts that have taken place.

The Veterans recruit every year to help with various activities including the Avenue of Flags. ED is always recruiting individuals to serve the community on Boards and fund raising committee.

Most times we see these groups surface and individuals volunteer to fill spots needed which seems to be working very well.

One of the recent achievements/signs of volunteerism is when funds were being raised for the Aquatic Center and group of Elementary kids got a plastic pool and would sit at sporting events during the winter to ask for donations. People would walk by and throw their money into the pool. By this effort over \$1900 was raised thru the winter sports season.

The City has many different committees and the mayor is always looking for new volunteers to participate. There is a "volunteer" form on the City website for people to sign up, noting their areas of interest. The City can then forward information about different community/civic groups that they might be interested in joining. One has to be careful when recruiting these individuals so as to not overwhelm the volunteer pool of people. However, the City attempts to get creative and recognizes these efforts by offering unique activities such as a night swim free of charge to the Volunteers entire family, and this year Picnic in the Park was combined with the swim along with live

music and free hot dogs. The City Chamber also recognizes these individuals annually at their Chamber meeting after the first of the year. The school too recognizes the school age kids during the academic awards banquet at the end of the school year.

4. COMMUNITY LEADERSHIP

Describe any formal or informal community efforts to recruit and/or train future leaders within the community both youth and adult.

The school has an active Future Business Leaders of America (FBLA) chapter that participates in several regional, state and national competitions. The students are learning valuable information about business in class and in competitions. They are often working in teams to solve realistic business problems. They also attend state leadership conferences.

The school also has a very active Future Farmers of America (FFA) Chapter. They have been participating in many leadership conferences and competitions as well. They have been very successful in winning awards in the various competitions.

Currently, Tecumseh relies upon the adult generation for leadership in the way of taking the step to serve on various Boards and Committees. For example, we have a small group of individuals that oversees the Boy Scouts and Sporting Clays groups. In another way, outside leaders have formed a group to research and investigate the options that are available to us for resurrecting or starting fresh, options for the recently closed Care and Assisted Living centers. We feel this to be a vital need in our area and that collaboration is ongoing. The recruitment of School age people was evident when designing and raising funds for the new Aquatic Center. Several fund-raising events were organized and led by school individuals, and this was made possible by the initial involvement in the pre-design meetings. This project too involved a lot of the Alum from the area, quite a lot worked at the pool over the years (1968 was when the old pool was constructed) and while working there it was customary to write your name in the rafters. So, when the old structure was demolished, we saved those names and contacted the individuals to get them their name, which resulted in quite a few nice donations for the project that was very welcome. One more event is that every 5 years we have an All-Class reunion with events such as golf tournament, basketball games, street dances and dinners. This provides a great way for them to come back and see what is changing in the area, and ways they can become involved. To date there have not been any efforts to attract students to serve but this is a great idea which we will implement and an even better idea to relieve some of the burden of serving on the few that will. This too will be a great addition on their college resume.

SECTION TWO-STRATEGIC PLANNING

COMMUNITY ASSESSMENT

- a. Reflect on the community assessment completed at the time of designation (and any and all subsequent assessments), providing a narrative regarding any changes to those issues identified.

A Community Needs Assessment Survey was completed in the fall of 2010/spring 2011. It was distributed to all utility customers in the City. Approximately 250 people responded to the survey. A town hall meeting was then held to discuss the survey results and to gather input on the additional topics required by the Leadership Application criteria. About 60-70 people attended this meeting and prioritized the most important issues that the City should work on. The top 5 issues identified at that time were: 1) Downtown Historic Square Infrastructure (streets, water, sidewalks, storm drainage; 2)

Demolition and Site Clearance of Derelict/Abandoned Properties; 3) Employment; 4) Street Conditions (other than historic square); and 5) Swimming Pool.

Another town hall meeting was then held April 7, 2016 to review these priorities again and to discuss other issues that may have come up since the survey. The same 5 priorities were kept but placed in a different order of importance. See comments in Section b. The City also has these discussions at annual meeting prior to finalizing the budget and open those meetings to public input for this reason.

- b. Describe any updated processes and tools used to conduct on-going community assessment efforts in the last 5 years, including:
 - 1) A description of the involvement of key stakeholders and the community at large.

The Economic Development Committee and Downtown Revitalization Committee continue to be the leaders in seeing the redevelopment of the Historic Square area is completed. Substantial progress has been made and the project is slated to be out for bid in the fall of 2023 with construction to begin early in 2024. While this now 12-year project has been difficult to navigate, strides are now being taken by NDOT and Federal Hwy to see this thru. NSHPO has been a guiding force in the planning so as to not adversely affect any of the properties. Each property individually had to be assessed by staff to determine best methods of revitalization. This process will provide the best possible outcome of the project.

A summary of results from the assessment process identifying any new issues, providing an explanatory narrative where appropriate.

The Downtown Revitalization Committee, Architectural Review Board and the ED Board regularly met to discuss potential impacts to businesses and residents during this construction process. A Community Input meeting has already been held and another will be conducted by City Staff, Olsson, and NDOT prior to any construction activities. In addition a mailer will be sent out in August updating the Community to any changes with the project and providing contact info in case any questions arise.

- c. Attach a copy of any reports developed as a result of the community assessment.

COMMUNITY PROFILE

- a. Provide the link for your online community profile.

The link for the LOIS profile page is:

<https://app.locationone.com/areas/communities/59ed7fc3994c2c62b62bff04?organization=59eaba35bec80e09b4bbeff4>

or

<http://www.tecumsehne.com/lois.html>

Just click on the LOIS or NEDI link to open the profile pages from the City's website.

- b. Describe any changes to the process for maintaining an up-to-date profile.

Economic Development Director, Doug Goracke coordinates updates for both the LOIS and NEDI sites with appropriate staff. NEDI updates are coordinated with NPPD staff and LOIS updates can be done by Doug or OPPD staff.

STRATEGIC PLAN

- a. Identify and summarize any completed projects as they relate to the strategic plan submitted at the time of designation, and any subsequent plans.

A lot has been accomplished on strategic plan items from five years ago.

1. Downtown Historic Square Infrastructure – A CDBG grant for \$350,000 was used for water main/valve infrastructure around the downtown square. A Transportation Enhancement grant from the NE Dept. of Transportation was also received for a \$10 million project to improve the brick streets around the square and new sidewalks. The water main/valve work has been completed, and about \$105,000 has been spent on downtown building façade improvements thru a grant program from ED over the past 5 years.
2. Demolition & Site Clearance of Derelict/Abandoned Properties – 19 structures have been demolished in the past 5 years – about \$125,000 of City Economic Development and general funds has been spent on these activities. Housing rehabilitation grants from the NE Dept. of Economic Development are also helping to improve some

housing. Grants were received in 2018 for 10 units and in 2021 for an additional 10 units of rehab.

3. Employment – The City has been working continually with NioCorp on a prospective niobium mine south of Tecumseh. It has the potential for 1,200 construction jobs over a 2-3 year period and 300-400 permanent jobs. Tecumseh Poultry has expanded and are seeking additional employees. The Tecumseh State Correctional Institute also continues to maintain and recruit employees for their facility. Our Economic Development director continues to perform business retention visits. Our Economic Development Committee has provided funding assistance for equipment upgrades to a fitness center, \$28,500 to a café, \$45,000 to a Flower Shop, and successful recruiting of a Family Dollar and potential Gas/Convenience Store has been welcomed.
4. Street Conditions (other than Historic Square) – The City has completely repaved 6th Street (past the school), and has armor coated about 70 blocks throughout town in the last few years. The paving project around Smart Chicken is complete, steps are being taken to replace 8 blocks of 2nd street with a Utility relocation as well. Hwy 50 thru town is currently being replaced and should be completed in the winter of 2021. Regular repairs and maintenance are also conducted as ne filling potholes and cracks, etc.
5. Swimming Pool – The new Aquatic Center is complete and open, COVID caused the center to not open last year but steps have been taken to ensure that this year's opening was a success.

The City has maintained a Capital Improvement Plan for each fiscal year that identifies the larger projects to be funded. They have continually worked on funding these improvements as funds are available.

Additional projects that continue to be worked on include: replace/repair sewer lines, nuisance abatement activities, extensive well rehab, new park equipment, ADA Accessible trail in city park, housing rehab grants and demolitions, repair sidewalks within street project areas, improve drainage areas with culverts and detention cells, Community Building Improvements (new air conditioning, kitchen), improved broadband, reopening of Nursing Home and Assisted Living facility, school building improvements & new education programs, and a new city website.

The City has been working toward achieving the goals set in the last 5-year strategic plan. They have made a lot of progress, but will continue to work on these long-term goals. The City has been aggressive in setting up reserve accounts to plan for these larger capital expenditures. They have saved over \$1.4 million dollars for the match required for the Downtown Revitalization Project that will include street, sidewalk, and water infrastructure improvements funded with Transportation Enhancement Funds from the NE Dept. of Transportation. Additional goals include the replacement of 2nd street and the City is saving funds to achieve this, along with the recruitment of a large Gas/Convenience Store.

- b. Provide a summary of the most recent community strategic plan, including the process used for its development. The strategic plan must be current or reviewed within the past 12 months, and include an economic development strategic plan. Overall, the plan should include: identified issues, goals and objectives, and action steps developed to address the issues.

The community Strategic Plan was just recently updated. An effort was made by hiring Hanna/Keelan to take an in depth look at Planning around the City to include housing development, zoning, planning, and strategic ways to address these shortfalls if any. (see 2021 Strategic Plan attachment 9). This Comp. Plan has assisted us in updating our Strategic Plan for the future.

Attachment 9 is the updated Five Year Strategic Plan and the attached Action Plans for the top 5 priority issues. These Action Plans include goals, strategies and action steps that the City will initiate to help achieve success within the strategic plan. This strategic plan is also supported by the annual Capital Improvement Plan that helps guide financial planning for these issues.

The City developed an Economic Development Plan when it approved a 1 ½ cent City tax. One-half cent is allocated to economic development activities. This brings in about \$100K for these types of activities, as outlined in the plan. There are 15 approved activities, and the Economic Development Committee reviews all applications for funds to determine their eligibility and to negotiate an agreement as necessary. This plan is reviewed annually at the committee's organizational meeting, and referenced often as applications for assistance are reviewed. The Strategic Plan has a focus on Employment issues, including recruitment and retention of businesses in the community. The strategic plan does contain a goal and action plan for Employment issues.

- c. Did the strategic plan address the issues listed during the most recent community assessment process? Discuss these issues and the goals and objectives identified to meet any challenges in these areas.

Yes, the updated strategic plan does address the issues listed in the most recent assessment process. The issues stayed the same, but the importance ranking was modified.

1. Swimming Pool – this goal has been met, the new facility opened in May of 2021.
2. Street Conditions – The City will work to follow the 1&6 Year Street Plan, which includes armor coating/sealing, patching potholes, and new paving projects. The Smart Chicken project has been completed and we are looking to start another on 2nd street as well as the Downtown Revitalization Project.
3. Employment – The goal is to maintain and expand businesses by providing incentive programs for existing and potential business development. We also want to retain businesses by conducting business & retention interviews to identify the needs of our businesses and work to obtain whatever resources they need to continue to thrive & grow.

4. Demolition & Site Clearance of Derelict/Abandoned Properties – The City will target at least 4-5 properties annually for inspection and outline any deficiencies and/or options for repairs and work with property owners to repair or demolish the properties. The City is setting aside funds to help with the cost of these projects.
5. Downtown Historic Square Revitalization & Handicap Accessibility for City Hall – the goal is to replace the water distribution system around the square, repair the brick streets and replace the curb, gutters, and sidewalks. As part of this project we hope to address accessibility issues at City Hall. The City has received 2 large grants to address these issues. We have a Transportation Enhancement grant from the NE Dept. of Transportation for \$10 million dollars to complete the street, curbs, gutters, and sidewalks. The water distribution work (mains & valves) is completed with a \$350,000 Downtown Revitalization grant from the NE Dept. of Economic Development. This project is just beginning in early Spring of 2024 and should be completed in August 2026. This goal was moved down however it continue to be a top priority.

Attach a copy of the most recent community strategic plan and/or provide a link to an online version.

See Attachment 9 and Attachment 10 for the updated Strategic Plan and Action Plans.

SECTION THREE - COMMUNITY PLANNING AND ZONING

COMPREHENSIVE PLAN

- a. Provide a summary of any updates, identifying any progress that has been made within the community with respect to the community's comprehensive plan. Indicate how often the comprehensive plan is formally and/or informally reviewed and updated, providing a description of that process.

Recently in 2018, Hanna Keelan was hired with the help of a grant from Nebraska Economic Development and NIFA to update the City of Tecumseh's Comprehensive Planning and Housing Studies.

The Housing Profile in the community has certainly been improved over the years, including rehabilitation of current housing stock and demolition of dilapidated structures throughout town. Grants in addition to City funds have been utilized for these programs in order to improve housing conditions in town.

Community Facilities: The school has consolidated with the Nemaha Valley School District in Cook. The consolidated school serves all of Johnson County, utilizing both sites for classroom instruction. The City no longer has its own police department, they now contract for services with the Johnson County Sheriff's Dept. Other city and county facilities have stayed the same. Health facilities have been improved substantially over the past several years. Tecumseh Family Health built a new facility attached to the

hospital. Johnson County Central Schools is looking into the construction of a new facility. T4K Daycare/Early Childhood learning is advancing their efforts to construct a new facility.

Niocorp (mining company previously mentioned) continues its effort to construct a Niobium/Scandium/Titanium mine south of Tecumseh. This effort has taken time and a substantial fund raising effort and it continues today. Additional efforts by the City have been in the zoning and housing sectors to potentially get an early start on housing opportunities created by this endeavor.

Goals outlined in the plan address the following issues:

- 1) Conservation & Environment – allow development in and around Tecumseh while practicing good conservation and environmental sense.
 - 2) Economy & Economic Development – strive to promote and balance the needs of the retail, wholesale, agricultural, commercial, and manufacturing industries which will support the Tecumseh residents now and in the future, thereby promoting economic stability.
 - 3) Education – Encourage and maintain a viable school and distance learning center in Tecumseh along with early childhood development.
 - 4) Public Health & Safety – work with specific issues facing Tecumseh regarding both Public Health and Safety concerns in Tecumseh.
 - 5) Land Use – develop a set of land use and zoning regulations, which are sensitive to the natural resources of the community.
 - 6) Parks and Recreation – continue to provide adequate recreational opportunities and add new developments when necessary for all sectors of Tecumseh.
 - 7) Transportation – develop, maintain, and upgrade an efficient road system to serve current and future circulation and access needs.
- b. Identify any changes and/or updates to goals and objectives therein.

The results of the updated Comprehensive Plan are addressed in the study. Housing seemed to be the area that needed the most attention. A recent Residential TIF project has assisted in addressing those shortfalls.

- c. Attach a copy of the comprehensive plan, or provide a link to an online version.

The Comprehensive Plan for the City of Tecumseh can be found on their website at:
<http://www.tecumsehne.com/comprehensive-plan.html>

CAPITAL IMPROVEMENT PLAN

- a. Describe any progress regarding the capital improvement plan as submitted at the time of designation, and any changes and/or additional elements. Attach a copy of the current capital improvement plan and/ or provide a link to an online version.

Some of the items included in the capital improvement plan from 5 years ago have been completed, including: New Aquatic Center, Smart Chicken Street Project, progress on DTR project, Community Building upgrades, Electric Grid upgrades, Utility billing software, AMI meter reading system.

Pending projects include the Historic Square Revitalization project (2024) – water main/valve was completed in Summer 2016, service lines and hydrants will be installed in 2024 with the remaining street improvements, sidewalk, curb/gutter, and drainage projects completed within the next couple of years. The 2nd Street project is in initial design stages, Power Plant Improvements are slated for the Spring of 2022. Longer term projects include: New Electric generating unit, new well, and water main replacement to include a new water tower.

The City maintains a capital improvement plan for each fiscal year and completes projects as funds are available. Some projects will be carried over each year or could be dropped if they become unfeasible or unnecessary.

City Staff meets often to discuss future planning activities.

See Attachment 10 for the current FY 21-22 Capital Improvement Plan, which was updated and slated for approval by the City Council on 8/2/21.

ZONING AND SUBDIVISION ORDINANCES

Describe any significant updates to the community's zoning and subdivision ordinances, providing context where appropriate.

There have not been any significant changes to the zoning and subdivision ordinances since the original application. Much discussion was conducted during the 2018 Planning update, and will continue to modify as the needs arise.

BUILDING CODES AND PERMITS

- a. Describe any updates and/or additions to the housing and building codes, where available.

There are also additions to parking in yard issues, unwanted vegetation, and property inspections. These are too cumbersome to list but can be found on the City website.

These updates/additions continue to make our codes more enforceable.

- b. Describe any updates to the process for issuing building permits in the community, where appropriate.

The revised process mentioned in the last recertification has worked very well. The application for the permits also now requires the signature of a department head to ensure a review has been achieved. The permits are now also tracked by year and ID number.

We continue to issue a final Completion Certificate so the City can close out the permit when the project is complete.

- c. How many building permits were issued within the last year?

The City has issued 18 permits in 2020, 15 so far in 2021.

CODE ENFORCEMENT

- a. Describe any updates to the current nuisance ordinances, the process for inspection, and code enforcement.

How many violations have there been in the last year? To date Code Officials have issued 4 Notice and Orders on structures and sent out 68 warning letters resulting in 12 citations. Example: 8 Citations were issued last week.

- b. Attach a copy of any new building codes, housing codes, and nuisance ordinances; and /or provide a link to online access. (Visit tecumsehne.com for those changes)

There have been no significant changes in the nuisance ordinances, the process for inspection and code enforcement. A few nuisance ordinances regarding abandoned vehicles and mobile homes have been approved.

Due to COVID the City's Pride Committee has disbanded, the Code Officials now handle all complaints and with the assistance from the City Attorney address all the issues. This has streamlined the process and is working quite well. The same rules and regulations apply. Tecumseh has two Code Officers who take actions on their own regarding junk, grass, snow, and building dereliction. Tecumseh continues to be very aggressive with the code enforcement which includes destruction of old houses and accessory buildings. The City also take legal action to require the demolition of dilapidated buildings. There have been 4 Notice and Orders for dilapidated structures resulting in the demolishing of those. There also are two currently under order.

Letters from the City Attorney and/or Code Enforcement Officer continue to be issued in advance of any legal action which does help in the acceptance portion of the violation resulting in quite a lot of voluntary compliance.

All codes can be located on the City's website at:

<http://www.tecumsehne.com/tecumseh-municipal-code.html>

SECTION FOUR - BUSINESS AND TECHNOLOGY

BUSINESS RETENTION AND EXPANSION (BRE) PROGRAM

Provide an updated summary of how the BRE Strategy has been working within the community and any changes made to the process, including:

- a. How many businesses are located in the community? About 64 businesses are located in the community, including: Agriculture & Farming, Automotive, Airport, Apartments,

Attorneys, Banking & Investment, Barbers/Beauty Salons, Childcare, Construction & Manufacturing, Education/Schools, Floral/Gifts & Antiques, Furniture/Grocery/Hardware, Gas Stations/Convenience Stores, Health Care & Hospitals, Insurance, Liquor Stores, Newspaper/Printing, Real Estate/Auction, Recreation, and Other Services.

- b. How many businesses are visited with annually? – The Economic Development Director conducts 6-8 visits annually unless otherwise needed or requested, as most of these businesses are sole-proprietorships and they find it difficult to find the extra time to conduct an assessment. However, the Director attempts to visit the larger employers at the least every year but often it is more frequently. The ED Director will seek out and commit to contacting additional businesses to conduct the required 15 in the future. (See attachment 8 for a list)
- c. How are visits conducted, and who is involved? – Visits are conducted by the City Economic Development Director and manager/owner of business. Sometimes staff from the NE Dept. Of Economic Development participates in interviews if requested.
- d. What is done with data collected? – Data is assessed by the Director and Economic Development Committee – goals and strategies are developed to address the needs of the business. These recommendations are then presented to the employer in a follow-up meeting to discuss plans to assist the business. Resources are then brought together to best serve each business.
- e. How is follow-up initiated and tracked? – The director schedules a follow-up meeting within 1 month of the initial visit.
- f. Provide an explanation of how local businesses are communicated with.

The Economic Development Director contacts the businesses in person or by phone to schedule a visit. Visits are conducted in person at the place of business. Tours are sometimes organized as well.

- g. Provide an explanation of how local businesses are recognized.

Different methods of recognizing businesses have been tried over the years. A lunch either at that business or for that business organized by the Development Director and during that highlights of the past successes are talked about. COVID has changed this dramatically so a reassessment as to what is the best method is being discussed for future activities.

ONLINE PRESENCE

- a. Who is responsible for updating the community's web presence?

The City has hired a service provider at a local attorney's office. They keep the website updated with local information and events, photos, city documents, and service information.

- b. Indicate what other social media and/or other web applications the community utilizes.

There is a Facebook page for the Aquatic Center, and the City Handi-bus.

- c. Provide a link to the community's local website.

<http://www.tecumsehne.com/>

- d. Community website must include:

1) Identification

- ✓ Name of community
- ✓ Name of the state, Nebraska, must be clearly shown
- ✓ Map showing location of community within Nebraska
- ✓ Location identification should be found on each page of the website
- ✓ Action photos showcasing your community
- ✓ All links must be working links

2) Contact Information

- a) Full/complete information (physical address, telephone with area code, email) found clearly on home page and in the footer/header/sidebar of every page on the site
- b) Emails should be "hot" or working. They should be spelled out – not somebody's name underlined or a sentence saying "email us."
- c) If the page has a "Contact Us" button or tab – it should open another page on the website with the same look and feel and it should contain contact information. This should never be a link that automatically opens an email.

3) Navigation

- a) Should be intuitive, easy to follow
- b) Easy to identify where you are within the site at all times
- c) Provide a way back to the home page without having to use "back" button - Click on "Home" or "City of Tecumseh" at top of page

4) Community Information

- ✓ Employment opportunities New Resident > Employment Opportunities
- ✓ Housing - New Resident > Housing > Realtors and Rentals Page
- ✓ Utilities – City Services > City Utilities
- ✓ Businesses and restaurants - Businesses
- ✓ Local attractions/recreation – Things To Do
- ✓ Local groups/volunteer opportunities – Things To Do > Volunteer
- ✓ Local events information – See Home Page
- ✓ Location One Information Service (LOIS) link to updated community profile, buildings and sites. – See LOIS on menu

SECTION FIVE - IMPLEMENTATION

LOCAL FINANCING AND INCENTIVES

Provide an updated summary of local or regional financing and incentive options. This should include financing options for all parts of the strategic plan and comprehensive plan (e.g. brief descriptions of local or regional revolving loan funds, LB840 guidelines, CDBG reuse funds, identification of private investment clubs, bonding, special assessments, etc.). Do not include any state funding or incentives in this section.

The City utilizes several funding resources to invest in projects that support the strategic plan and comprehensive plan. City General Funds are used for many municipal project expenses as budgeted each year. For large capital expenditures the City is able to bond projects such as water, sewer, or electric infrastructure improvements. Aggressive saving strategies have proved beneficial for matching funds and project financing and continue today. LB840 funds continues to lead the way for business start-up or expansion to assist in the retention of employee numbers and to start new business. Many times ED will partner with the private group of development minded residents listed earlier to fund projects. There are currently USDA REDG funds in circulation that eventually are to be paid back and re-loaned at a later date. CDBG funds continue to be the go to for many projects, next on the list is to include another round of DTR funding if successful. At the least the City will continue to apply for Owner Occupied Rehab funds to aid the aging housing stock, Rural Workforce Housing dollars are also being considered in the near future.

BUSINESS AND ENTREPRENEURIAL ASSISTANCE

- a. Please submit an updated summary of local and regional financing and incentive options for businesses. State incentives and financing programs may be included in this section.

LB840 Funds have assisted several businesses over the past 5 years, including: \$70,000 to a BBQ Restaurant, \$35,000 to a Daycare, \$25,000 to a meat smokehouse, \$7,000 to a welding business, and \$3,000 to a retail shop. These funds have helped these businesses get started or assisted with necessary improvements. They have also provided assistance to a new museum space for the Johnson County Historical Society and a fitness center in town.

The City also allocates a portion of Keno Funds for Economic Development activities limiting the investment to community betterment projects. We have used these funds for demolition of derelict/abandoned properties, community building repairs/upgrades, park improvements, and benches in downtown area, and most recently the Aquatic Center. We believe that this help local business retain and recruit a labor force for their future. The City also received a USDA REDLG grant that has been loaned out to the Johnson County Hospital for equipment & record keeping hardware/software in the past and has just recently been re-loaned to the Hospital for the purchase of a robotic surgery machine. This was a \$300,000 grant with a \$60,000 match that must stay with the fund. The loan

will be repaid and then re-loaned out to area business enterprises. It has created a revolving business loan fund for the area.

The City also partners with REAP for assistance with business plans, researching markets, discussing management issues and potentially small business loans for new business enterprises. We also partner with SENDD and SEND Inc. for business loans in the area as well.

- b. Please submit an updated summary of local or regional business assistance programs, including: technical support, management support, and entrepreneurial support. See attachment #8 for contact info.

Rural Enterprise Assistance Project (REAP) – Provides business counseling, loans, and business startup consulting.

Nebraska Workforce Development – Technical support for workforce training, grants
Southeast Nebraska Partners for Progress (P4P) - Informal economic development group that shares experiences in their community/region.

Nebraska Dept. of Economic Development (NDED) – Provides technical support for business retention and recruitment and grants.

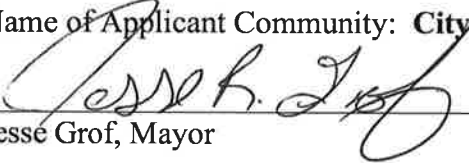
Southeast Nebraska Development District (SEND) – With payment of membership dues you have access to grant writers, technical assistance with revolving loan funds or reuse funds.

United States Dept. of Agriculture (USDA) – USDA has a wide variety of technical assistance and funding resources to access.

Southeast Nebraska Resource Network (SERN) – This is an informal resource network to share contacts in a 15-county area of Southeast Nebraska.

SEND Inc. – Regional Loans from various sources.

Name of Applicant Community: **City of Tecumseh, NE**

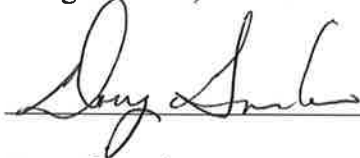


Jesse Grof, Mayor

9-23-2021

Date

Doug Goracke, ED Director, Utilities Foreman



Date 9-23-2021

Doug Goracke
PO Box 417
Tecumseh, NE 68450
(402) 335-7067
dgoracke@tecumsehne.com

RESOLUTION #21-3

**RESOLUTION OF THE CITY OF TECUMSEH OF SUPPORT FOR ECONOMIC
DEVELOPMENT LEADERSHIP COMMUNITY CERTIFICATION**

WHEREAS, local municipal government, county government, and regional economic development entities must provide leadership and coordination for economic development efforts; and

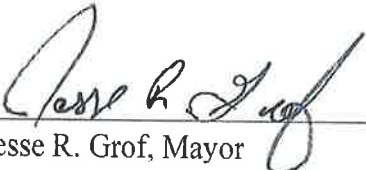
WHEREAS, economic development needs can best be solved through a cooperative effort between local, county, regional and state economic development organizations and entities; and

WHEREAS, there is a need to recognize and promote our community's organizational readiness, infrastructure investment, ability to respond to business needs, and

WHEREAS, the Nebraska Department of Economic Development's Leadership Community Certification has been reviewed and found to be a program promoting our community's economic development preparedness;

THEREFORE, the City Council of Tecumseh, NE herewith pledges their full support, endorsement, and cooperation for participation in the Nebraska Department of Economic Development's Leadership Certified Community Program by the City of Tecumseh.

Approved this 2nd day of August, 2021.



Jesse R. Grof, Mayor

Attachment 2

July 28, 2021

Nebraska Dept. of Economic Development
PO Box 94666
Lincoln, NE 68509-4666

RE: Leadership Community Recertification Application

To Whom it May Concern:

The City of Tecumseh has designated Doug Goracke, Development Director and Utilities Foreman, as the contact person for the recertification application process. He can be reached by phone at (402) 335-7067, Monday through Friday from 7:30 AM – 4:30 PM or by email at dgoracke@tecumsehne.com.

Mr. Goracke has been with the city for 34 years and is well versed in City affairs and will be able and willing to answer any questions that might arise.

Please let us know if you have any questions regarding our recertification application.

Sincerely,

Jesse Grof, Mayor of Tecumseh



SEND D

Southeast Nebraska Development District

February 4, 2021

Kelly Gewecke
Nebraska Department of Economic Development
10210 Odessa Rd
Kearney, NE 68845

Dear Ms. Gewecke:

Southeast Nebraska Development District (SEND D) is a voluntary association of counties and municipalities formed under the Nebraska Interlocal Cooperation Act to identify common problems and shared solutions to improve efficiency and effectiveness among its members. SEND D provides services to 15 counties and over 120 communities in southeast Nebraska.

I am writing to express strong support for the recertification of City of Tecumseh's Leadership Certified Community (LCC) status. SEND D works closely with the City and is committed to helping them remain a LCC community. Examples of the city's leadership include their involvement with the planned Niobium mine in Johnson County. This project is expected to not only create 1,000s of jobs but generate massive investment into the region. On a more local level, the community secured a \$1.2 million grant to make critical utility improvements to their municipal electrical system. Similarly, the City is investing in their existing housing stock through a \$315,000 Community Development Block Grant (CDBG) housing grant that was awarded in 2020. Finally, the City is currently undertaking a \$10 million downtown landscape renovation that will include new curbs, gutters, period lighting, and the renovation of their historic brick streets.

SEND D sees tremendous possibilities and leadership in Tecumseh. This is evidenced by the organization contributing resources towards housing, utilities, downtown revitalization, and the regional economy. Additionally, city staff serve on many regional organizations such as SEND, Inc. and SEND, Inc.'s Rural Workforce Housing Fund (RWHF) committee.

I encourage the Nebraska Department of Economic Development to support Tecumseh's LCC recertification application. The City shows a sincere desire to improve economic opportunities for southeast Nebraska and its residents.

Best regards,

Tom Bliss
Executive Director

LINCOLN OFFICE
2100 Fletcher Ave., Ste. 100
Lincoln, NE 68521-5862
Office: 402-475-2560

www.sendd.org

HUMBOLDT OFFICE
PO Box 308
Humboldt, NE 68376
Office: 402-862-2201

SEND D is an Equal Opportunity Provider and Employer

Tecumseh

Preserving rich heritage and quality of life

Economic Development

July 28, 2021

Nebraska Department of Economic Development
301 Centennial Mall South
Lincoln, NE 68509-4666

RE: Recertification NCIP Leadership Program

Dear NCIP Recertification Committee,

It is with pleasure I write to once again support the efforts to recertify Tecumseh as a Leadership Community. We have made tremendous strides in the past 5 years since our last recertification. Major projects have been completed, some planned, some not, and when they are not, it makes me proud that we can come together to complete this big or small. The current DTR project that has lasted quite some time and contuse today is evidence of our patience and keeping or eye on what's important to our community. After 12 long years we finally see some light to get this thing done. By waiting and being patient, the project has grown to over \$10M.

These are just a few things that shows how committed the residents and staff are here to accomplished goals. For these reasons and more I support the efforts of our community and hope you do as well.

Thanks you for your consideration.

Sincerely,



Doug Goracke, Director

Tecumseh Development

Tecumseh Utilities Superintendent

(402) 335-7067 dgoracke@tecumsehne.com

Morrissey, Morrissey & Dalluge

Attorneys at Law
177 South Third P.O. Box 597
Tecumseh, Nebraska 68450-0597
TEL: (402) 335-3344
FAX: (402) 335-3345

Raymond B. Morrissey (1929-1979)
Thomas L. Morrissey
Bruce Dalluge
Benjamin Beethe - Associate

July 27, 2021

Nebraska Department of Economic Development
301 Centennial Mall South
P.O. Box 94666
Lincoln, Nebraska 68509-4666

Re: City of Tecumseh, Nebraska NCIP Leadership Program

Dear Sir/Madam:

I am the President of the Johnson County Business Development Corporation. I am writing this letter to support the City's application for inclusion in the NCIP Leadership Program. The City has partnered with Johnson County Business Development Corporation on numerous projects. Most recently, we worked with the City's Economic Development Group to help in the rehabilitation of several historic buildings on the downtown historic square, which were bought by the Johnson County Nebraska Historical Society, Inc. Without the City's help, these buildings would have collapsed or would have been demolished.

The City is now working on a plan to rehabilitate the downtown historic square which will include preserving the brick streets and installing new utility lines. Just in the last few months, the City had a large water line break in front of the Johnson County Nebraska Historical Museum located on the Historic Square. The infrastructure on the Historic Square is obsolete and in need of repair.

The City is committed to making Tecumseh a better place to live and we strongly support the City's application for inclusion in the NCIP Leadership Program.

Respectfully yours,



Thomas L. Morrissey, President
Johnson County Business Development Corporation
P.O. Box 597
Tecumseh, NE 68450

TLM/kl

Attachment 6

Five Year Strategic Plan

Mission Statement

The City is dedicated to providing quality services to those who work, live and raise families in Tecumseh.

Vision Statement

Identify and address the needs of the community and prioritize projects according to funding opportunities and the level of necessity.

How Are/Were the Goals Defined?

2010 Needs Survey sent to all rate payers in Tecumseh 11-15-2010

1. Historic Downtown Square Infrastructure
2. Demolition and Site Clearance of Derelict/Abandoned Properties
3. Sanitary Sewer/Wastewater Collection System
4. Street Conditions – other than downtown
5. Swimming Pool

2011 Strategic Planning Town Hall Meeting conducted on 2-8-2011

1. Downtown Historic Square Infrastructure
2. Demolition and Site Clearance of Derelict/Abandoned Properties
3. Employment
4. Street Conditions – other than the Historic Square
5. Swimming Pool
6. Recreation

2016 Strategic Planning Town Hall Meeting conducted on 4/7/16

1. Swimming Pool
2. Street Conditions (other than Historic Square)
3. Employment
4. Demolition & Site Clearance of Derelict/Abandoned Properties
5. Downtown Historic Square Infrastructure (Streets, Water, Sidewalks, Storm Drainage)

2019 Strategic City Council Public Meeting conducted on 8-12-19

1. Improve City Streets
2. Become more aggressive in recruitment of new business
3. Improve sight conditions of properties.
4. Continue to explore infrastructure improvements.

Capital Improvement Plan as Defined by Department Heads and Approved by City Council

Organizational Goals as Defined by the Management Team (Mayor, City Clerk, Deputy City Clerk, ED Director)

1. Improve and maintain assets while preserving the historic significance of the community

- Downtown Revitalization
- Street maintenance
- Replace aging infrastructure

2. Plan for capital improvements

- Budget increases for reserve accounts to fund capital improvement plan
- Involve residents in planning large improvement projects
- Conduct Town Hall meeting to look into the future of long term care in area.

Mayor Grof's Goals:

1. Improve the appearance of neighborhoods and commercial districts
2. Continue to maintain and improve the City's infrastructure
3. Work towards streets and infrastructure projects
4. Maintain City financial situation.

**City of Tecumseh
Strategic Action Plan #1**

**New Swimming Pool/Splash Pad
COMPLETED**

A. Goal Statement (What do we want to do?)

New Swimming Pool/Splash Pad: Construction of a new municipal swimming pool and/or splash Pad.

B. Estimated Completion Date: Summer 2018

C. Strategies (How do we get it done?)

1. Gauge community support through town hall meeting
2. Form planning committee with citizens
3. Hire engineer to research plans
4. Research financing options

D. Action Plan (Who does what? When?)

Action Step 1 – Town Hall Meeting

Timeline – Spring/Summer 2016

Funds Needed/Sources – \$500 – General Funds

Responsible Person(s) – City Clerk, ED Director

Sources of Assistance – SENDD

Action Step 2 – Planning Committee w/Citizens

Timeline – Summer 2016

Funds Needed/Sources – None

Responsible Person(s) – City Clerk, ED Director, Olsson Associates, Volunteers

Sources of Assistance – SENDD, Olsson Associates

Action Step 3 – Hire engineer for preliminary plans & cost estimates

Timeline – Summer/Fall 2016

Funds Needed/Sources - \$20,000

Responsible Person(s) – City Clerk, ED Director, SENDD, Olsson Associates

Sources of Assistance – SENDD, Olsson Associates

Action Step 4 – Research Financing Options

Timeline – Spring/Summer 2016

Funds Needed/Sources – None

Responsible Person(s) – City Clerk, ED Director, SENDD, Olsson Associates

Sources of Assistance – SENDD, Olsson Associates

Action Step 5 – Construction

Timeline – Complete by Summer 2018

Funds Needed/Sources - \$3,000,000 – ½ cent sales tax, Keno Funds, General
Funds, ED Funds, Bond, Land & Water Conservation Fund Grant, Foundation
Grants

Responsible Person(s) – City Clerk, ED Director, Engineer, Contractor

Sources of Assistance - SENDD

**City of Tecumseh
Strategic Action Plan #2**

Street Conditions (other than Historic Square)

A. Goal Statement (What do we want to do?)

Improve City street conditions: Follow One & Six Year Street Plan developed by the City Street Superintendent. Includes armor coating/sealing, patch potholes, and new paving projects.

B. Estimated Completion Date: Ongoing

C. Strategies (How do we get it done?)

1. Refer to 1&6 Year Street Plan for short term & long term project list
2. Armor Coat or Overlay streets that need the most attention
3. Patch potholes and seal cracks as needed
4. Hire engineer to design new paving projects

D. Action Plan (Who does what? When?)

Action Step 1 – Review 1&6 Year Street Plan

Timeline – Summer of each year (with budget planning)

Funds Needed/Sources – None

Responsible Person(s) – City Clerk, Street Engineer, City Council

Sources of Assistance – Street Engineer

Action Step 2 – Armor Coat/Overlay Maintenance

Timeline – Annually

Funds Needed/Sources – \$125,000 - \$150,000/annually

Responsible Person(s) – City Clerk, Street Engineer, Contractor

Sources of Assistance – Street Engineer

Action Step 3 – Patch potholes and seal cracks as needed

Timeline – Annually

Funds Needed/Sources – \$ 30,000 - NDOR, General Funds

Responsible Person(s) – City Clerk, Street Engineer, Contractor

Sources of Assistance – NDOR, Street Engineer

Action Step 4 – New Paving Projects

Timeline – Part of 1&6 Year Street Plan

Funds Needed/Sources – \$300,000/block – NDOR, General Funds, Bonds,
CDBG Grants

Responsible Person(s) – City Clerk, Street Engineer, Contractor

Sources of Assistance – NDOR, Street Engineer

City of Tecumseh
Strategic Action Plan #3

Employment Recruitment & Retention

A. Goal Statement (What do we want to do?)

Maintain & Expand Businesses: Continue and expand the current employee incentive program for existing and potential business development. Continue business retention and expansion interviews and intensify actions as a result of that information. Continue to promote Nebraska Workforce Development and Nebraska Economic Development Program that help expand and retain employment opportunities.

B. Estimated Completion Date: Ongoing

C. Strategies (How do we get it done?)

1. Increase efforts and ratio of Business Retention & Expansion interviews
2. Continue partnerships and information sharing with Nebraska Economic Development and Nebraska Workforce Development
3. Sustain and possibly increase dollars available to expend for incentives and training

D. Action Plan (Who does what? When?)

Action Step 1 – Business Retention & Expansion Interviews

Timeline – Ongoing

Funds Needed/Sources – None

Responsible Person(s) – ED Director

Sources of Assistance – OPPD, NDED

Action Step 2 – Employee Incentive and Training

Timeline – Ongoing

Funds Needed/Sources – \$45,000/yr. – LB840, Workforce Development Grants, REAP, SENDD, NDED, ED Funds

Responsible Person(s) – ED Director

Sources of Assistance – SENDD, NDED, Workforce Development

Action Step 3 – Incentive Dollars

Timeline – Ongoing

Funds Needed/Sources – LB840 funds

Responsible Person – ED Director

Sources of Assistance – SENDD, NDED

**City of Tecumseh
Strategic Action Plan #4**

Demolition & Site Clearance of Derelict/Abandoned Structures

A. Goal Statement (What do we want to do?)

Demolition & Site Clearance: Demolish derelict and/or abandoned structures in town.

B. Estimated Completion Date: Ongoing

C. Strategies (How do we get it done?)

1. Possible 4-5 properties for inspection by building maintenance code official. Outline deficiencies and options for repair or demolition and notify property owner of deadlines for abatement.
2. Work with property owners for quick resolution to complaints
3. Get bids for demolition work if no resolution can be made and schedule demolitions.

D. Action Plan (Who does what? When?)

Action Step 1 – Identify derelict or abandoned properties and notify owners of violations.

Timeline – Ongoing

Funds Needed/Sources – \$500 – ED Funds, General Funds

Responsible Person(s) – Code Enforcement Officer, ED Director

Sources of Assistance – City Attorney, Code Enforcement

Action Step 2 – Work with property owners to clear violations

Timeline – Ongoing

Funds Needed/Sources – \$1,000 – ED Funds, General Funds

Responsible Person(s) – ED Director, Code Enforcement Officer, City Attorney

Sources of Assistance – Code Enforcement

Action Step 3 – Complete demolition activities

Timeline – Ongoing

Funds Needed/Sources – \$10,000/per unit – ED Funds, General Funds

Responsible Person(s) – ED Director, Code Enforcement Officer, City Attorney

Sources of Assistance – Local Contractors, Asbestos Inspector

City of Tecumseh
Strategic Action Plan #5

Downtown Historic Square Revitalization and Handicap accessibility for City Hall

A. Goal Statement (What do we want to do?)

Downtown Revitalization – replace water distribution system around the square, repair brick streets and replace curb, gutter, and sidewalks. Pave parking envelope with concrete and bury electric service. Optional: Handicap accessibility for City Hall.

B. Estimated Completion Date: December 31, 2024-25

C. Progress Made: CDBG Downtown Revitalization Grant for \$350,000 received and this portion has been completed. The remaining project is expected to cost around \$10M, with 20% being the City's match (\$2M)

D. Strategies (How do we get it done?)

1. Hire engineer to complete final plans and complete Environmental Assessment along with newly required ROW assessments
2. Complete final design
3. Bid project and get Notice to Proceed
4. Complete Construction

E. Action Plan (Who does what? When?)

Action Step 1 – Engineer to prepare final plans

Timeline – By December 31, 2023

Funds Needed/Sources – \$2.4M

Responsible Person(s) – Olsson Associates

Sources of Assistance – Olsson Associates, NDOR, FHWA, NSHPO

Action Step 2 – Separate Water Service/Valve Project

Timeline – Complete by 8/4/16

Funds Needed/Sources – \$650,000, Utility funds

Responsible Person(s) – City Clerk, ED Director, Utility Foreman, Olsson

Sources of Assistance – Olsson Associates

Action Step 3 – Implement Street, Sidewalk, ADA City Hall.

Timeline – Complete by 12/31/2024-25

Funds Needed/Sources - \$500,000, Keno Funds, Sales Tax, Gen Fund

Responsible Person(s) – City Clerk, ED Director, Olsson,

NDOR, FHWA, NSHPO

Sources of Assistance – Olsson, NDOR, NSHPO

Attachment 7

City of Tecumseh
Capital Improvement Plan - FY 21-22

Dept.	Project	Estimated Cost	Reserve	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023
Econ. Dev.	Purchase of property in Shawnee Ridge for development	\$40,000.00		\$25,000.00	\$25,000.00	\$30,000.00	\$0.00
	Purchase or build a building for resale/development	\$58,000.00		\$20,000.00	\$40,000.00	\$40,000.00	\$0.00
Streets	Armor Coating (in budget)	\$40,000/yr.		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
	Dump truck (shared with util.) (in budget)			\$0.00	\$0.00	\$7,500.00	\$0.00
	Downtown Revitalization Project - Temp Easements/Match requirements	\$2.4M		\$50,000.00	\$0.00	\$0.00	\$2.4M
	Downtown Revitalization Project - Construction (City Match)	\$1.5M	\$1.38 M on hand	\$0.00	\$1.8M	\$0.00	\$0.00
	Plow Truck Lease (shared w/Water) (in budget)	\$5025/yr		\$5,025.00	\$5,025.00	\$5,025.00	\$0.00
	New Plow Truck	\$6,000.00		\$0.00	\$6,000.00	\$6,000.00	\$6,000.00
Pool	Plow/Sander	\$20,000.00		\$20,000.00	\$20,000.00	\$20,000.00	
Library	Roof Replacement	unknown		\$0.00	\$0.00	\$0.00	\$0.00
Handibus	Replace Bus	\$10,000.00		\$0.00	\$10,000.00	\$0.00	\$0.00
Electric	Boiler Replacement	\$35,000.00		\$0.00	\$0.00	\$0.00	\$0.00
	Match for EDA Grant	\$304,863.00				\$304,863.00	
	Digger truck Purchase (new)	\$150,000.00		\$0.00	\$0.00	\$150,000.00	\$0.00
	Power Plant Improvements	\$350,000.00		\$0.00	\$350,000.00		\$0.00
	AMI	\$450,000.00		\$0.00	\$450,000.00	\$150,000.00	\$0.00
	Dump Truck (shared w/Streets)	\$7,500.00		\$7,500.00	\$0.00	\$7,500.00	\$0.00
Water	Standpipe painting and annual maintenance contract (2 yrs)*	\$60,000.00		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
	Valve repair (Line Stoppers) (in budget)			\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
	Well Rehab - #??			\$35,000.00	\$0.00	\$40,000.00	\$0.00
	2 fire hydrants (in budget)			\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	Line repairs (in budgeted expenses)			\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
	GIS mapping of water lines (in budget)			\$0.00	\$0.00	\$0.00	\$0.00

City of Tecumseh
Capital Improvement Plan - FY 21-22

Dept.	Project	Estimated Cost	Reserve	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023
	Dump Truck (shared w/Streets)	\$2,500.00		\$0.00	\$0.00	\$7,500.00	\$0.00
	Wells- Generator	\$150,000.00		\$0.00	\$75,000.00	\$75,000.00	\$0.00
	Downtown Revitalization Project (Water Main/Lines)	\$890,000.00	\$650K in reserve - Add \$10K mo. to savings	\$0.00	\$890,000.00		\$0.00
	Plow Truck Lease (shared w/Streets)	\$5025/yr.		\$5,025.00	\$5,025.00	\$5,025.00	\$0.00
	Potential Generator at Well Site (ARP)??	\$320,000					320,000.00
Sewer	Slip liner/line repairs (reserve account) (\$20K in budget)			\$80,000.00	\$80,000.00	\$80,000.00	\$0.00
	GIS mapping of sewer lines (in budget)			\$5,000.00	\$5,000.00	\$0.00	\$0.00
	New Sewer Shop	\$80,000.00		\$90,000.00	\$0.00	\$80,000.00	\$0.00
	Air Conditioning @ Wastewater Plant	\$18,000.00		\$18,000.00	\$12,000.00	\$0.00	\$0.00
	Dump Truck (shared w/Streets)	\$7,500.00		\$0.00	\$0.00	\$0.00	\$0.00
	Diffusers	\$15,000.00		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
	New lift station pump	\$60,000.00				\$60,000	

Tecumseh

Preserving rich heritage and quality of life

Economic Development

Attachment 8

BUSINESS RESOURCES

Center for Rural Affairs (REAP)

Provides business counseling, loans, and business startup consulting.

Contact: Kim Preston (402) 687-2100

Nebraska Department of Labor/ Workforce Development

Technical and grant support for workforce training

Contact:

Nebraska Department of Economic Development

Provides support for business development and technical support for Business Retention and Expansion, grants and other offered programs.

Contact: Deb Eggleston (402) 380-7253 Eastern Ne Consultant

Kelly Gewecke (308) 627-3151 Central Ne Consultant

Ashley Rice-Gerlach (308) 655-0919 Business Consultant

Southeast Nebraska Development District (SEND)

Membership includes access to technical assistance, grant opportunities, revolving loan funds, and reuse funds, among other services.

Contact: Tom Bliss, Director (402) 475-2560

United States Department of Agriculture (USDA)

Variety of programs and technical/funding assistance. Reuse loans, housing funding etc.

Contact: Brandt Richardson (308) 455-9837

Kelley Messenger (308) 455-9837

SEND Inc.

Wide variety of funding opportunities including reuse/revolving loan funds Rural Workforce Housing funds, and business development assistance.

Contact: Tom Bliss (402) 475-2560

Kelly Gentrup (402) 475-2560