

# City of Tecumseh, Nebraska

Comprehensive Planning  
Program – 2028.

*Nebraska Investment Finance Authority  
Housing Study Grant Program.*

## COMPREHENSIVE PLAN 2018-2028

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

November, 2018



# ***TECUMSEH, NEBRASKA*** ***COMPREHENSIVE PLAN – 2018-2028.***

**ECONOMIC  
DEVELOPER**  
Doug Goracke

**MAYOR**  
William Montz Sr.

**CITY CLERK/  
TREASURER**  
Lisa Beethe

**CITY COUNCIL**  
Tim Kluck  
Travis Goracke  
Jim Philippi  
James Reed  
Kimberly Jansen

**PLANNING COMMISSION**

Patrick Brommer  
Ted Evans, Jr.  
Jed Droge  
Densel Frankhauser  
Bob Kuhl  
Kevin McKinney  
Lynn Campbell

The Tecumseh, Nebraska Comprehensive Planning Program was funded in part by the Nebraska Investment Finance Authority (NIFA) Housing Study Grant Program, with matching funds from the City of Tecumseh. This Comprehensive Plan was completed with the guidance and direction of the Tecumseh Planning Commission.

## **HANNA:KEELAN ASSOCIATES, P.C.** **COMMUNITY PLANNING & RESEARCH**

***COMPREHENSIVE PLANS & ZONING \* HOUSING STUDIES \*  
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING \*  
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS\****

***\*Lincoln, Nebraska\* 402.464.5383 \****

***\* Becky Hanna, Tim Keelan, Keith Carl, Jake Palm \****

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# SECTION 1

## THE TECUMSEH PLANNING PROCESS.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**



# SECTION 1

## THE TECUMSEH PLANNING PROCESS.

### *INTRODUCTION.*

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

The Tecumseh planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “**Goals**” and “**Action Steps**” in the areas of “**Community Growth, Land Use, & Zoning;**” “**Housing & Neighborhood Redevelopment;**” and “**Education & Community/Economic Development.**”

The **Comprehensive Plan** was prepared under the direction of the **Tecumseh Planning Commission**, with the assistance of the **City Council, City Staff** and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska. The **Comprehensive Plan** was funded by a **Housing Study Grant** from the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds provided by the **City of Tecumseh**.

### PLANNING PERIOD

The planning period for achieving the goals, programs and community and economic development activities identified in this **Comprehensive Plan** is **10 years, 2018 to 2028**. The **Plan** highlights necessary, broad-based community and economic development activities to meet the City’s goals. This approach allows the Community of Tecumseh to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

### PLANNING JURISDICTION

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

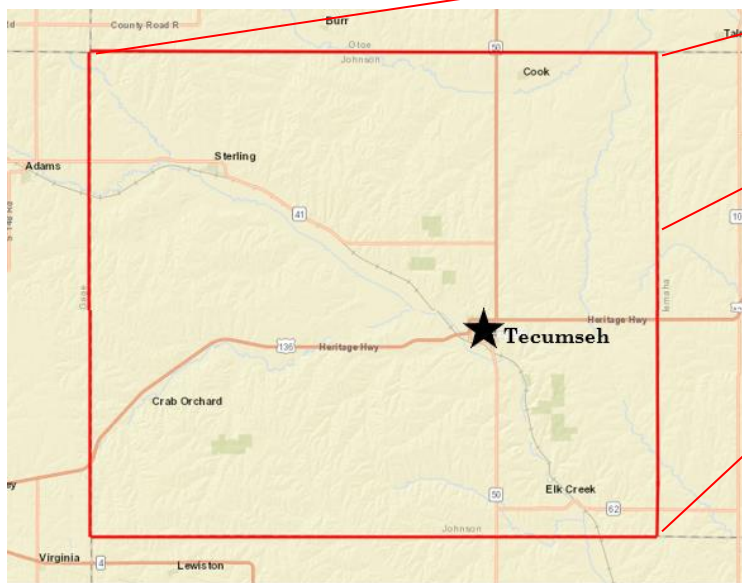
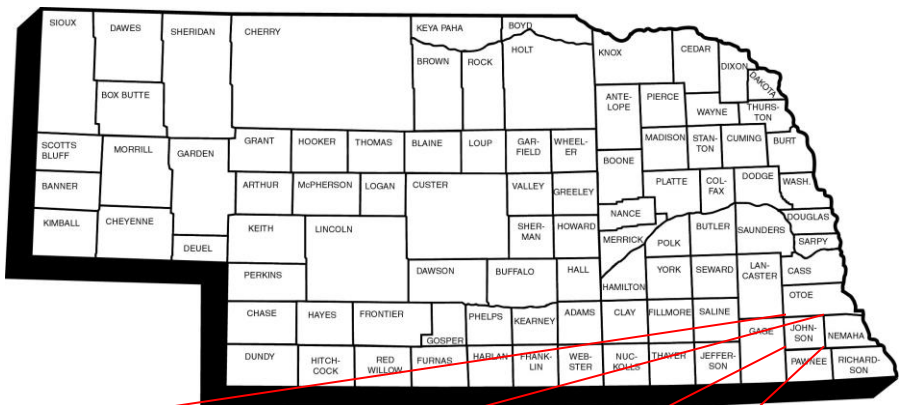
## AUTHORITY TO PLAN

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

## COMMUNITY SUMMARY

Tecumseh, Nebraska, is the County-Seat of Johnson County, with an estimated population of 1,692 residents, as of 2018. The City is located in southeast Nebraska, approximately 55 miles southeast of Lincoln, Nebraska, and 70 miles south of Omaha, Nebraska. The City is served by U.S. Highway 136, and State Highway 50.

### **Illustration 1.1 Location Map**



The City of Tecumseh is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in quality small town living. The Community of Tecumseh offers a variety of amenities including public and parochial schools, restaurants, governmental services, grocery and convenience stores, skilled nursing and assisted living facilities, hospital, etc.

The Tecumseh Historic Downtown Square is located in the southwestern portion of the City and includes the historic Johnson County Courthouse and surrounding areas, primarily along Broadway, Clay, 3<sup>rd</sup> and 4<sup>th</sup> Streets. The Downtown Square consists mostly of professional offices, specialty retail stores and banks. Additional commercial uses along the State Highway 50 Corridor near the eastern edge of the City include restaurants, banks, a hotel and other specialty retail stores. Tecumseh City Hall is located in the Downtown Square at the intersection of South 4<sup>th</sup> and Broadway Streets.



Major employers in Tecumseh, which include Johnson County Hospital, Tecumseh Poultry and Tecumseh State Correctional Institution are primarily located on the edges or outside of town. Johnson County Central Public Schools is centralized at North 6<sup>th</sup> and Lincoln Streets.

## **RESPONSIBLE GROWTH AND DEVELOPMENT**

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

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



## ***THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.***

The **Tecumseh Comprehensive Plan** has been designed to **enhance both community and economic development efforts** to promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize both **Tax Increment Financing (TIF)** and **LB840 sales taxes for "community and economic development"** will play an important role in growth opportunities for Tecumseh. Citizen input will be needed to assist and enhance this political decision making process.

The Community greatly benefits from having effective community and economic development organizations, including the **Tecumseh Economic Development Committee, Tecumseh Chamber of Commerce, Southeast Nebraska Community Action Partnership, Southeast Nebraska Development District** and the **Tecumseh City Council and Planning Commission**, to serve as a vehicle to plan and implement residential, commercial and industrial development and redevelopment activities in the City. **Redevelopment Areas** in Tecumseh include the Downtown Square and areas south across the railroad corridor, residential neighborhoods in central Tecumseh between Lincoln and Broadway streets from approximately 6<sup>th</sup> to 13<sup>th</sup> Streets, undeveloped and industrial tracts in the southeast portion of the City bounded by Highway 50, Cordelia Street and the railroad corridor, the large residential development area in the northeast portion and existing neighborhoods in the northwest portion of the City.

The **Future Land Use Maps** for the City of Tecumseh encourage growth and expansion of the City during the 10-year planning period. The City must also continue to improve and enhance its older neighborhoods, including the Downtown Square. The City should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion.

Incentives such as LB840 sales taxes, TIF, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources, coupled with private financing, should be utilized on an annual basis by the Community to achieve the goals contained within this **Comprehensive Plan**.

Under the direction of the City of Tecumseh Planning Commission, a new **Community Housing Study** was completed in September, 2018. The **Study** includes a **10-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the preservation of existing housing. Providing safe, modern, and affordable housing in Tecumseh during the next 10 years will ensure a population base capable of supporting various businesses and services in the Community.



Housing development and rehabilitation activities in Tecumseh, coupled with new housing opportunities for both elderly and young families, will need to be an ongoing process. The City should support housing improvement and development efforts as a means of both expanding the population and local tax base.

## ***ORGANIZATION OF THE PLAN.***

The creation of the **Tecumseh Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of planning listening sessions, meetings with the Tecumseh Planning Commission and Housing Steering Committee and the implementation of two important Community Surveys in an effort to assess the needs and wants of the local citizenry.

The **quantitative approach** included the analysis of the various statistical databases provided by the 2000, and 2010 Censuses, the 2012-2016 American Community Survey, and information from other pertinent local, state, and federal agencies. The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

The combined results of these two important research approaches produced this Comprehensive Plan and includes the following Sections:

- ❖ The Tecumseh Planning Process.
- ❖ Community Planning Goals & Action Steps.
- ❖ Population, Income & Economic Profile.
- ❖ Land Use, Growth & Redevelopment.
- ❖ Public Facilities, Utilities & Transportation.
- ❖ Economic & Community Development Profile & Plan.
- ❖ Energy Element.

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period. This **Comprehensive Plan** is organized into three elements as summarized below.

### **ELEMENT 1**

The **first** element of the **Comprehensive Plan** are the **Goals** and **Action Steps**, which represent the foundation for which planning components are designed and eventually implemented. The **Goals** and **Action Steps** identified in this **Comprehensive Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

### **ELEMENT 2**

The **second** element is the **Background Analysis**, which presents the research, both quantitative and qualitative, necessary for the development of the **Plan's Goals** and **Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Tecumseh. The careful research of past and present data allowed for the projection of future population and development needs.

### **ELEMENT 3**

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



## COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

A **comprehensive citizen participation program** was implemented to gather the opinions of the Tecumseh citizenry regarding Community planning and housing issues and needs. *Planning for Tecumseh's future is most effective when it includes opinions from as many citizens as possible.* The methods used to gather information from the citizens of Tecumseh included meetings with the **Planning Commission** and a **Housing Steering Committee, Community Planning Listening Sessions** with Community organizations and local citizenry and the completion of two important Surveys: a “**Citizen Survey**” and a “**Workforce Housing Needs Survey.**” Surveys were distributed utilizing local websites, as well as hard copies at key Community locations.

**The following highlights comments from the Tecumseh Planning Commission regarding the strengths, weaknesses, and opportunities for planning and housing development in Tecumseh.**

- Job creation is critical in the Community of Tecumseh, but not enough quality, affordable housing is available for employees who desire to locate close to their place of employment. The City has a very high employee commuter population.
- Tecumseh needs to continue owner-occupied housing rehabilitation activities, including the demolition of substantially deteriorated and/or dilapidated housing units for new housing development.
- Downtown Tecumseh has greatly improved in recent years, including grant assistance to businesses for building façade improvements, and the creation of a “mini-park” on a previously vacant lot. This façade and streetscape improvements program needs to continue.
- Barriers to community and economic growth and development do exist in Tecumseh; most notably, the lack of room for new commercial development. The only viable spot for new commercial development is in the redevelopment area in the northeastern portion of the City, which is owned by Tecumseh Economic Development Committee.
- The City of Tecumseh should formalize a plan to identify cost effective residential, commercial and industrial future growth areas suitable for future development and annexation by the City.
- More rental housing in Tecumseh is needed, but at what price point will households, both renter and owner, thrive?

- Sustainability factors, such as green building, energy efficiency and conservation, and use of renewable resources should be promoted and encouraged.
- The Community also has a large, agriculturally-based economy. The preservation of environmentally sensitive land within the One-Mile Planning Jurisdiction would benefit not only the local economy, but the economy of Johnson County.

## ***TECUMSEH CITIZEN SURVEY.***

**Tecumseh Citizen Survey** participants were asked to provide input regarding various aspects of the Community, including the appearance, sustainability and future growth of Tecumseh, the quality and availability of public services offered and housing issues, such as their current living situation, condition of their dwelling unit and what families could afford for monthly rent or a monthly house payment. A total of **46 Surveys** were completed. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in the **Appendix**.

- An estimated 35 percent of Survey participants have lived in Tecumseh for 21 years or more.
- 28 participants resided in a single family home. A majority of participants were satisfied with their current housing situation. **A total of 10, or 22 percent of Survey participants rated the condition of their home as “fair,” or in need of minor repair.**
- Housing types identified as **“Greatly Needed”** in the City of Tecumseh included apartments or homes with three+ bedrooms, Housing for Single Parent Families, First-Time Homebuyers and Persons with Disability(ies), General Rental Housing and Rehabilitation of both Owner and Renter-Occupied Housing.
- Top-rated community services in Tecumseh included Churches, Pharmacy, Fire Protection, Medical Clinics, Library and Public Transit.
- 61 percent of the **Survey** respondents supported the Community using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 50 percent of the **Survey** respondents supported Tecumseh using State or Federal grant funds to conduct a renter housing rehabilitation program.

- 65 percent of the **Survey** respondents supported Tecumseh establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.
- 57 percent of the **Survey** respondents supported the Community using grant dollars to purchase, rehab and resell vacant housing in the Community.
- 54 percent of the **Survey** respondents supported Tecumseh using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.

## **WORKFORCE HOUSING NEEDS SURVEY.**

The City of Tecumseh Planning Commission, in cooperation with local major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Community's workforce. A total of **161 Surveys** were completed.

**Survey** participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and what participants could afford for monthly rent or house payment. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in the **Appendix**.

- **Survey respondents included 88 homeowners and 60 renters. A total of 29 participants were not satisfied with their current housing situation.** Reasons included: their home was too small, in need of substantial updating and/or being too far from their place of employment. **A total of 26 Survey participants indicated an interest in purchasing a home in Tecumseh.**
- The majority of **Survey respondents** identified the ability to afford a home priced at or below \$120,000.
- **Respondents** identified single family homes with three+ bedrooms as the type of home they would most like to purchase.
- Most **Survey** participants identified an ability to afford a monthly rent between \$400 and \$600.
- The most common barriers identified when obtaining affordable **owner housing** included **housing prices, cost of utilities** and **cost of real estate taxes**.
- The most common barriers faced when obtaining affordable **rental housing** included the **high cost of rent, the lack of availability of decent, affordable rental units** and **cost of utilities**.



# SECTION 2

## COMMUNITY PLANNING GOALS & ACTION STEPS.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**





## **SECTION 2**

# **COMMUNITY PLANNING GOALS & ACTION STEPS.**

### ***INTRODUCTION.***

**The Tecumseh Comprehensive Plan is an essential and most appropriate tool** to properly guide the development of the City. The ***Community Planning Goals and Action Steps***, an important aspect of the Plan, provides local leaders direction in the administration and overall implementation of the Comprehensive Plan. In essence, the goals and action steps are the **most fundamental elements of the Plan**; the premises upon which all other elements of the Plan must relate.

**Goals are broad statements**, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth & Land Use/Zoning, Housing & Neighborhood Redevelopment, and Education & Economic/Community Development.**

“Goals” are long-term in nature and, in the case of those identified for the **Tecumseh Comprehensive Plan**, will be active throughout the 10-year planning period.

“Action Steps” help to further define the meaning of goals and represent **very specific activities** to accomplish a specific Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Comprehensive Plan.**

The main component supporting these **Goals & Action Steps** is the **Comprehensive Citizen Participation Program.** This includes meetings with Planning Commission and Housing Steering Committee, two Community Surveys, and Community Planning Listening Sessions.



## **CITIZEN PARTICIPATION “CONSENSUS STATEMENTS”.**

The **Tecumseh Citizen Participation Process** provided the following important **Consensus Statements**. These Statements were developed as a result of citizen input from Tecumseh Planning Commission and Housing Steering Committee meetings, as well as two previously discussed Surveys.

- **Community residents want more entertainment, employment and retail opportunities in Tecumseh**, in an effort to be more economically competitive with surrounding Communities. Specific examples provided include more small businesses, restaurant/eating establishments and a movie theater.
- **Residents are concerned about pedestrian safety** for the general public, especially children, due to the high volume of heavy truck traffic. Parks, schools and other public facilities that are frequently utilized by local children and residents must have appropriate and efficient safety measures and devices implemented to ensure safe access to and from these facilities.
- **Demolition or rehabilitation of deteriorated housing units and other structures should be a top activity of the City**. This would include building façade improvements, junk vehicle removal and aesthetic improvements along major corridors (benches, street trees, street lighting, curb cuts, etc.). This will improve the overall quality of life of local citizens and enhance Community sustainability.
- **Top housing needs in Tecumseh include** affordable apartments or single family homes with three+ bedrooms, housing for single parent families, first-time homebuyers and persons with disability(ies), general rental housing and rehabilitation of both owner and renter-occupied housing.
- **Employees in Tecumseh identified a desire to relocate to the Community if more housing types were made available**. Workforce Housing Needs Survey participants identified the cost of rent, housing prices, a lack of sufficient available homes or rental units in an affordable price range, the cost of utilities and the cost of real estate taxes as impediments to obtaining quality, affordable housing in Tecumseh. The development of “workforce housing” will be critical to both attract and retain both local businesses and major employers.

## COMMUNITY GROWTH, LAND USE & ZONING.

**Goal 1: Population Growth Activities.** The City of Tecumseh is projected to increase slightly from the current (2018) population of 1,640, to an estimated 1,655 by 2028, representing an annual increase of 0.1 percent. The Community, through more aggressive planning and development activities and the location of 35 additional full-time employment opportunities, could reach a “**high**” population of 1,692 within the next 10 years, an increase of 52 persons. An **Economic Development “Boost”** scenario, consisting of locating **55 additional full-time employment opportunities**, would result in an estimated 2028 population of 1,722, an increase of 82 residents, or 5 percent. Land availability for residential, commercial and industrial development should correlate with future population growth projections.

- **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Tecumseh. Approximately 250 acres of vacant land exists within the Corporate Limits of the City of Tecumseh. An estimated 80.2 percent, or 200.5 acres of this land is developable.
- **Action Step 2:** Designate a minimum of **362 acres** of land to support **future single family, multifamily and mobile home residential development, based upon the targeted future housing demand.** Currently, the City has a large surplus of land designated for single family use, and shortage of land areas designated for multifamily and mobile home use, when compared to the requirements set forth in the National Planning Standard. Residential land uses should be increased through infill development of vacant land throughout the City, including an emphasis on multifamily housing along the Highway 50 Corridor along the eastern edge of the current Corporate Limits. Future residential growth areas beyond the current Corporate Limits are recommended to be concentrated primarily to the northwest, north and east of the Community.

### **The Land Use Plan includes:**

- ❖ **The Northwestern Growth Area** focuses on continuing to expand opportunities for residential development, primarily targeting single family residential developments in the area. Development should first concentrate on infill of vacant lots within the current Corporate Limits, with future single family residential growth areas targeted beyond the existing limits.



- ❖ **The Northern Growth Area** focuses on developing the Highway 136 Corridor with new commercial development. There is currently a lack of commercial uses in Tecumseh. Vacant land along this corridor provides opportunity to develop land for new businesses, restaurants and entertainment facilities. Multifamily housing is recommended to be developed on adjacent parcels outside the northern Corporate Limits to act as a buffer between commercial and future single family developments. Additional future commercial developments should be targeted along the Highway 50 Corridor north of the existing Corporate Limits.

- ❖ **The Eastern Growth Area** targets new commercial development along the Highway 50 Corridor within the existing Corporate Limits, through both infill development on vacant parcels and conversion of industrial land uses to commercial. Tracts of land outside and adjacent the current Corporate Limits to the east are recommended support multifamily development projects to create a buffer between commercial uses and future single family residential uses.

- **Action Step 3: Continue the development of Commercial and Industrial Land in Tecumseh.** An analysis of existing land uses in Tecumseh identifies a need for an additional **eight acres of commercial** and **seven acres of industrial land**, based upon the targeted population changes. The location of future highway-oriented commercial uses is recommended along the Highway 136 and Highway 50 Corridors through the northern and eastern portions of the City. Future professional services, specialty retail outlets, and other pedestrian-oriented businesses should be targeted to the Downtown, while automotive oriented businesses or other larger commercial uses should develop along the highway corridors in the northeastern portion of the City. Light industrial uses and manufacturing companies within the Corporate Limits should remain in their current locations in designated industrial zoned areas along the railroad corridor to the south. New industrial land uses should develop on currently vacant lots in the southern portion of the City.
- **Action Step 4: Address parks, open space and public/quasi-public land uses in Tecumseh.** Based upon the targeted population growth, an analysis of existing land uses in the City identifies a need for an additional seven acres of parks, recreation, or open space land uses, and ten additional acres of public/quasi-public land. Future park improvements should include a public trails network in and around Tecumseh City Park, ultimately extending throughout and around the City, in order to better connect all parks, schools, neighborhoods, the Downtown and other entertainment areas.

- **Action Step 5: A housing target demand of 76 dwelling units**, including 34 owner and 42 rental units, is projected for Tecumseh by 2028 to support future population growth within each of these growth areas. Development within each of the identified primary growth areas should infill of vacant lots within the Corporate Limits, redevelopment of existing structures and development of adjacent parcels currently outside the Corporate Limits. Land uses along the highway corridors are recommended to primarily be of commercial use, with automotive-oriented and larger retail commercial structures located near or outside the Corporate Limits. New industrial developments should be located adjacent current industrial uses in the southern portion of the City.

**Goal 2 – Land Use Plan.** Adopt and maintain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community of Tecumseh. The Plan should encourage the preservation and protection of environmental resources while supporting development in the One-Mile Planning Jurisdiction of Tecumseh.

- **Action Step 1:** Develop solutions to **correct development barriers** in Tecumseh, including the prohibition of intensive agricultural uses, such as feedlot operations, from expanding or developing within the One-Mile Planning Jurisdiction.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are located beyond designated floodplains and sensitive soil areas. Target infill residential development activities on vacant lots scattered throughout the City, and on vacant lots created after the demolition and removal of substantially deteriorated dwellings. Large scale commercial development are recommended to be developed along the Highway 50 and 136 Corridors in the northern and eastern portions of the City. Expansion of industrial uses should be targeted to currently vacant lots south of the railroad corridor in the southern portion of the City, adjacent existing industrial land uses.
- **Action Step 3:** Locate future higher density (multifamily) residential developments to buffer commercial and industrial areas from lower density single family and duplex developments. Specifically, this would include areas adjacent the existing and future commercial uses along the Highway 50 Corridor along the eastern edge, and the Highway 136 Corridor along the northern portion of the City.
- **Action Step 4:** All future development in Tecumseh should be accompanied with a **modern utility and infrastructure system** of public and/or private utilities and a storm water drainage plan.
- **Action Step 5:** Maintain a program of sufficient open spaces and park lands, as is necessary, in order to provide outdoor recreation, conserve natural resources and preserve historical sites as a means of giving the Community a sense of identity. Encourage the creation and expansion of a trails system throughout and around the City. Construct connecting trails to new subdivisions and other growth areas.

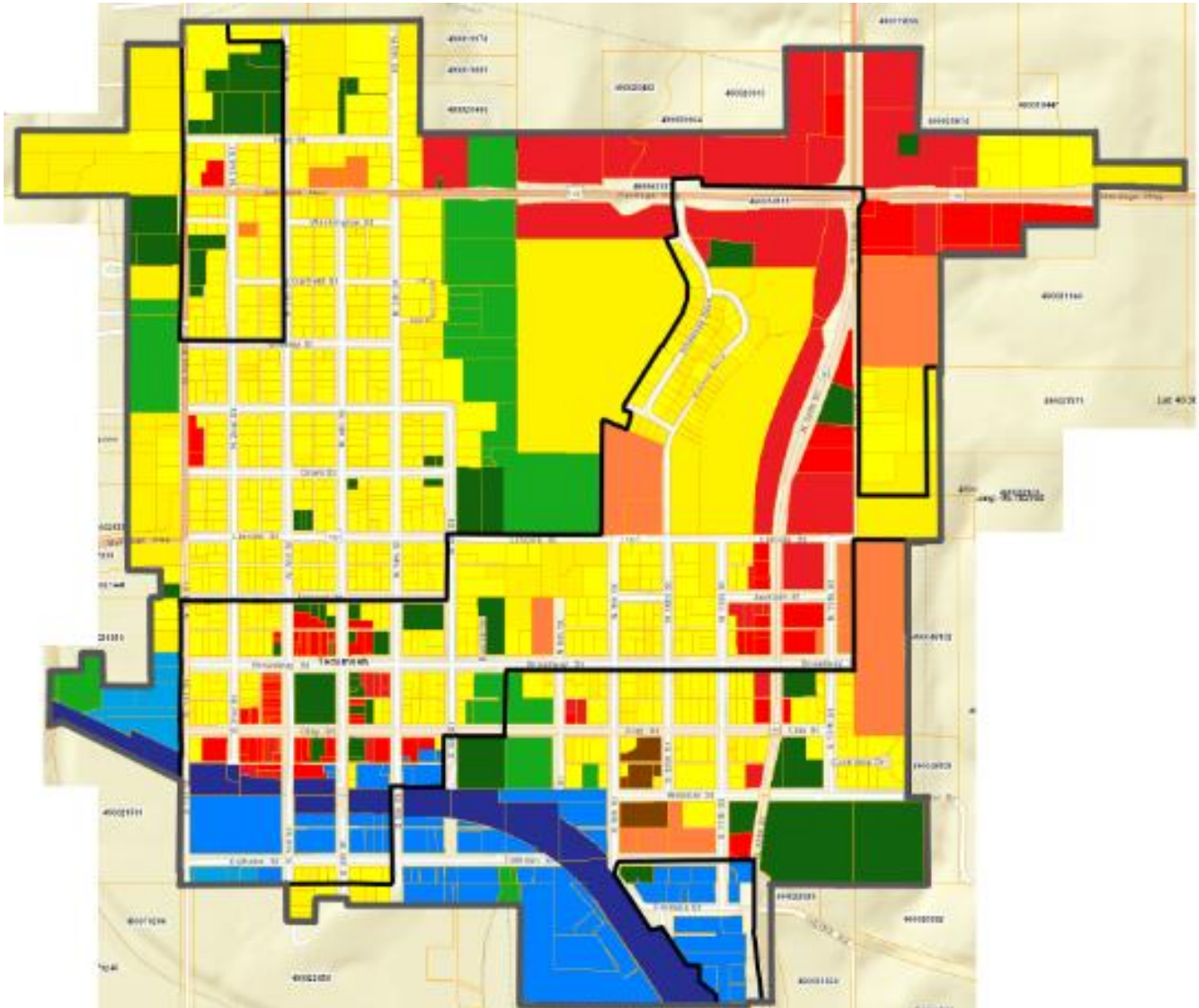
**Goal 3: Ordinances and Regulations.** Maintain proper **land use development ordinances** and **regulations** in Tecumseh. Utilize the City Zoning and Subdivision Regulations to implement the development provisions in the Land Use Plan.

- **Action Step 1:** Adopt revised **zoning and subdivision regulations** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management and alternative energy systems.
- **Action Step 2:** Utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Tecumseh. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope. **Floodplain Regulations** should be strictly enforced for all proposed developments within the City Limits and One-Mile Planning Jurisdiction, especially along the Big Nemaha River and its associated tributaries.
- **Action Step 3: Continue to enforce modern construction and property standards** by including the 2018 International Building, Residential and Property Maintenance Codes with the City’s current municipal codes. All development/redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution. Such action ensures that the residents of the City of Tecumseh can live and work safely in structures that are built and maintained to modern safety standards.



# FUTURE LAND USE MAP

CORPORATE LIMITS  
TECUMSEH, NEBRASKA  
2028



**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\*Lincoln, Nebraska\* 402.464.5383 \*

## LEGEND











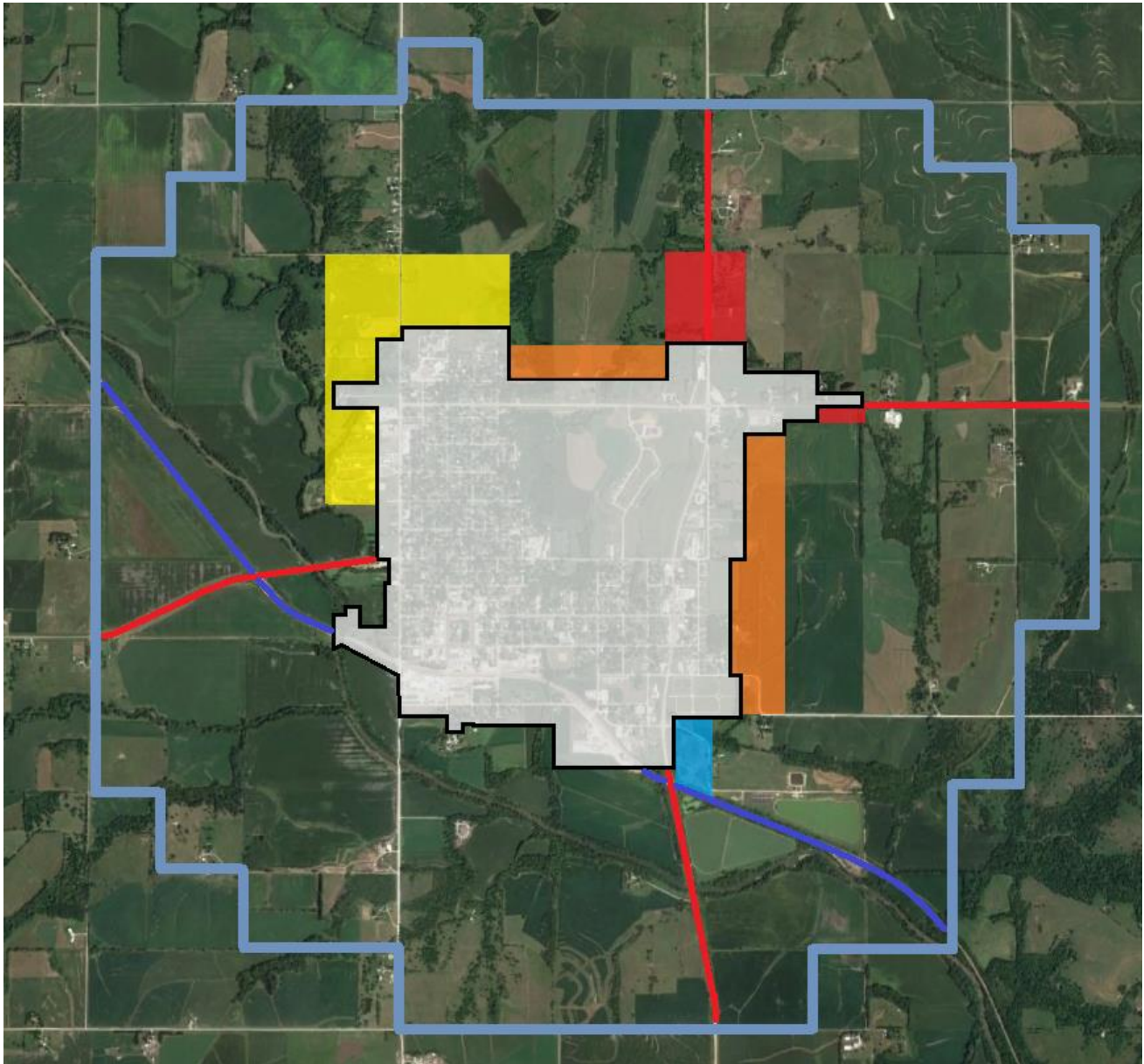
-  PARKS/RECREATION/OPEN SPACE
-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  RAILROAD CORRIDOR
-  CITY OF TECUMSEH CORPORATE LIMITS
-  DESIGNATED REDEVELOPMENT AREAS

ILLUSTRATION 2.1



**FUTURE LAND USE MAP**  
**ONE-MILE PLANNING JURISDICTION**  
**TECUMSEH, NEBRASKA**  
**2028**



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**LEGEND**

- SINGLE & TWO-FAMILY (MEDIUM DENSITY) RESIDENTIAL
- MULTIFAMILY (HIGH DENSITY) RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- HIGHWAY CORRIDOR
- CITY OF TECUMSEH CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION

**ILLUSTRATION 2.2**

**Goal 4: Appearance and Sustainability.** Continue to implement various Community improvement projects that enhance the quality of life and aesthetic appearance of the City of Tecumseh.

- **Action Step 1:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Tecumseh. **Citizen Survey participants strongly agreed that the sustainability of the City can be improved with new or improved parks, trails and new pool, improved streets, sidewalks and alleys and business retention, recruitment and expansion.** Local churches, pharmacy, fire protection, banks, library, medical clinics and public transit were identified as high-quality community services/facilities in Tecumseh.
- **Action Step 2:** Incorporate **beautification projects** that improve the appearance of Tecumseh. Target areas should include, but not be limited to, the historic Downtown Square, highway corridors, City parks and historically significant residential neighborhoods. **Citizen Survey participants agreed with improving the appearance of the Community through nuisance enforcement/property clean-up, housing development/rehabilitation and the restoration/preservation of historic buildings.**



## **HOUSING & NEIGHBORHOOD REDEVELOPMENT.**

**Goal 1: Community-Wide Housing Development Initiative.** Implement a **housing development initiative** for Tecumseh, as a primary economic development activity. A **core activity of this Housing Development Initiative will be the development of a Community-Wide Housing Partnership** to monitor and encourage housing development throughout Tecumseh. The **Partnership** should be comprised of the **Tecumseh Planning Commission, City Council, City Administration, Housing Authority.** The **Partnership** could also include the participation of other local and regional groups and organizations serving the Community of Tecumseh, including Tecumseh Chamber of Commerce (TCOC), Southeast Nebraska Affordable Housing Council (SENAHC), Southeast Nebraska Development District (SENDD), Blue Rivers Area Agency on Aging (BRAAA) and Southeast Nebraska Community Action Partnership (SENCAP).

The **Housing Partnership** would work directly with both local and State housing stakeholders and housing funders to encourage the development of specific housing programs that meet the needs of the Community's current and future residents, with emphasis on housing for the local workforce, families, the elderly and populations with special needs.

- **Action Step 1:** The **Housing Initiative** should target the development of up to **76 new housing units in Tecumseh, by 2028**, including an estimated **34 owner housing units** and **42 rental units**. The development of these new housing units would add an estimated **\$17.7 Million** to the local residential property tax base.

**The potential exists for the Community to experience an “Economic Development Boost,” equal to a 5 percent population growth through 2028. This Boost would require the creation of an estimated 55 additional full-time employment opportunities. This Boost would also increase the total housing target demand in Tecumseh to an estimated 96 housing units, including 46 owner and 50 rental housing units, requiring an investment of an estimated \$22.8 Million.**

*NOTE: The City of Tecumseh has a housing vacancy deficiency with both owner and rental housing units. This vacancy deficiency results in a lack of housing supply, limiting choice by both current and future residents. With projected increases in population through 2028, it is critical that the Community be prepared by implementing housing development “plans of action” that include the identification of vacant lots within the Tecumseh Corporate Limits, as well as suitable land adjacent but outside the Community for the development of a rural “build through” residential subdivision which could be annexed in the future. A purchase/rehab/resell or re-rent program involving existing vacant housing should also be implemented.*



- **Action Step 2:** All new housing developments in the City of Tecumseh should be developed in a manner that supports **place-based development**. Components of place-based development include sociability, access and linkage, uses and activities and comfort and image. Additional information regarding place-based development is highlighted in the **10-Year Housing Action Plan**.
- **Action Step 3:** The **Housing Partnership** should be comprised of Community leadership and organizations from both the private and public sector, including major employers and other local “housing stakeholders” directly involved with selling and leasing real estate, builders and suppliers and representatives of organizations providing housing and related services to the elderly, workforce families and special populations.
- **Action Step 4:** The **Housing Partnership** should assist with and expand the Community’s **Continuum of (Housing) Residential Care Programs**, directed at persons and families 55+ years of age. These **Programs** would address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services.
  - ❖ Independent living housing types for the 55 to 75 year age group should include smaller, space efficient detached single family houses, attached townhomes and duplex/triplex units of 1,600 to 2,200 square feet.
  - ❖ The continuation of modern programs of assisted and long-term care living should be on the housing agenda for the Community of Tecumseh. Oakwood Ventures provides a 67-bed skilled nursing home as well as a 36-bed assisted living facility. Tecumseh Manor also provides assisted living care in its 24-unit facility.
  - ❖ Existing retirement and elderly rental independent living facilities, both affordable and market rate (private pay) maintain high occupancy levels, some with a waiting list. Additional elderly housing projects need to be planned for, and built during the next five years.
- **Action Step 5:** The **Housing Partnership**, working with major employers, TCOC, TEDC, should design and implement **Community-wide Workforce Housing Assistance Programs** in Tecumseh. The purpose of these **Programs** would be to encourage and directly involve major employers with assisting their employees in obtaining affordable housing. Assistance could include, but not be limited to, locating and negotiating the purchase of a home, to providing funding assistance for the purchase and/or rehabilitation of a house. Funding assistance could be, for example, a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. **Tecumseh Poultry in Tecumseh has shown interest in developing workforce housing for its employees.**

Two or more major employers should consider forming a limited partnership to develop housing projects in the Community, utilizing all available public and private funding sources. Any limited partnership would collaborate with local housing developers to construct housing for local employees.

**An estimated 50 housing units, consisting of 22 owner and 28 rental units should be targeted for the “workforce population” in Tecumseh, by 2028. The Housing Partnership, with SENDD’s assistance, should be responsible for preparing and implementing grant administration and funding associated with the Rural Workforce Housing Fund (LB 518) for workforce housing development activities in the Community.**

- **Action Step 6:** Implement a **Tecumseh Downtown Housing & Redevelopment Initiative**, directed at increasing the availability of housing opportunities in the Community’s Downtown, as well as continuing progress made on housing rehabilitation/ demolition since the 2009 Downtown Revitalization Study. **A demand for an estimated 10 units, including four owner and six rental units, exists for Downtown Tecumseh.**



**Goal 2: New Housing Developments** in Tecumseh should address the needs of both **owner and renter households** of all age and income sectors, with varied, affordable price products.

- **Action Step 1:** Build new owner and rental housing units that are affordable for low-to middle income workforce families and households that are cost-burdened throughout the Community. Affordable homes, particularly those with three+-bedrooms, are in demand in the Community. Consider expanding existing, or creating new **Credit- or Lease-To-Own Housing Programs and a Spec-House Risk Sharing Program.**
- **Action Step 2:** Owner housing units should be constructed in Tecumseh, with emphasis on single family homes. **The average affordable purchase price of a home in Tecumseh should be at or above \$172,500 for workforce families. The price product in highest demand in Tecumseh includes homes at or above \$210,500.** Owner housing should generally consist of three+-bedrooms, with the exception of housing for retirees, which would typically be two-bedroom units.
- **Action Step 3:** Rental units should be constructed in Tecumseh, with emphasis on town home and duplex/triplex units for the elderly and local workforce households. **Rental housing price products in the Community should rent at or above the average affordable monthly rent of \$790 for workforce families. The rental price product in highest demand in Tecumseh ranges from \$595 to \$860 per month.** General rental housing, preferably units consisting of two+-bedrooms, should be constructed to provide safe, decent and affordable rental housing options.

*NOTE: Future affordable rental housing in Tecumseh will require the creative use of available “tools” of both public intervention and credit enhancement to buy down both development and operational costs. “Tools” could come in the form of grants, low-interest loans, mortgage insurance, tax increment financing and land and/or cash donations.*

- **Action Step 4:** Plan and develop additional **owner and rental housing for Special Populations**; a target number of **four units, including two owner and two rental units**. This includes persons with a mental and/or physical disability.
- **Action Step 5:** **Housing development projects in Tecumseh should coincide with public facility, utility and infrastructure improvements**, emphasizing alternative transportation methods, such as multi-use trails and local transit services. Access to necessary amenities of public use, as well as proper water, sewer, storm water and electrical utility installation are important for prolonged sustainability in residential neighborhoods. The planning and use of **alternative energy systems** should be a goal of the Community for future residential developments.
- **Action Step 6:** Develop unique solutions to create residential developments, both on existing vacant lots as infill, and on land adjacent the Corporate Limits of Tecumseh, to make vacant land available for expanded residential growth. **Tracts of vacant land, best suited for residential development are in the northeastern quadrant of Tecumseh, as well as along the western edge of the City. Additional vacant lots exist throughout the City that should be targeted for infill development prior to expansion beyond the current Corporate Limits. Residential growth areas, outside the Corporate Limits, are located primarily northwest, north and east of the Community.**

*NOTE: Vacant lots exist in the older residential areas of Tecumseh that are too small for today’s housing development standards. The **Community-Wide Housing Partnership** should explore unique housing concepts for infill housing development, including single and two-story housing for families of all income ranges. Architectural designs should closely resemble that of existing housing units in the neighborhood.*

- **Action Step 7:** Employ proper, modern planning practices for the development of housing units in identified residential growth areas. This would include the design of modern infrastructure systems. **Input received from the Community Surveys, as well as the Tecumseh Planning Commission and Housing Steering Committee, identified a need for additional housing for workforce families in the Community.** Several industries that have recently located or expanded in the Community have put a strain on the availability of housing for the local workforce.



- **Action Step 8:** Public and private sectors should create a “**shared cost**” program to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments. Tax Increment Financing is an excellent source of financing for public infrastructure systems.

**Goal 3: Existing Owner and Rental Housing Stock.** Housing rehabilitation programs and activities in the City of Tecumseh should strive to protect and preserve the existing housing stock of the Community.

- **Action Step 1:** The Community of Tecumseh should continue to utilize the local, CDBG-funded **Comprehensive Development (CD) Program** to implement owner and rental housing rehabilitation activities, with emphasis on meeting the housing rehabilitation needs of the elderly, low and middle income families, and housing occupied by persons with special needs. **“Greatly Needed” housing types/activities, as per the Tecumseh Citizen Survey, included apartments or homes with 3+ bedrooms, housing for single parent families, first-time homebuyers and persons with disability(ies), general rental housing and rehabilitation of both owner and renter-occupied housing.**
- **Action Step 2:** The Community of Tecumseh should continue efforts to **preserve housing of historical significance.** Housing that is significant architecturally or for its association with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of Tecumseh neighborhoods. Encourage future residential development which is compatible and complements existing neighborhoods, both in style and scale with existing architecture.
- **Action Step 3:** Ensure sound, decent, affordable housing for Tecumseh residents by enforcing existing building, plumbing, electrical and fire codes for all residential developments. Promote maximum energy efficient housing standards and provide incentives for implementation.

**Goal 4: Financing Housing Development.** The City of Tecumseh and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The **City of Tecumseh** and **local Housing Partners** should continue to pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyer’s programs. The City and private builders should pursue such funding from **USDA-Rural Development, Nebraska Investment Finance Authority** and **Nebraska Department of Economic Development.**

**More than 60 percent of Citizen Survey respondents expressed support for the City in using State or Federal grant funds for owner housing rehabilitation, and approximately 50 percent supported using housing program grant dollars for rental housing rehabilitation.**

**Additionally, 65 percent of Survey respondents supported either using grant dollars or establishing a local program that would purchase dilapidated houses to demolish and make the lots available for families and singles to build a house.**

- **Action Step 2:** The City of Tecumseh should continue to utilize **Tax Increment Financing (TIF)** to assist in the financing of new housing developments, especially those targeted to low- and moderate-income families, specifically to lower the cost of land, address public facility needs and meet utility requirements. This should also include the use of TIF to redevelop dilapidated housing for new replacement housing.
- **Action Step 3:** Housing developers in Tecumseh should be encouraged to pursue the securement of all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.
- **Action Step 4:** Secure monies from the **Rural Workforce Housing Fund (LB 518)** that would allow a non-profit developer(s) to apply for grant dollars for housing development and/or rehabilitation for the purpose of creating housing opportunities for workforce populations.

**Goal 5: Impediments to Fair Housing Choice.** As a Community, Tecumseh will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the City. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of City government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Tecumseh, as identified by participants of the **Tecumseh Workforce Housing Needs Survey**. ***For Owner Households – Housing Prices, Cost of Utilities and Cost of Real Estate Taxes. For Renter Households – Cost of Rent, Lack of Availability of Decent Rental Units in their Price Range and the Cost of Utilities.*** The **Community-Wide Housing Partnership**, along with additional local, State and Federal funding sources, could provide funding to assist in developing new, affordable housing that could potentially alleviate one or several impediments to fair housing.



- **Action Step 2:** Create and support the efforts of a **Community-wide “Fair Housing Advisory Group”** through the provision of adequate resources for the delivery of fair housing activities. **Activities of the Advisory Group could include the following:**
  - Creating a **“Housing Action Plan”** to identify strategies to further affordable housing opportunities.
  - Hosting a **“Housing Fair”** for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
  - Promote **“Equal Housing Opportunities”** on flyers, brochures and local newspapers.
  - Enforce fair housing policies and submitting complaints of discrimination to the Nebraska Equal Opportunity Commission.
- **Action Step 3:** Continue to implement **Fair Housing Policies** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.
- **Action Step 4:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of 5 percent of these new units should be fully accessible for persons with physical disabilities, while 2 percent should be accessible for persons with sensory disabilities.
- **Action Step 5:** Develop housing for **minorities** needing safe and affordable housing.
- **Action Step 6:** **Support bilingual** and **impoverished families** in their search for affordable housing. This could include housing counseling, homeownership classes and information on fair lending practices.
- **Action Step 7:** Continue to routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.



## **EDUCATION & COMMUNITY/ECONOMIC DEVELOPMENT.**

**Goal 1: Educational Quality.** Continue to provide a **high quality of public and private elementary, junior and senior-level education** for the residents of Tecumseh. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for Tecumseh Public/Parochial Schools. **Approximately 13 percent of Citizen Survey participants identified Public Schools as a factor in their decision to live in Tecumseh. 76 percent of Survey respondents would recommend Johnson County Central Public Schools to other families looking to relocate from another Community.**

- **Action Step 1:** Support a gradually **increasing enrollment** at Johnson County Central Public Schools. In the event of a substantial increase in enrollment, educational facilities should be prepared with appropriate amenities, facilities and necessary staff to meet increased demands.
- **Action Step 2: Extra-Curricular Activities,** such as homework assistance, athletics and student clubs, should continue to be an important role in the development of education in all school children.
- **Action Step 3:** Support the **student leadership programs** that are offered by Johnson County Central Public Schools. Programs of this nature will provide school children of all ages with the necessary knowledge and potential to be successful, post-graduation.
- **Action Step 4:** Reinforce and develop **continuing education programs** to address current and future needs of youths, new families, adults and senior citizens.
- **Action Step 5:** Support the youth education efforts of the University of Nebraska-Lincoln Extension and Johnson County 4-H Council in **providing support to 4-H clubs, members and volunteers to help them provide positive, quality and convenient educational experiences** to area residents.

**Goal 2: Economic/Community Development.** Utilize the **Tecumseh Comprehensive Plan** as an **economic and Community development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Tecumseh.

- **Action Step 1:** Create up to **35 new jobs in Tecumseh by 2028.** This should be achieved by expanding existing and adding commercial businesses and industrial companies, that are “light manufacturing” in nature to Tecumseh. The proposed niobium mine south of Tecumseh could further increase workforce housing demand in the City.



- **Action Step 2:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Tecumseh, to increase and diversify employment opportunities.



- **Action Step 3:** The City’s Economic/Community Development Program should continue to utilize LB840 economic development funding to maximize use of local tax dollars on an annual basis.



- **Action Step 4:** Continue to support **local business retention and expansion programs** offered by TEDC, to ensure the continuation of well established businesses. Business transition services should be offered to support the transfer of businesses to new generation owners, as current owners retire. These Programs could assist in recruiting both High School and College graduates selective career paths to become business owners. The Community should create and maintain a listing of “Home-Based Businesses” so that as businesses outgrow a home (or farm) location, appropriate space in commercial or industrial areas of the Community can be occupied with a local base, home-grown businesses.
- **Action Step 5: Housing initiatives** in Tecumseh should be paired with **job creation activities**. A high percentage of persons employed in Tecumseh live in other Communities. This is primarily due to the lack of available or suitable housing. Programs supported by Tecumseh Economic Development Committee, Planning Commission and City Council, through the provision of housing development partners, should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in new residential subdivisions.
- **Action Step 6:** Expand efforts to utilize **Federal, State and Local Governmental Incentives** for promoting economic development in Tecumseh and recruit and retain job/business opportunities. Continue strong relationships with Local and State agencies such as the Nebraska Department of Economic Development.

**Goal 3: Community Development.** Community Development practices should strive to both **stabilize and improve the local Tecumseh economy and quality of life**. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities, should be components of locally available incentives to attract residents, businesses and industries.

- **Action Step 1:** Encourage local reinvestment in Tecumseh by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- **Action Step 2:** Enhance the attractiveness of the business and industrial areas in Tecumseh, including a **building repair and modification program** for deteriorating structures, such as commercial buildings with upper-story housing and homes adjacent the Downtown Square.
- **Action Step 3:** Continue the promotion of the development and redevelopment of highway-oriented commercial businesses along the Highway 50 and 136 Corridors.
- **Action Step 4:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act), The Nebraska Transportation Innovation Act, Nebraska Affordable Housing Trust Fund, State and Federal Historic Preservation Tax Credits and locally based **TIF**.
- **Action Step 5:** Continue to provide **public improvements** to older residential neighborhoods, as well as Downtown Tecumseh, in need of street and sidewalk resurfacing, landscaping and street trees. Downtown facade improvements, street and sidewalk improvements and a public gathering/festival space are all needed to support the development of additional specialty retail businesses.
- **Action Step 7:** Utilize **TIF** as a financial incentive for redevelopment projects in the Downtown Square. Identified improvements include, but are not limited to, structurally securing Downtown buildings, recruiting new business to currently vacant facilities, façade and landscaping improvements, upgrading water and sewer infrastructure and public parking improvements.
- **Action Step 8:** Enhance the potential of **Community agency connections**, including the TEDC, TCOC, Tecumseh City Council and Planning Commission SENCAP, SENDD, SENAHC and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- **Action Step 9:** Promote **Community sustainability and quality of life** in Tecumseh as being a great place to live, work, raise a family and retire. Maintaining high quality parks, recreation areas and public facilities will make the Community attractive to existing and future residents. Continuing a “**sense of community**” image in Tecumseh, through the local public education system and close-knit neighborhoods, is important to the long-term viability of the Community.

**Goal 4: Community Redevelopment Planning and Implementation.** Focus on improving structures, utility mains and public facilities throughout Tecumseh. Utilize various local, State and Federal funding sources to achieve various redevelopment goals.

- **Action Step 1:** Continue to utilize **TIF** in designated “**Redevelopment Areas**” as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments. These areas include the Downtown Square extending south across the railroad corridor, residential neighborhoods in central Tecumseh between Lincoln and Broadway Streets from approximately 6<sup>th</sup> to 13<sup>th</sup> Streets, undeveloped and industrial tracts in the southeast portion of the City bounded by Highway 50, Cordelia Street and the Burlington Northern Santa Fe Railroad Corridor, the large residential development area in the northeast portion and existing neighborhoods in the northwest portion of the City. The City will also need to continue the use of **TIF** for Community development activities involving the improvement of public utilities, facilities, streets, sidewalks and trails.



- **Action Step 2:** Continue to support the efforts of the **TEDC** to arrange and manage a variety of funding sources and development/redevelopment activities, along with the implementation of improvements within the City’s current and future “**Redevelopment Areas.**”

**Goal 5: Public Facilities & Utilities.** **Maintain and improve the existing public facilities and utilities** in Tecumseh. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10-year planning period. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner to protect and enhance the safety and welfare of Tecumseh residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.



- **Action Step 2: Provide adequate law enforcement, fire and ambulance protection/services**, with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- **Action Step 3: Maintain an adequate supply of potable water and an expanded distribution system** suitable for both present and future consumption and fire protection in Tecumseh. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents. **The City of Tecumseh Fire Protection Services was ranked as one of the best Public Services in the Community Citizen Survey participants.**
- **Action Step 4: Continue efforts to upgrade and expand segments of the Tecumseh municipal sanitary sewer collection system** within the 10-year planning period. While the majority of segments of the original sanitary sewer system are adequately sized and in good condition, the City has had flow and loading issues, both of which are currently being examined by the City. The collection and treatment systems may require minor modification and rehabilitation in order to properly serve a growing population.

**Goal 6: Energy.** Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Tecumseh.

- **Action Step 1: Promote the use of alternate energy systems** in Tecumseh, available through the provisions of the Nebraska Net Metering, State Statutes §70-2001. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.



- **Net Metering** is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the City of Tecumseh. **Tax Increment Financing**, in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture, for example, can greatly reduce the cost of implementing these alternative energy systems.
- **Action Step 2:** Assist public and private property owners in Tecumseh to access available funding sources through agencies such as the Nebraska Energy Office or SENCAP for modern heating, cooling and lighting systems to reduce consumption rates by commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Strive to establish a pilot project in Tecumseh that utilizes alternative energy systems to provide electric energy to multiple stores within a strip-mall setting or within the Downtown at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.

**Goal 7: Transportation.** Provide an **efficient transportation system** throughout Tecumseh for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the coordinated **One- and Six-Year Road Plan** for maintenance and improvement of existing and future streets, roads and highways in the Community. This includes paving, curbs, gutters, street lighting and curb cuts, all in an effort to reduce excessive travel delays.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Tecumseh.
- **Action Step 3:** Coordinate the **Tecumseh Land Use Plan** and the **One- and Six- Year Road Plans** to prepare the City for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Highway 50 and 136 Corridors.





- **Action Step 4:** New residential, commercial and industrial developments in Tecumseh should have appropriate and adequate streets, curbs, gutters and sidewalks.
- **Action Step 5:** Consider the implementation of a “**Safe Routes to School**” initiative in Tecumseh. Create a collaborative partnership including, but not limited to, educators, parents, students, community leaders, health officials and administrators to encourage school-age children to walk or bike to school through the construction of bike lanes and pedestrian walkways. Specifically address the desire of Tecumseh residents for the need for sidewalks and/or walking and biking trails. **Public trails should ultimately connect City parks, schools, neighborhoods and other entertainment districts throughout the City.**
- **Action Step 6:** Address transportation issues identified in the Tecumseh Citizen Survey. **These include, but are not limited to, pedestrian and trails connections, school traffic circulation, control storm water runoff and improved truck routes.**

**Goal 8: Housing Study Review and Implementation.** Maintain and regularly review this **Comprehensive Plan**, in an effort to continue efficient, sustainable housing development.

- **Action Step 1:** The City of Tecumseh should collaboratively establish an **annual review process of the Comprehensive Plan**. Local elected officials, governmental volunteers, community and economic development groups and local housing and community development stakeholders and funders should be involved in this review.
- **Action Step 2:** The **Comprehensive Plan** should be made available, via several media outlets, to allow for public and private sector review and input.



# SECTION 3

## POPULATION, INCOME & ECONOMIC PROFILE.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**



## SECTION 3 POPULATION, INCOME & ECONOMIC PROFILE.

### *INTRODUCTION.*

Population, income and economic trends in Tecumseh, Nebraska, and the City's One-Mile Planning Jurisdiction serve as valuable indicators for future development needs and patterns for the Community by providing a basis for the realistic projection of future population income and economics. The population trends and projections for the years 2000 through 2028 were studied and forecasted for Tecumseh, Nebraska utilizing a process of both trend analysis and popular consent.

The population of Tecumseh is projected to increase slightly during the next 10 years, due primarily to a stable population base, additional employment opportunities and continued housing development for both current and future Tecumseh workers. To maintain a stable population base, the City will need to develop existing land within the Corporate Limits, while developing suitable land adjacent the City for future annexation. This population will also require the creation of additional housing units and related public facilities and utilities for the City.

A **Community Housing Study** was completed for the City of Tecumseh, Nebraska, in September, 2018, that highlighted population, income, economic and housing trends and projections, as well as determined a 10-year housing target demand for Tecumseh. The **Study** also identified important housing development projects to serve several different income levels in the Community.

A target demand for up to **76 new housing units** by **2028** should be implemented. A **"10-Year Housing Action Plan"** identifies specific housing projects most needed by the local citizens of Tecumseh.

**The most critical housing issues in Tecumseh are to promote the development of housing for the local workforce population affordable to all salary income levels.** Other priority housing needs in Tecumseh include providing opportunities for low- and middle-income persons and families, single-parent households, first time homebuyers, general rental housing and the elderly. Housing units of various types and styles, having three+-bedrooms are recommended. Future population and household growth in Tecumseh will be driven by new and expanded economic development and public service activities in the City of Tecumseh and throughout Johnson County.

## GENERAL POPULATION TRENDS AND PROJECTIONS.

The analysis and projection of local demographics are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10-year planning period.

Estimating population is critical to a community planning process. Further, projecting population growth and/ or decline of a community is extremely complex. Projections are based upon various assumptions about the future, and must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

### POPULATION

- **Table 3.1 identifies population trends and projections for the City of Tecumseh, Nebraska. The current (2018) estimated population for Tecumseh is 1,640. The “medium” population projection for Tecumseh is projected to increase by 15, or 0.9 percent, to 1,655 by 2028. The City of Tecumseh has the potential to experience a population increase of 82, or 5 percent, to 1,722 by increasing housing development and economic/ community development activities including the creation of up to 55 full-time employment (FTE) opportunities.**

**TABLE 3.1  
POPULATION TRENDS AND PROJECTIONS  
TECUMSEH, NEBRASKA  
2000-2028**

		<u>Total</u>			<u>Annual</u>	
	<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	2000	1,716	--	--	--	--
	2010	1,677	-39	-2.3%	-3.9	-0.2%
	<b>2018</b>	<b>1,640</b>	<b>-37</b>	<b>-2.2%</b>	<b>-4.6</b>	<b>-0.3%</b>
<b>Low</b>	<b>2028</b>	<b>1,616</b>	<b>-24</b>	<b>-1.4%</b>	<b>-2.4</b>	<b>-0.1%</b>
<b>Medium</b>	<b>2028</b>	<b>1,655</b>	<b>+15</b>	<b>+0.9%</b>	<b>+1.5</b>	<b>+0.1%</b>
<b>High</b>	<b>2028</b>	<b>1,692</b>	<b>+52</b>	<b>+3.2%</b>	<b>+5.2</b>	<b>+0.3%</b>
<b>ED Boost*</b>	<b>2028</b>	<b>1,722</b>	<b>+82</b>	<b>+5.0%</b>	<b>+8.2</b>	<b>+0.5%</b>

\*Population estimated due to an *Economic Development (ED) Boost* via increased job creation and housing development. “High 2028 = 35 Additional FTE Positions in the next 10 years. “ED Boost” 2028 = 55 Additional FTE positions in the next 10 years.

Source: 2000, 2010 Census; 2012-2016 Census Population Estimates  
Hanna:Keelan Associates, P.C., 2018.

## AGE DISTRIBUTION

For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services. An analysis of age characteristics can be used to identify the potential need for public schools, recreational areas and short- and long-term health care facilities.

- **Table 3.2, Page 3.4, provides age distribution for the City of Tecumseh, from 2000 to 2028. The “20-34” age group experienced the largest increase in population from 2000 to 2010, increasing by 71, or from 225 to 296. This age group is projected to experience the largest increase in population from 2018 to 2028, with an estimated increase of 23 persons. It is likely that this population cohort has and is projected to experience population increase due to existing major employers, including Tecumseh poultry and the Tecumseh State Correctional Institution.**
- **All Tecumseh population groups, with the exception of the “19 and Under” and “35-54” age groups, are projected to increase by 2028. This includes retiree, elderly and frail elderly populations. This is due, in part, to an “aging in place” population. Housing for elderly, frail elderly and retirees that includes independent living, assisted living, and long-term care are available in Tecumseh. The “35-54” age group experienced the largest decrease among all age groups from 2000 to 2010. Expanding employment opportunities and new workforce housing will be an important factor in reversing this trend.**
- The current median age in Tecumseh is an estimated 45.6 years, an increase from the 2010 median age of 44.8. The median age is projected to increase, by 2028, to 47.6 years.



**TABLE 3.2  
POPULATION AGE DISTRIBUTION TRENDS & PROJECTIONS  
TECUMSEH, NEBRASKA  
2000-2028**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010 Change</u>	<u>2018</u>	<u>2028</u>	<u>2018-2028 Change</u>
19 and Under	446	406	-40	379	364	-15
20-34	225	296	+71	303	326	+23
35-54	459	393	-66	373	352	-21
55-64	157	191	+34	208	223	+15
65-74	167	152	-15	142	148	+6
75-84	157	136	-21	129	132	+3
85+	105	103	-2	106	110	+4
<b>Totals</b>	<b>1,716</b>	<b>1,677</b>	<b>-39</b>	<b>1,640</b>	<b>1,628</b>	<b>+15</b>
<b>Median Age</b>	<b>42.2</b>	<b>44.8</b>	<b>+2.6</b>	<b>45.6</b>	<b>47.6</b>	<b>+2.0</b>

Source: 2000, 2010 Census.  
Hanna:Keelan Associates, P.C., 2018.

## HOUSEHOLD CHARACTERISTICS

- **Table 3.3** identifies **specific household characteristics** in the City of Tecumseh, from 2000 to 2028. The overall number of households in Tecumseh decreased slightly between 2000 and 2010, from 729 to 722 total households. **Currently, Tecumseh consists of an estimated 716 households, including 449 owner and 267 renter households.**
- **An estimated 722 households are projected to exist in Tecumseh by 2028. This will equal an estimated 451 owner and 271 renter households.**
- The current number of persons per household in Tecumseh is approximately 2.23 and is projected to increase to 2.24 by 2028. Persons per household, as per the “**ED Boost**” scenario, would result in a further increase to an estimated 2.25 persons per household by 2028.
- Currently (2018), an estimated 43 persons reside in **group quarters** within the City of Tecumseh. By 2028, an estimated 42 persons will receive services in a group quarter facility. Group quarters consist of dormitories, correctional facilities, and nursing/care centers and are not considered a household.

**TABLE 3.3**  
**SPECIFIC HOUSEHOLD CHARACTERISTICS**  
**TECUMSEH, NEBRASKA**  
**2000-2028**

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	1,716	62	1,654	729	2.27
2010	1,677	51	1,626	722	2.25
<b>2018</b>	<b>1,640</b>	<b>43</b>	<b>1,597</b>	<b>716</b>	<b>2.23</b>
<b>2028</b>	<b>1,655</b>	<b>36</b>	<b>1,619</b>	<b>722</b>	<b>2.24</b>
<b>2028*</b>	<b>1,722</b>	<b>42</b>	<b>1,680</b>	<b>747</b>	<b>2.25</b>

\*ED Boost.

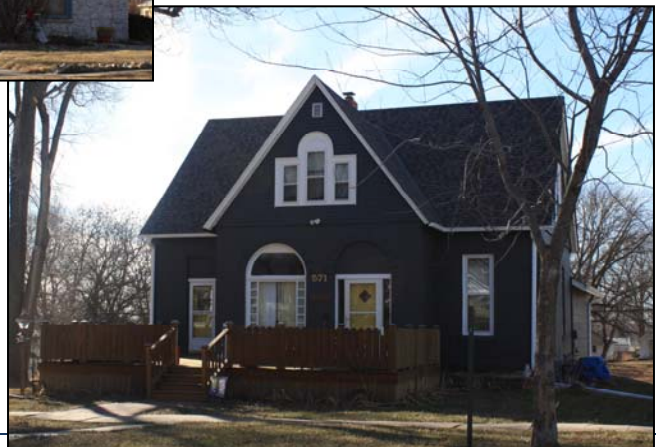
Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2018.

## INCOME TRENDS AND PROJECTIONS.

### HOUSEHOLD INCOME GROUPS

- **Table 3.4, Page 3.6, identifies household income trends and projections** for Tecumseh, Nebraska, from 2000 to 2028. Household incomes in Tecumseh have increased in recent years and are projected to continue this trend through 2028. From 2000 to 2018, median income in Tecumseh increased from \$31,844 to \$43,823. **The median income is projected to increase, by 2028 to \$51,660, an increase of 17.9 percent from 2018.**
- The number of households in the City of Tecumseh having an annual income at or above \$35,000 is expected to increase during the next 10 years. The number of households with incomes of at least \$50,000 are expected to experience the greatest increase.
- The median income of renter households in Tecumseh is projected to increase by 19.4 percent over the next 10 years, from \$29,768 to \$35,542 by 2028. The number of renter households having an annual income at or above \$35,000 is expected to increase during the next 10 years. **The number of renter households with incomes of at least \$50,000 are expected to increase from 77 households in 2018, to 92 households in 2028, a 19.4 percent increase.**



**TABLE 3.4  
HOUSEHOLD INCOME  
TRENDS AND PROJECTIONS  
TECUMSEH, NEBRASKA  
2000-2028**

<b><u>Income Group</u></b>	<b><u>2000*</u></b>	<b><u>2016 Est.*</u></b>	<b><u>2018</u></b>	<b><u>2028</u></b>	<b><u>% Change 2018-2028</u></b>
<b><u>All Households</u></b>					
Less than \$10,000	76	56	51	36	-29.4%
\$10,000-\$19,999	155	127	122	109	-10.7%
\$20,000-\$34,999	146	106	99	86	-13.1%
\$35,000-\$49,999	149	158	160	171	+6.9%
<u>\$50,000 or More</u>	<u>191</u>	<u>300</u>	<u>284</u>	<u>320</u>	<u>+12.7%</u>
<b>Totals</b>	<b>717</b>	<b>747</b>	<b>716</b>	<b>722</b>	<b>+0.8%</b>
<b>Median Income</b>	<b>\$31,844</b>	<b>\$42,181</b>	<b>\$43,823</b>	<b>\$51,660</b>	<b>+17.9%</b>
<b><u>Renter Households</u></b>					
Less than \$10,000	51	47	42	31	+26.2%
\$10,000-\$19,999	63	64	61	53	-13.1%
\$20,000-\$34,999	51	25	21	21	+0.0%
\$35,000-\$49,999	31	57	66	77	+16.7%
<u>\$50,000 or More</u>	<u>23</u>	<u>56</u>	<u>77</u>	<u>92</u>	<u>+19.4%</u>
<b>Totals</b>	<b>219</b>	<b>249</b>	<b>267</b>	<b>274</b>	<b>+2.6%</b>
<b>Median Income</b>	<b>\$19,284</b>	<b>\$28,100</b>	<b>\$29,768</b>	<b>\$35,542</b>	<b>+19.4%</b>

\* Specified Data Used. 2016 Estimate subject to Margin of Error.

Source: 2000 Census.

2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2018.

**PER-CAPITA INCOME**

- **Table 3.5 identifies per capita income trends & projections** in Johnson County and the State of Nebraska, from 2012 to 2028. Current per capita income in Johnson County is an estimated \$40,148. By 2028, per capita income in the County is projected to increase by an estimated 20.1 percent, to \$48,236.
- The current per capita income in Johnson County is approximately 28 percent below that of the State of Nebraska, which is an estimated \$51,436. The State of Nebraska’s per capita income is expected to remain well above Johnson County, increasing 19.8 percent by 2028, to an estimated \$61,606.

**TABLE 3.5  
PER CAPITA INCOME  
TRENDS AND PROJECTIONS  
JOHNSON COUNTY / STATE OF NEBRASKA  
2012-2028**

<u>Year</u>	<u>Johnson County</u>		<u>State of Nebraska</u>	
	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2012	\$33,936	--	\$46,066	--
2013	\$39,448	+16.2%	\$45,876	-0.4%
2014	\$38,109	-3.4%	\$48,419	+5.5%
2015	\$38,782	+1.7%	\$49,567	+2.3%
2016	\$38,867	+0.2%	\$50,029	+0.9%
2018	<b>\$40,148</b>	<b>+3.3%</b>	<b>\$51,436</b>	<b>+2.8%</b>
2003-2018	<b>\$33,936-\$40,148</b>	<b>+18.3%</b>	<b>\$46,166-\$51,436</b>	<b>+11.4%</b>
2018-2028	<b>\$40,148-\$48,236</b>	<b>+20.1%</b>	<b>\$51,436-\$61,606</b>	<b>+19.8%</b>

Source: Nebraska Department of Economic Development, 2018.  
Hanna:Keelan Associates, P.C., 2018.



## COST BURDENED HOUSEHOLDS

- **Tables 3.6 and 3.7 identify households with housing problems or are cost burdened** in the City of Tecumseh. Cost burdened households are those that spend 30 percent or more of their income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 persons per room exist in a housing unit.
- **An estimated 65 owner and 110 renter households in Tecumseh are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decline for both owner and renter households by 2028, where an estimated 43 owner and 74 renter cost burden households are projected to exist in Tecumseh.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions (1.01+ persons per room) or homes without complete plumbing. **The 2012-2016 American Community Survey estimated all homes in Tecumseh had complete plumbing, but found 20 homes experienced overcrowded conditions.**

**TABLE 3.6  
ESTIMATED OWNER HOUSEHOLDS BY INCOME  
COST BURDENED WITH HOUSING PROBLEMS  
TECUMSEH, NEBRASKA  
2000-2028**

<u>Income Range</u>	<u>2000*</u> <u># / #CB-HP</u>	<u>2013*</u> <u># / #CB-HP</u>	<u>2018</u> <u># / #CB-HP</u>	<u>2028</u> <u># / #CB-HP</u>
0%-30% AMI	40 / 32	45 / 20	43 / 18	34 / 12
31%-50% AMI	81 / 34	65 / 20	53 / 15	44 / 9
51%-80% AMI	103 / 28	155 / 30	164 / 30	175 / 22
<u>81%+ AMI</u>	<u>321 / 24</u>	<u>250 / 4</u>	<u>189 / 2</u>	<u>198 / 0</u>
<b>Totals</b>	<b>545 / 118</b>	<b>515 / 74</b>	<b>449 / 65</b>	<b>451 / 43</b>

\* Specified Data Used. 2013 Estimate subject to margin of error.

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

Source: 2000 CHAS Tables.

Hanna:Keelan Associates, P.C., 2018.

**TABLE 3.7**  
**ESTIMATED RENTER HOUSEHOLDS BY INCOME**  
**COST BURDENED WITH HOUSING PROBLEMS**  
**TECUMSEH, NEBRASKA**  
**2000-2028**

<b>Income Range</b>	<b>2000*</b> <b># / #CB-HP</b>	<b>2013*</b> <b># / #CB-HP</b>	<b>2018</b> <b># / #CB-HP</b>	<b>2028</b> <b># / #CB-HP</b>
0%-30% AMI	58 / 42	120 / 105	101 / 90	80 / 60
31%-50% AMI	58 / 34	10 / 4	27 / 8	33 / 5
51%-80% AMI	70 / 24	20 / 15	30 / 12	39 / 9
81%+ AMI	71 / 4	90 / 0	109 / 0	119 / 0
<b>Totals</b>	<b>257 / 104</b>	<b>240 / 124</b>	<b>267 / 110</b>	<b>271 / 74</b>

\* Specified Data Used. 2013 Estimate subject to margin of error.  
 # = Total Households      #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 CHAS Tables.  
 Hanna:Keelan Associates, P.C., 2018.

## **EMPLOYMENT/ECONOMIC TRENDS AND PROJECTIONS.**

The most recent and comprehensive employment data available for Johnson County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Johnson County labor force statistics is also highlighted to provide a general understanding of the economic activity occurring in and around the City of Tecumseh.

### **EMPLOYMENT TRENDS**

- **Tables 3.8 and 3.9, Pages 3.10 and 3.11, identify employment trends and projections** in Johnson County, Nebraska, from 2000 to 2028. The unemployment rate in Johnson County ranged from 2.3 percent to 6.2 percent, between 2000 and 2018. During this time, the number of employed persons decreased by 377 in the County, or 16 percent. Currently, an estimated 1,986 employed persons exist in Johnson County, with an estimated unemployment rate of 2.6 percent. By 2028, the number of employed persons is projected to increase by 78 persons, or 3.9 percent, to 2,064.

**TABLE 3.8  
LABOR FORCE STATISTICS  
JOHNSON COUNTY, NEBRASKA  
2000-2018**

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>Unemployment Rate</u>
2000	2,518	2,363	155	6.2%
2001	2,639	2,559	80	3.0%
2002	2,895	2,808	87	3.0%
2003	3,057	2,965	92	3.0%
2004	3,125	3,015	110	3.5%
2005	3,141	3,026	115	3.7%
2006	3,221	3,123	98	3.0%
2007	2,882	2,799	83	2.9%
2008	2,929	2,834	95	3.2%
2009	2,999	2,880	119	4.0%
2010	2,857	2,742	115	4.0%
2011	2,833	2,741	92	3.2%
2012	2,898	2,793	105	3.6%
2013	2,794	2,711	83	3.0%
2014	2,792	2,727	65	2.3%
2015	2,107	2,050	57	2.7%
2016	2,086	2,017	69	3.3%
2017*	2,005	1,951	54	2.7%
<b>2018</b>	<b>2,040</b>	<b>1,986</b>	<b>54</b>	<b>2.6%</b>

\*Estimate as of October, 2017.

Source: Nebraska Department of Labor, Labor Market Information, 2018

Hanna:Keelan Associates, P.C., 2018

**TABLE 3.9  
CIVILIAN LABOR FORCE & EMPLOYMENT  
TRENDS AND PROJECTIONS  
TECUMSEH, NEBRASKA  
1990-2028**

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2018</u>	<u>2028</u>
Civilian Labor Force	2,243	2,518	2,833	<b>2,040</b>	<b>2,126</b>
Unemployment	66	155	92	<b>54</b>	<b>62</b>
Rate of Unemployment	2.8%	6.2%	3.2%	<b>2.6%</b>	<b>2.9%</b>
Employment	2,308	2,363	2,741	<b>1,986</b>	<b>2,064</b>
	<b><u>Change in Employment</u></b>				
	<b><u>Number</u></b>	<b><u>Annual</u></b>	<b><u>% Change</u></b>	<b><u>% Annual</u></b>	
1990-2000	+55	+5.5	+2.4%	+0.2%	
2000-2010	+378	+37.8	+16.0%	+1.6%	
2010-2018	-755	-94.4	-27.5%	-3.4%	
<b>2018-2028</b>	<b>+78</b>	<b>+7.8</b>	<b>+3.9%</b>	<b>+0.4%</b>	

Source: Nebraska Department of Labor, Labor Market Information, 2018.  
Hanna:Keelan Associates, P.C., 2018.

### **WORKFORCE EMPLOYMENT BY TYPE**

- **Table 3.10, Page 3.12, identifies workforce employment by type in Johnson County, Nebraska, as of 2017. Of the non-farm employment workforce sectors, the largest in the County is State Government, with an estimated 342 workers.**
- **Tecumseh is the commercial and employment center of Johnson County, as well as the largest City. Major employers in or near the City of Tecumseh include Johnson County Hospital, Tecumseh Poultry, Tecumseh State Correctional Institution and Johnson County Public Schools.**
- Overall, the economic outlook for Tecumseh is “good” for the 10-year planning period. Economic opportunities exist, primarily due to potential population increases in Tecumseh with new development of workforce housing, as well as large employers interested in expanding their employment opportunities. Additional commercial and industrial business, as well as the expansion of existing businesses in the Tecumseh area, and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing, locally-based business, including agricultural-related industries, will ensure Tecumseh has a stable economic base and a bright future for increased economic development.

**TABLE 12  
WORKFORCE EMPLOYMENT BY TYPE  
JOHNSON COUNTY, NEBRASKA  
2017**

**Workforce**

**Non-Farm Employment  
(Wage and Salary)**

	<b>1,673</b>
Agriculture Forestry, Fishing & Hunting.	*
Mining, Quarrying and Oil/Gas Extraction.	0
Utilities.	0
Construction.	89
Manufacturing.	*
Wholesale Trade.	62
Retail Trade.	117
Transportation & Warehousing.	54
Information.	*
Finance & Insurance.	66
Real Estate & Rental/Leasing.	*
Professional, Scientific & Technical Services.	13
Management of Companies & Enterprises.	0
Administrative/Support/Waste.	*
Educational Services.	65
Health Care & Social Assistance.	168
Arts, Entertainment & Recreation.	*
Accommodation & Food Service.	60
Other Services (except Public Administration).	44
Federal Government.	37
State Government.	342
Local Government.	86

\*Data not available because of disclosure suppression.

Source: Nebraska Department of Labor, Labor Market Information, 2018.

Hanna:Keelan Associates, P.C., 2018.





# SECTION 4

## LAND USE, GROWTH & REDEVELOPMENT.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**



## **SECTION 4**

# **LAND USE, GROWTH & REDEVELOPMENT.**

### ***INTRODUCTION.***

The **Land Use, Growth and Redevelopment** section of this **Comprehensive Plan** identifies the current and future land use development patterns in Tecumseh, Nebraska. The land use component examines **development opportunities and requirements and future utilization of land** in and around the City. A discussion of the **environmental** and **physical characteristics** of Tecumseh precedes a description and analyses of **existing** and **future land use** conditions in the City.

### ***PROPER LAND USE PRACTICES.***

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the City of Tecumseh provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Tecumseh, the primary development constraints are associated with the soil conditions and floodplains of the Big Nemaha River and the steep slopes of the upper elevations of the river valley.



## **IDENTIFICATION OF FUTURE GROWTH AREAS**

The proposed **Land Use Plan** concentrates on the use of land in the City of Tecumseh and the Community's respective One-Mile Planning Jurisdiction during the 10-year planning period. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of undeveloped land in the Corporate Limits and One-Mile Planning Jurisdiction is imperative to support growth and development opportunities during the next 10 years.

## **LOCATION**

The City of Tecumseh, the County Seat of Johnson County, is located off the eastern bank of the Big Nemaha River in southeastern Nebraska, at the intersection of U.S. Highway 136 and Nebraska State Highway 50. Tecumseh is located approximately 55 miles southeast of Lincoln, Nebraska, and 70 miles south of Omaha, Nebraska. Tecumseh's highway corridors and historic Downtown Square are vital to the future of the Community. This geographic setting directly links Tecumseh with trading centers in the Midwest and points beyond.

## ***HISTORICAL DEVELOPMENT.***

Tecumseh began to be settled in 1856 by Col. John Boulware, who chose the name "Tecumseh" after the Shawnee Chief killed in the Battle of Thames by Col. Richard Johnson, for whom the County was named. A town site plat was filed in July 1856, followed by the establishment of a post office in January 1857, and in February 1857, Tecumseh was named County Seat. The Atchison & Nebraska rail line completed through Tecumseh in 1872, linked the town to Lincoln, Nebraska, the new capital city, and provided the stability necessary for growth. Tecumseh has



*Burlington Station in Tecumseh, Nebraska*

served as a trading center for the agricultural community since its founding. The Burlington Northern Santa Fe line still provides freight service through the City.



## POPULATION GROWTH

**Table 4.1** highlights **historical population trends** for the Community of Tecumseh. Population of this rural Community flourished through the late 1800s, reaching a population of 2,005 by 1900. Throughout much of the 1900s the population of Tecumseh is characterized by both sharp increases and decreases over 10-year periods, but has declined since a 1970 population of 2,058. Today, Tecumseh is a Community of 1,640 people with several neighborhoods that reflect historic beginnings and modern trends in housing development.

<b>Year</b>	<b>PERSONS</b>	<b>+/- &amp; PERCENT CHANGE</b>
1890	1,654	--
1900	2,005	+351 / +21.2%
1910	1,748	-254 / -12.8%
1920	1,688	-60 / -3.4%
1930	1,829	+141 / +8.4%
1940	2,104	+275 / +15.0%
1950	1,930	-174 / -8.3%
1960	1,887	-43 / -2.2%
1970	2,058	+171 / +9.1%
1980	1,926	-132 / -6.4%
1990	1,710	-216 / -11.2%
2000	1,716	+6 / +0.4%
2010	1,677	-39 / -2.3%
2018	1,640	-37 / -2.2%

Source: U.S. Census;  
Hanna:Keelan Associates, P.C., 2018.

## ***THE NATURAL ENVIRONMENT.***

### SOIL ASSOCIATIONS

The soils in and around Tecumseh are classified into three soil groups, or Associations, each with a broad range of characteristics. **Illustration 4.1, Page 4.5** graphically displays the **General Soil Associations** for the City of Tecumseh and the One-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on **Illustration 4.1**.

The three Soil Association depicted in **Illustration 4.1** are the Pawnee-Morrill-Shelby, Nodaway-Zook-Judson and the Wymore Associations. A large portion of the lands throughout the Tecumseh Planning Jurisdiction are associated with the Big Nemaha River Valley.

The City is situated along the eastern bank and upper terraces of the Big Nemaha River, which provided the Community access to drinking water and suitable land that was fairly level for development purposes. Community growth and expansion has extended the City to the north and east of the Downtown in the upper elevations of the upper divides and rolling hills above the Valley.

#### ❖ PAWNEE-MORRILL-SHELBY ASSOCIATION

The **Pawnee-Morrill-Shelby** soils consist mainly of soils on ridges and hills dissected by numerous drainageways and streams. This association makes up approximately 60 percent of Johnson County, and is found within the One-Mile Planning Jurisdiction, but generally outside the Corporate Limits and away from the Big Nemaha River. Soils of this Association are described as ***“Deep, gently sloping to steep, moderately well drained and well drained, clayey and loamy soils that formed in glacial material; on uplands.”***

Soils of this association have medium potential for cultivated crops and high potential for grasses. They also have high potential for wildlife habitat and recreational use. Erosion is the principal hazard, and maintaining fertility is another concern.

#### ❖ NODAWAY-ZOOK-JUDSON ASSOCIATION

The **Nodaway-Zook-Judson** soils follow the route of the Big Nemaha River and its associated tributaries throughout the One-Mile Planning Jurisdiction. These soils are generally described as ***“Deep, nearly level and gently sloping, moderately well drained, poorly drained, and well drained, silty soils that formed in alluvium and colluvium; on bottom lands, foot slopes, and stream terraces.”***

This Association consists mostly of nearly level soils within the floodplains of the Big Nemaha River, and makes up about 15 percent of the County. Nearly all the acreage of this association is cultivated, though numerous small and irregular tracts are wooded. The soils have high potential for cultivated crops, with the principal crops being corn, grain sorghum and soybeans. Principal management concerns include wetness and flooding in the spring. Thus, very few homes or other buildings are constructed in areas of these soils.

#### ❖ WYMORE ASSOCIATION

Soils of the **Wymore Association** are primarily found with the Corporate Limits of the Tecumseh One-Mile Planning Jurisdiction. These soils are described as ***“Deep, nearly level and gently sloping, moderately well drained, clayey and silty soils that formed is loess; on uplands.”*** The Wymore Association makes up approximately 25 percent of the County. These soils have a high potential for cultivated crops and pasture grasses. Erosion is the principal hazard, while other concerns include maintaining the content of organic matter and soil structure, as well as selecting crops that are best suited to the soil. Conservation management practices should include contour farming, terraces, grassed waterways and conservation tillage.



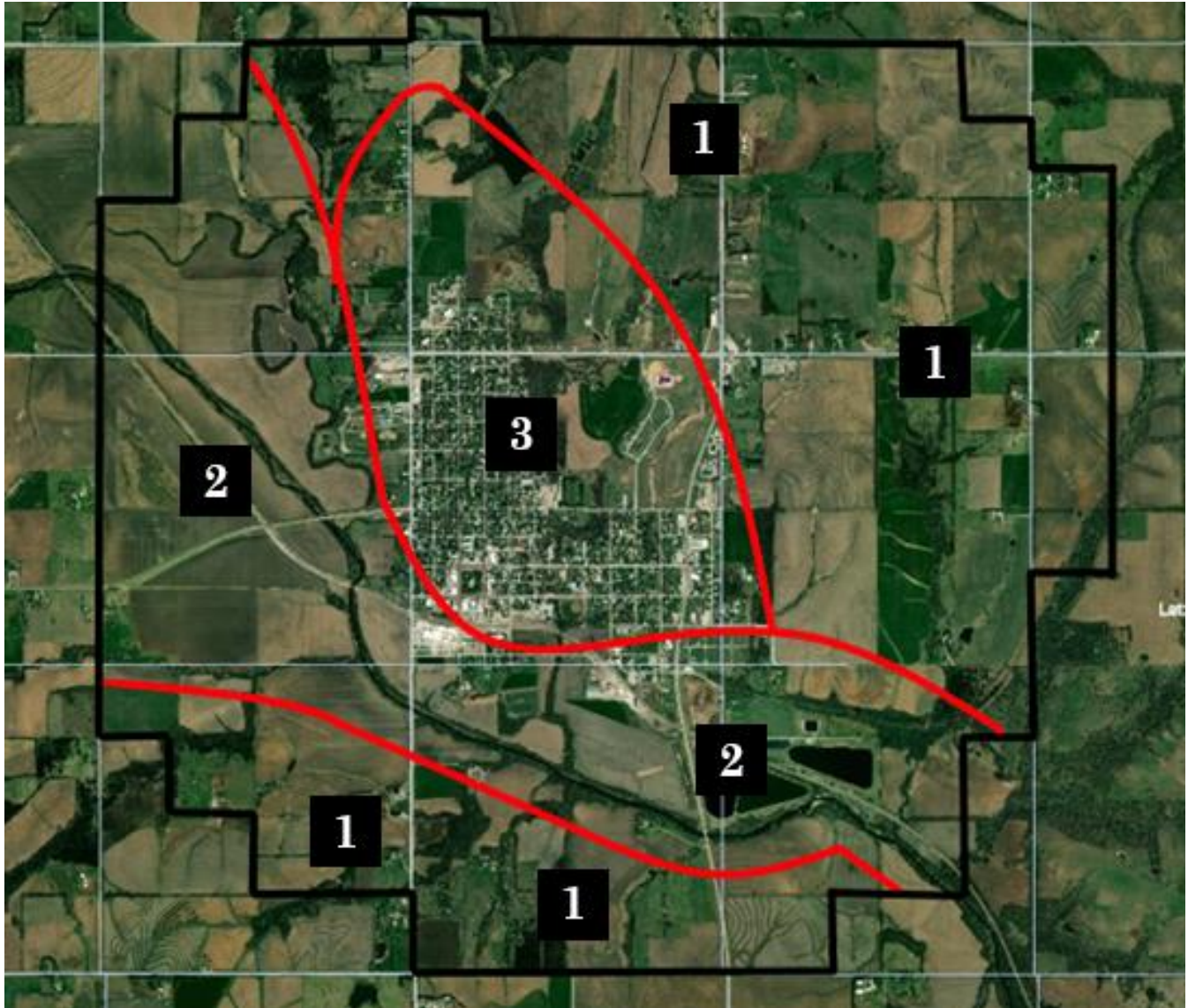


# GENERAL SOIL ASSOCIATIONS MAP

ONE-MILE PLANNING JURISDICTION

TECUMSEH, NEBRASKA

2018



## LEGEND

- 1** PAWNEE-MORRILL-SHELBY
- 2** NODAWAY-ZOOK-JUDSON
- 3** WYMORE

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

ILLUSTRATION 4.1

## WATERSHEDS

The topography and terrain of Tecumseh and the Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits creating areas of nearly level lands on stream terraces. The natural topography of the Community is nearly level to gently sloping. The Big Nemaha River and nearly all major creeks and streams flow constantly, and drainage is primarily southeasterly.

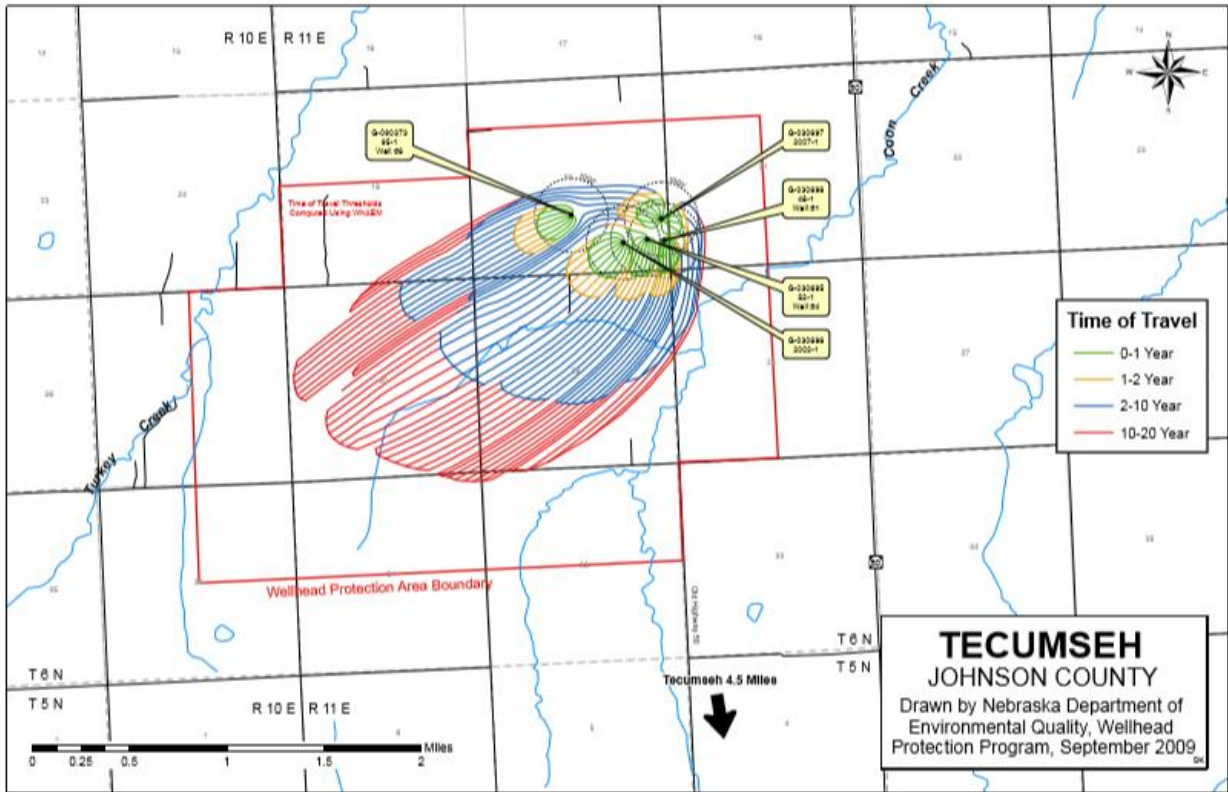
Most areas of Johnson County have good quality well water available for use in farm households and for livestock. However, large quantities suitable for use in municipalities or for irrigation is limited to certain areas. A report on the condition of the public utilities in Tecumseh was provided by the City of Tecumseh and is available in **Section 5** of this **Plan**. Tecumseh is served by five water wells and, at its current capacity, has the ability to provide water to nearly twice the existing population.

## WELLHEAD PROTECTION PROGRAM

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water used by public water supply wells.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.

The purpose of **Nebraska's Wellhead Protection Program** is to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring. The **Wellhead Protection Area (WHPA)**, is a region with restrictive regulations on land use to prevent potential contaminants from uses located in the sensitive area. The boundaries are delineated by a time-of-travel cylindrical displacement calculation. The boundary is then mapped by NDEQ so Communities can apply zoning regulations to the floating district. **The Wellhead Protection Map, Illustration 4.2, Page 4.7, shows that the Tecumseh Municipal Wells are located approximately 4.5 miles north the City.**



**WELLHEAD PROTECTION MAP  
ILLUSTRATION 4.2**

## **CLIMATE**

The climate of the City of Tecumseh area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 12°F in January and maximum of 89°F in July. The total annual precipitation is 32.2 inches, while the average annual snowfall is 26.4 inches. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.

## ***THE BUILT ENVIRONMENT.***

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



**Designating the proper land uses adjacent the Highways 50 and 136 Corridors is essential.** US Highway 136 enters the City from the west at North 1<sup>st</sup> and Lincoln Streets, runs north-south along North 1<sup>st</sup> Street from Lincoln Street to near the northern Corporate Limits, then turns east and runs east-west to the eastern Corporate Limits. State Highway 50 runs from the northern to southern Corporate Limits in the eastern portion of the City. The general trend is to guide commercial development along the Highway 136 Corridor in the northern portion of the City, and along Highway 50 from the northern to the southern Corporate Limits. Industrial uses are concentrated in the southern portion of the City, along and south of the Burlington Northern Santa Fe Railroad Corridor.

**LAND USE ANALYSIS.**

**EXISTING LAND USE PROFILE**

**Table 4.2** identifies the existing land use in Tecumseh as of 2018, per land use type and acres per 100 people. As a reference, the planning standard for acres per 100 people per land use category is also shown. **The total area within the City of Tecumseh is currently estimated to be 958 acres.** Existing land use in and around Tecumseh is also identified in **Table 4.2** and **Illustrations 4.3** and **4.4**.

<b>TABLE 4.2 EXISTING &amp; FUTURE LAND USE CAPACITY MATRIX TECUMSEH, NEBRASKA</b>									
2018 ESTIMATED POPULATION - 1,640									
2028 PROJECTED (MEDIUM) POPULATION - 1,655									
2028 PROJECTED (BOOST) POPULATION - 1,722									
	2018		TECUMSEH PLANNING STANDARD	NATIONAL PLANNING STANDARD	TOTAL ACRES NEEDED (Tecumseh / National)			Future Land Use Map Tecumseh Adjusted (Per Note 2)	
	ACRES	PERCENT			2018	2028**	2028***		
<b>Parks &amp; Rec./Open Space</b>	25.8	2.7 %	1.6	2.0	25.8 / 32.8	26.4 / 33.0	27.5 / 34.4	32.6 Acres	
<b>Public/Quasi-Public</b>	63.0	6.6 %	3.8	2.8	63.0 / 45.9	62.7 / 46.2	65.4 / 48.2	72.6 Acres	
<b>Residential</b>	306.4	32.0 %	18.7	10.0	306.4 / 164.0	308.6 / 165.0	321.6 / 172.0	362.4 Acres	
<i>Single &amp; Two-Family</i>	292.5	30.5 %	17.8	7.5	292.5 / 123.0	293.7 / 123.7	306.1 / 129.0	346.9 Acres	
<i>Multifamily</i>	6.5	0.7 %	0.4	2.0	6.5 / 32.8	6.6 / 33.0	6.9 / 34.4	8.1 Acres	
<i>Mobile Home</i>	7.4	0.8 %	0.5	0.5	7.4 / 8.2	8.3 / 8.3	8.6 / 8.6	7.4 Acres	
<b>Commercial</b>	36.5	3.8 %	2.2	2.4	36.5 / 39.4	36.3 / 39.6	37.8 / 41.3	41.7 Acres	
<b>Industrial</b>	39.3	4.1 %	2.4	2.3	39.3 / 37.7	39.6 / 37.9	41.3 / 39.5	47.3 Acres	
<b>Streets/Alleys/Railroad</b>	237.0	24.7 %	14.5	9.0	237.0 / 147.6	239.2 / 148.5	249.4 / 154.8	286.6 Acres	
<b>Total Developed</b>	708.0	76.6 %	43.2	28.5	708.0 / 467.4	712.8 / 470.2	743.0 / 490.2	843.2 Acres	
<b>Total Vacant</b>	250.0	23.4 %	15.2	6.5	250.0 / 106.6	250.8 / 107.3	261.4 / 111.8	114.8 Acres	
<i>Developable*</i>	200.5	80.2 %	12.2	6.5	200.5 / 106.6	201.3 / 107.3	209.8 / 111.8	65.3 Acres^^	
<i>Not Developable</i>	49.5	19.8 %	3.0	NA	49.5 / NA	49.5 / NA	51.6 / NA	49.5 Acres^^^	
<b>Total Acreage</b>	958.0 ^	100.0 %	58.4	35.0	958.0 / 574.0	963.6 / 577.5	1,004.4 / 602.0	958.0 Acres	

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

Note 2: Designated Land Requirements (Future Needs) should include 3x 2018 to 2028 Boost Estimates, presented on the Future Land Use Map.

\*Vacant Land Capable of Development.

\*\*Based on Medium Population Projection.

\*\*\*Based on Population Projection for Economic Development Boost.

^Based on Net Area Acreage.

^^Single & Two-Family = 40 Acres, Multifamily = 30 Acres, Commercial = 15 Acres, Industrial = 15 Acres.

^^^Vacant (Not Developable) Land, Only.

Source: Hanna:Keelan Associates, P.C., 2018.

The following **existing land use** discussion focuses on each of the land use types in Tecumseh, utilizing **Table 4.2** in comparison to National Planning Standards.

### **PARKS/RECREATIONAL**

Parks and recreational facilities in the City of Tecumseh include a City Park, swimming pool, ballfields and open space. Land attributed to parks and recreational use accounts for approximately 2.7 percent of the total developed land in Tecumseh. The 25.8 acres of park land equates to 1.6 acres per 100 people, slightly lower than the planning standard of two acres per 100 people.

### **PUBLIC/QUASI-PUBLIC**

*Public/Quasi-Public* land acreage in Tecumseh totals an estimated 63 acres, or 6.6 percent of the total platted City area. This land classification includes churches, Johnson County Hospital, public and private schools, city/county buildings and various other public buildings. This land use classification equals an estimated 3.8 acres per 100 people, approximately 35.7 percent more than the recommended planning standard.

### **RESIDENTIAL**

Single and multifamily residential uses, including housing employees, families and the elderly, are the primary housing types in the Community. Residential uses occupy an estimated 306.4 acres of land, or 32 percent of the City's total area. The 18.7 acres of residential land per 100 persons in Tecumseh is approximately 87 percent more than the planning standard of 10 acres.

- ❖ *Single Family* land usage calculates to approximately 292.5 acres, an estimated 30.5 percent of the total City land area. The 17.8 acres of single family residential land per 100 persons is more than double the planning standard of 7.5 acres per 100 people.
- ❖ *Multifamily* land usage in Tecumseh is approximately 6.5 acres, an estimated 0.7 percent of the Community's total land area. This calculates to 0.4 acres of multifamily land per 100 persons, which is 80 percent less than the recommended two acres per 100 people.
- ❖ *Mobile Homes* comprise approximately 7.4 acres, an estimated 0.8 percent of the total platted land within the Tecumseh Corporate Limits. The 7.4 acres of mobile home land use equals 0.5 acres per 100 persons, matching the recommended planning standard.



## COMMERCIAL

A comparison of land use ratios from the National Planning Standards indicates that Tecumseh has approximately 9 percent less commercial land uses than the National Standard. Although commercial uses should continue to be developed along the Highway 50 and 136 Corridors in the northern and eastern portions of the City, the Downtown Square will continue to be the desired location of Tecumseh residents to be the focus of entertainment and social activities in the City.

## INDUSTRIAL

The total acreage of classified *industrial* land use in Tecumseh is approximately 39.3 acres. Industrial acreage per 100 people is 2.4, slightly above the planning standard of 2.3 acres per 100 persons. Substantial amounts of industrial land uses are located in the southern portion of the City along the railroad corridor, with the remaining industrial uses primarily located along the Highway 50 Corridor in the east.

### *Tecumseh Workforce Employment Data.*

U.S. Census Workforce Employment Data from 2015 indicates a total of 1,372 workers are employed in Tecumseh. Of the 1,372 total workers, 1,111 workers, or 81 percent, commute to Tecumseh for employment. The remaining 261, or 19 percent, live and work in Tecumseh.

Additionally, a total of 658 employed persons live in the City of Tecumseh. Of those 658 employed persons, 397, or 60.3 percent commute for work beyond the Corporate Limits of the City, while the remaining 261 live and work in Tecumseh.

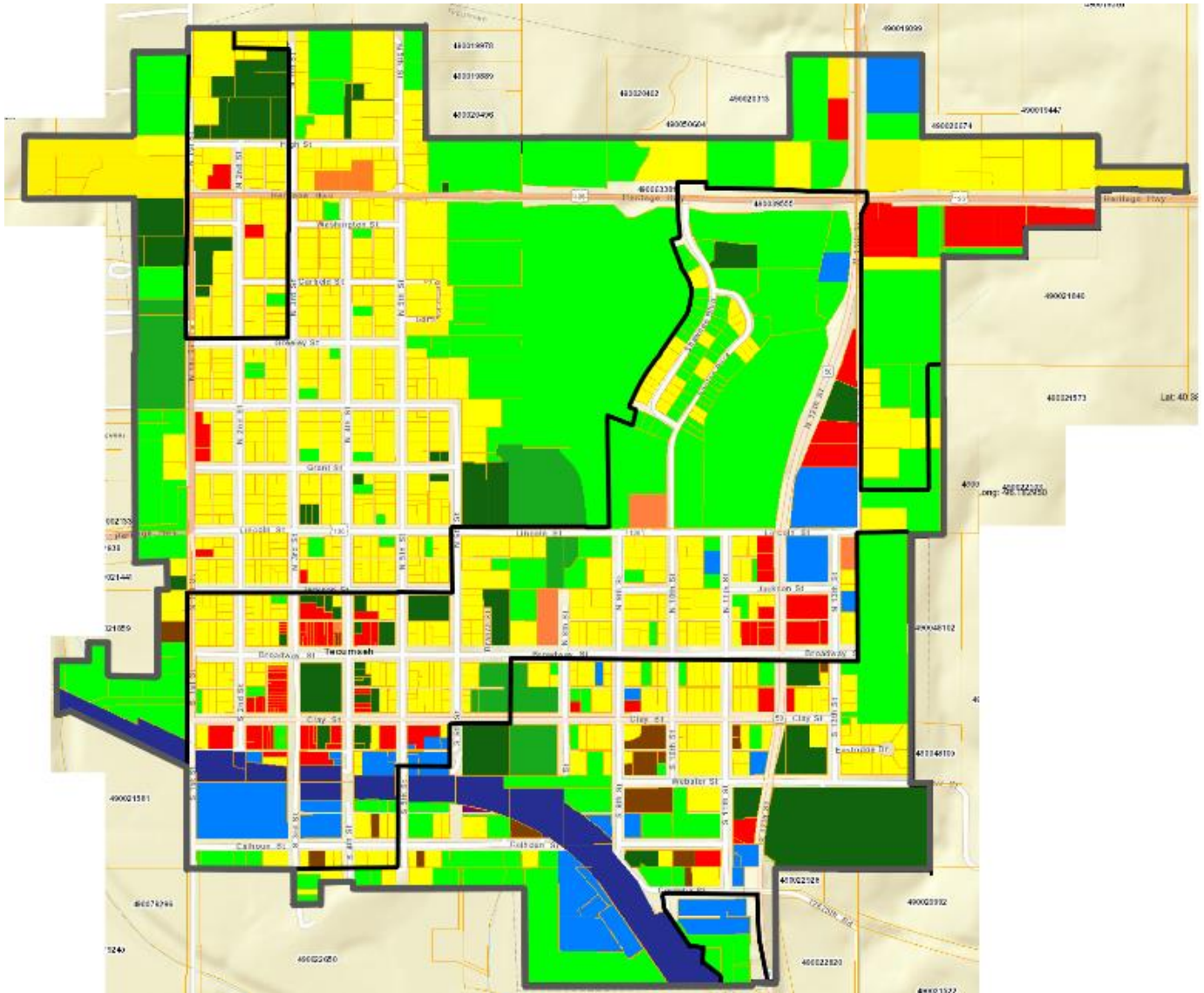
## PRIORITIES FOR GROWTH AND DEVELOPMENT

The results of the Land Use Capacity Matrix revealed that Tecumseh needs to concentrate on maximizing development in existing land areas, including infill development of vacant parcels within the existing Corporate Limits. The City should expand the amount of land dedicated to residential uses, specifically multifamily housing, and diversify and expand its commercial land uses.

- ❖ *The City must continue to designate undeveloped, vacant land for both single family and multifamily housing.*
- ❖ *Tecumseh should strive to attract housing in the upper levels of the Downtown commercial buildings.*
- ❖ *The City should increase efforts to both attract and retain commercial retail businesses in the Downtown.*
- ❖ *Automotive oriented commercial uses should be expanded along the Highway 50 and 136 Corridors in the northeastern portion of the City.*

# EXISTING LAND USE MAP

CORPORATE LIMITS  
TECUMSEH, NEBRASKA  
2018



## LEGEND

- UNDEVELOPED
- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF TECUMSEH CORPORATE LIMITS
- DESIGNATED REDEVELOPMENT AREAS

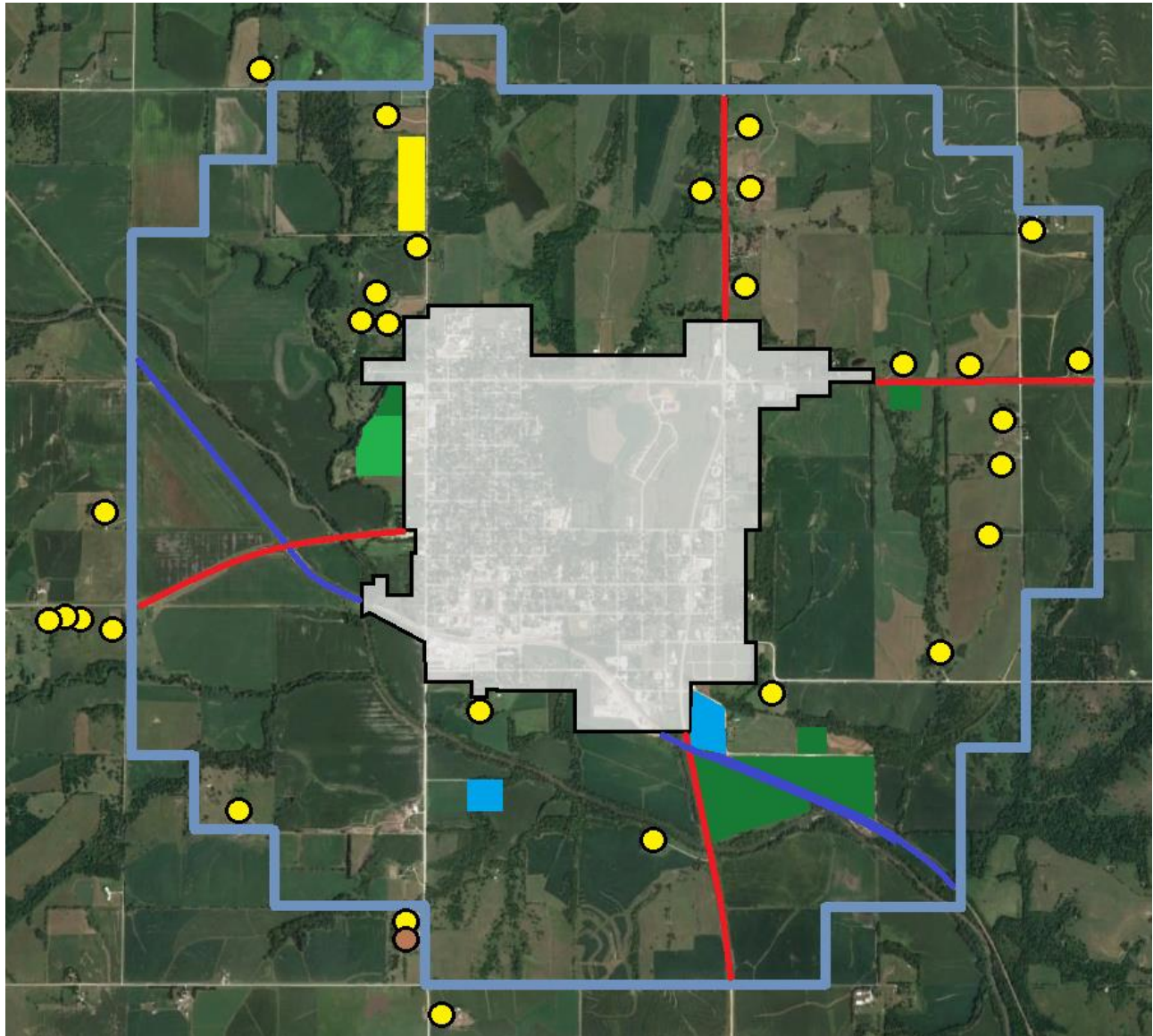
**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

ILLUSTRATION 4.3



**EXISTING LAND USE MAP**  
**ONE-MILE PLANNING JURISDICTION**  
**TECUMSEH, NEBRASKA**  
**2018**



**LEGEND**

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL SUBDIVISION (11 HOMES)
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- HIGHWAY CORRIDOR
- CITY OF TECUMSEH CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 4.4**

## ***FUTURE LAND USE***

The City of Tecumseh should propose a goal of implementing appropriate community and economic development initiatives to increase the population base and provide additional wealth to the Community. Since its founding, the City has experienced periods of high population growth, reaching a historic peak of 2,104 in 1940. A decreasing population has been evident since 1970, when the City had a recorded population of 2,058. The population has been relatively stable since the 2010 Census, with an estimated 2018 population of 1,640.

The City should plan for an estimated population of 1,655 residents by 2028, an increase of about 15 persons during the next 10 years. **The potential for an Economic Development “Boost” through the location of 55 additional FTEs, would result in an estimated 2028 population of 1,722, an increase of 82 persons, or 5 percent.**

Achieving the projections for growth through 2028 will require both development of vacant lots within the Corporate Limits, as well as the annexation of undeveloped land and the expansion of infrastructure and utilities to support residential, commercial and industrial development. The identification of future growth areas for all land use types adjacent and beyond the City of Tecumseh Corporate Limits is necessary to support growth opportunities. **Illustrations 4.5 and 4.6, Pages 4.15 and 4.16 identify future land use patterns for the City of Tecumseh and the One-Mile Planning Jurisdiction.**

### **INFILL DEVELOPMENTS**

The strategic development of infill lots and other undeveloped land areas within the Corporate Limits of Tecumseh would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas and water and sewer systems. The current available undeveloped parcels are not sufficient to meet the needs for future development opportunities throughout the 10-year planning period, 2018 to 2028. **Thus, the identification of residential, commercial, industrial and parks and recreational growth areas beyond the current Corporate Limits is a vital component of this Comprehensive Plan.**

**Illustration 4.5, Future Land Use Map**, highlights the future land use development recommendations for areas within the Corporate Limits of Tecumseh. **Future Land Use Map, Illustration 4.6**, identifies the growth areas proposed primarily to the northwest, north and east of the City, within the One-Mile Planning Jurisdiction.

## PARKS & RECREATION

**An estimated 25.8 acres of park and recreation land currently exists in Tecumseh.** This acreage is about 25 percent lower than the amount recommended by current National Planning Standards. Tecumseh maintains one City Park, which includes a swimming pool, ballfield and playground equipment, and is located in the southern portion of the City at Broadway and Clay Streets between 7<sup>th</sup> and 8<sup>th</sup> Streets. Additional recreation and open space exists throughout the Community.

An increased effort to modernize and expand park equipment is currently taking place with a new aquatic center in the final stages of design and funding. A new trail system connecting public parks, schools, neighborhoods and entertainment facilities throughout the City is needed, and should be a focus during the 10-year planning period.

Throughout the 10-year planning period of this **Comprehensive Plan**, the City of Tecumseh should consider additional “neighborhood parks” and recreational facilities as subdivision proposals are presented to the City, and tracts of land adjacent the current Corporate Limits are annexed.

## PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Tecumseh will primarily accommodate any expansions of existing public services.

Existing facilities and land use configurations are expected to be sufficient to occupy their present land area to meet the service requirements of Tecumseh through 2028.

## RESIDENTIAL AREAS

Future residential development in and around the City of Tecumseh should be a high priority during the 10-year planning period. Based upon the targeted housing demand, the City will require an estimated 2.2 additional acres of land during the next 10 years for residential development purposes, to provide additional housing options to all income sectors, age groups and family types/sizes in the Community, especially local workforce.

An **“Economic Development Boost,”** in Tecumseh, during the next 10 years, would require up to a minimum of 15.2 additional acres of land for residential development. The City should designate, or reserve, approximately 56 total additional acres for future/planned residential subdivisions, totaling 362.4 acres at both developed and planned residential uses.

The **Future Land Use Map, Illustration 4.6**, identifies designated residential areas in and around Tecumseh as single family and multifamily uses. These designations will allow developers the option of providing a variety of housing types for persons and families of all ages and incomes.

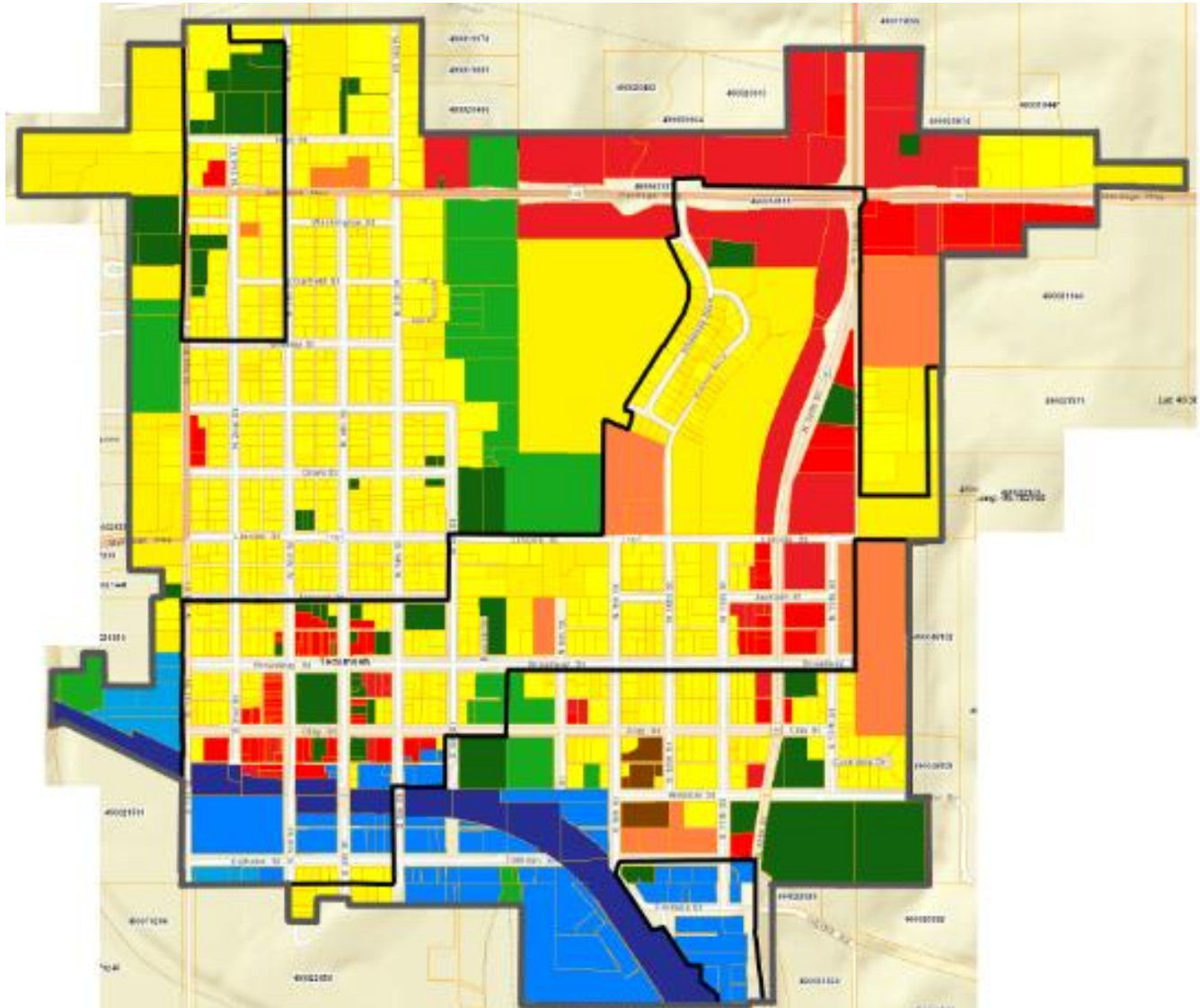


# FUTURE LAND USE MAP











CORPORATE LIMITS

TECUMSEH, NEBRASKA

2028



## LEGEND

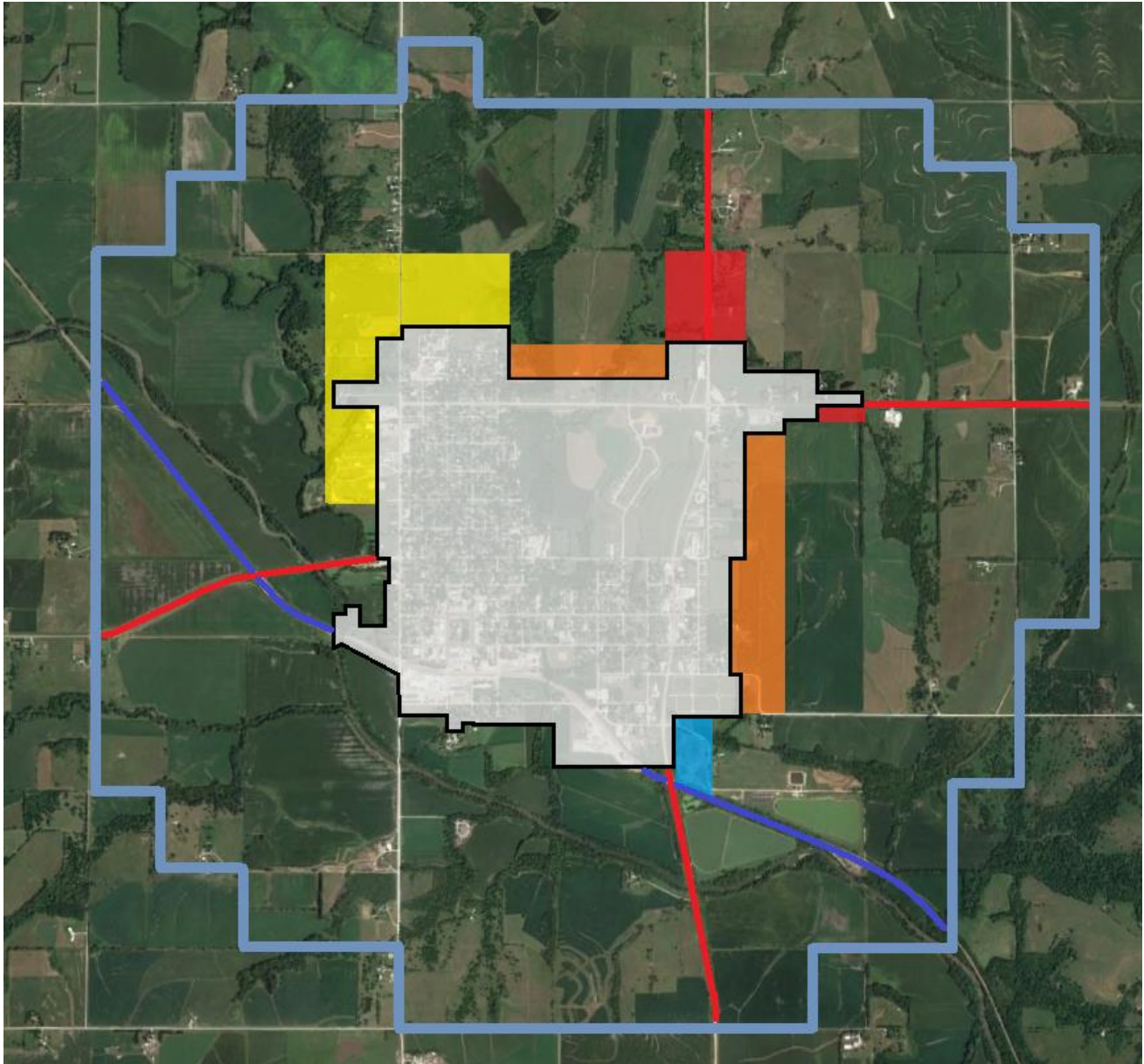
-  PARKS/RECREATION/OPEN SPACE
-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  RAILROAD CORRIDOR
-  CITY OF TECUMSEH CORPORATE LIMITS
-  DESIGNATED REDEVELOPMENT AREAS

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

ILLUSTRATION 4.5

**FUTURE LAND USE MAP**  
**ONE-MILE PLANNING JURISDICTION**  
**TECUMSEH, NEBRASKA**  
**2028**



**LEGEND**

- SINGLE & TWO-FAMILY (MEDIUM DENSITY) RESIDENTIAL
- MULTIFAMILY (HIGH DENSITY) RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- HIGHWAY CORRIDOR
- CITY OF TECUMSEH CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION

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\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 4.6**



The following provides a description of future residential land uses for the Community.

- ❖ **Single family housing** development should, first, occur within the Corporate Limits of Tecumseh. Both existing vacant parcels and those created due to the demolition of dilapidated houses within established neighborhoods, as well as vacant parcels within the planned residential areas in the northeastern quadrant of the City, should be targeted priority areas for new residential development. These areas would have reasonable access to existing water and sewer utility systems. Secondly, development of single family residential subdivisions should be encouraged within the planned single family growth areas. However, the cost of development in these future designated growth areas will be significantly more than on vacant parcels within existing neighborhoods of Tecumseh that have direct access to the existing infrastructure systems. The City should designate, or reserve, an additional 54 acres for future/ planned single family residential subdivisions, totaling approximately 347 acres of both developed and planned single family residential uses.
- ❖ **Multifamily housing** development must be pursued during the 10-year planning period, for both elderly and family households. The existing land use analysis concluded that with 6.5 acres of multifamily use in a Community the size of Tecumseh, the City currently maintains 26 fewer acres than what is recommended by National Planning Standards. New multifamily areas in Tecumseh are planned to buffer commercial uses along the Highway 50 Corridor from single family neighborhoods and in close proximity to industrial uses in the southeastern portion of the City. The **Future Land Use Map, Illustration 4.6, Page 4.16**, identifies multifamily growth areas beyond the Corporate Limits as being located in the northern and eastern portions of the Planning Jurisdiction.

## FUTURE HOUSING AND UTILITY SERVICE NEEDS.

Vacant lands designated for new residential development adjacent the Corporate Limits will require an extension of all utilities.

Housing projections through 2028 must be supported by expanding the Utility Service Area. If projections for 2028 are to be met, the City will need to expand water and sewer trunk lines to extend utility services to identified growth areas.

The City is expected to need up to 76 new housing units in the next 10 years, with up to 96 new units with an “Economic Development Boost.”

- ❖ *The Public Works Staff indicated that future designated residential growth areas will require the extension of infrastructure and utilities systems to support proposed developments.*
- ❖ *The existing Utility Service Area can sustain concentric growth from the Current Corporate Limits outward, given the existing capacity.*
- ❖ *The lift station and waste water treatment facilities have sufficient capacities to support projected growth through 2028.*

To expand affordable housing options for single adults, families, retirees, the elderly and, especially, workforce households, the City should establish a priority for the development of multifamily housing and upper-story housing in the Downtown Square commercial buildings. This effort will require the designation of residential growth areas to be planned and appropriately zoned for multifamily residential development. The City should designate, or reserve, 1.6 additional acres for future/planned multifamily residential subdivisions, totaling 8.1 acres of both developed and planned residential uses.

Overall, residential development should occur within the Corporate Limits of Tecumseh, first. If sufficient lands are not available, the development of planned growth areas should be implemented in conformance with the **Future Land Use Map, Illustration 4.6**. The primary residential growth areas within the Corporate Limits are in the northeast quadrant, along with infill of vacant lots throughout the City. **Primary residential growth areas beyond the existing Corporate Limits are to the northwest, north and east.**

## **COMMERCIAL**

Future commercial land uses in Tecumseh, along the Highway 50 and 136 Corridors, are anticipated to include infilling vacant lots and replacing existing deteriorated and/or abandoned buildings. Automotive oriented commercial uses and big box retail outlets should be developed in the northeastern portion of the City, near the Corporate Limits, along both highway corridors. Future highway commercial development should proceed with caution as to not diminish the role of the Downtown Square as the primary center of commerce and entertainment.



The City should designate, or reserve, 5.2 additional acres for future/planned commercial developments, totaling 41.7 acres of both developed and planned commercial uses. **Specialty retail, cafes/restaurants, professional offices and entertainment such as a movie theater are encouraged to further diversify commercial venues in Tecumseh.**

## **INDUSTRIAL**

The City of Tecumseh has sufficient vacant land for industrial uses in the southern portion of the Community, along and south of the railroad corridor and beyond the existing Corporate Limits in the southeast. An estimated 39.3 acres of industrial land currently exists in Tecumseh. The current industrial tracts within the City, in a state of transition or possessing vacant parcels in close proximity to residential development, are encouraged to become "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

The City should designate, or reserve, 8 additional acres for future/planned industrial developments, totaling 47.3 acres of both developed and planned industrial uses.

To provide jobs for an increasing population base, and to continue to attract additional business and industry to Tecumseh, it is recommended that vacant lands within these industrial parks be prepared to support new industrial uses. The City must maintain enough industrial land for growth and development. Local economic development groups, organizations and property owners are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Maps, Illustrations 4.5 and 4.6**, identify proposed industrial land use areas both within the City and the One-Mile Planning Jurisdiction. Currently vacant tracts adjacent the railroad corridor were identified as the most suitable locations for new industrial land use developments. Additionally, it is recommended that all future industrial uses, particularly heavy



industrial uses, be located in the southern portion of the City, and convert existing industrial uses along or near the Highway 50 Corridor in the eastern and northeastern portions of the City to commercial or residential uses. Vacant parcels adjacent and beyond the existing Corporate Limits in the southeastern portion of the City are recommended for any expansion of industrial land use. However, those areas outside the Corporate Limits would require an extension of appropriate infrastructure to facilitate future developments.

### **INTENSIVE AGRICULTURAL USES**

The Tecumseh Planning Commission recognizes the importance of agricultural practices to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the One-Mile Planning Jurisdiction of the City should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited in the Planning Jurisdiction of the City. Floodplains associated with the Big Nemaha River limit the development of the City beyond its current Corporate Limits to the southwest. Therefore, the remaining portions of the One-Mile Planning Jurisdiction of the City are vital to the continued growth and development of Tecumseh. **Livestock confinement operations are best suited for locations within rural Johnson County, outside the One-Mile Planning Jurisdiction of the City of Tecumseh.**



## LAND USE PLAN / IMPLEMENTATION

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

- Redevelopment Areas in Tecumseh include the Downtown extending south across the railroad corridor, residential neighborhoods in central Tecumseh between Lincoln and Broadway Streets from approximately 6<sup>th</sup> to 13<sup>th</sup> Streets, undeveloped and industrial tracts in the southeast portion of the City bounded by Highway 50, Cordelia Street and the railroad corridor, the large residential development area in the northeast portion and existing neighborhoods in the northwest portion of the City.



## ***PLACE-BASED DEVELOPMENT COMPONENTS.***

Future development efforts within identified growth areas are encouraged to incorporate **“Place-Based” development components**, whereby development supports the Community’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements. The four general concepts of place-based development include the following:

### **ACCESS AND LINKAGES:**

- Does the development area have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What are the programs proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the development area?
- Is the development program visible from other neighborhoods or parts of the City?
- Is public parking available for visitors to the development site?

### **COMFORT AND IMAGE:**

- Is the proposed development located in a safe neighborhood?
- Are there historic attributes to consider for the proposed development?
- Is the neighborhood of the proposed development located safe, attractive and well maintained for all residents?
- Are there any environmental impacts that could hinder the development of the proposed facility?

### **USES AND ACTIVITIES:**

- How will the proposed development be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby the development that will keep residents active, including parks and recreation opportunities?
- Does the development program include a central gathering space for workers, residents and/or visitors?
- Does the housing program include a central gathering space for residents, workers and visitors to the site, as well as Community residents?

### **SOCIABILITY:**

- Will the development program be developed in a way the will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed development site?
- Are diverse population encouraged to reside at the development site?
- Does the housing program present a welcoming environment for both current and future residents?

## VOLUNTARY AND INVOLUNTARY ANNEXATION

Future annexation activities in the City of Tecumseh, both **voluntary and involuntary**, should occur in the non-agricultural land use areas identified in **Illustration 4.6, Future Land Use Map**. Land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes, (Neb.Rev. Stat.§16-117). Specifically, if such land, lots, tracts, streets or highways are contiguous or adjacent and are urban or suburban in character. Agricultural lands that are “rural in character” are not included under such authority. The terms “adjacent” or “contiguous” under §16-118, states that “contiguous may be present even though a stream, embankment, strip, or parcel of land *not more than 200 feet wide* lies between the targeted land and the corporate limits of the city.”

The City of Tecumseh should conduct annexation procedures as follows:

*“...the mayor and city council of a city of the first class may by ordinance at any time include within the corporate limits of such city any contiguous or adjacent lands, lots, tracts, streets, or highways as are urban or suburban in character and in such direction as may be deemed proper.”*

*“The city council proposing to annex land under the authority of this section shall first adopt both a resolution stating that the city is proposing the annexation of the land and a plan for extending city services to the land, (Neb.Rev. Stat.§16-117). The resolution shall state:*

*(a) The time, date, and location of the public hearing;*

*(b) A description of the boundaries of the land proposed for annexation;*

*(c) That the Plan of the city for the extension of city services to the land proposed for annexation is available for inspection during regular business hours in the office of the city clerk.”*

*(d) The Plan shall include:*

- 1. Estimated cost impact of providing the services to the land.*
- 2. State the method by which the City plans to finance the extension of services to the land and how any services already provided to the land will be maintained.*
- 3. Include a timetable for extending services to the land proposed for annexation.*
- 4. Include a map drawn to scale clearly delineating the land proposed for annexation, the current boundaries of the City, the proposed boundaries of the City after the annexation, and the general land-use pattern in the land proposed for annexation.*

- (e) *A public hearing on the proposed annexation shall be held within 60 days following the adoption of the Resolution proposing to annex land to allow the City Council to receive testimony from interested persons.*
- (f) *A copy of the resolution providing for the public hearing shall be published in a legal newspaper in or of general circulation in the City at least once not less than ten days preceding the date of the public hearing. A map drawn to scale delineating the land proposed for annexation shall be published with the resolution. A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district in the land proposed for annexation.*
- (g) *Any owner of property contiguous or adjacent to a city of the First Class may by petition request that such property be included within the Corporate Limits of such City. The Mayor and City Council may include such property within the Corporate Limits of the City without complying with subsections (a) through (f) of this section.*
- (h) *Notwithstanding the requirements of this section, the Mayor and City Council are not required to approve any petition requesting annexation or any resolution or ordinance proposing to annex land pursuant to this section.*

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

Standard Planning Methodology also advocates:

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

The City of Tecumseh **Future Land Use Map** of the One-Mile Planning Jurisdiction, **Illustration 4.6**, also maintains that a certain amount of vacant land will also be needed to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Tecumseh. When land within the Corporate Limits is not sufficient in area to support a proposed development project, developers are recommended to identify land appropriate to the scope of the project within identified residential, commercial, industrial, public/quasi-public and parks/recreation growth areas within.

**There currently exists an estimated 250 acres of vacant land within the Corporate Limits.** An estimated 200.5 acres, or 80.2 percent, of the vacant land is developable. The remaining 19.8 percent of vacant land can be considered “not developable” due to its location within a floodplain or upon steep topography.

### **AREAS FOR ANNEXATION**

Areas directly adjacent the existing Corporate Limits to the northwest, north and east of the City are recommended for future annexation, throughout the 10-year planning period. These areas are all capable of being served by extensions of municipal infrastructure and utility systems adjacent the current incorporated areas of the City. These areas are also identified on the **Future Land Use Maps, Illustrations 4.5 and 4.6.**

Vacant land within the current Corporate Limits primarily within the northeast quadrant have sufficient acreage to support the residential development needs of Tecumseh throughout the 10-year planning period. Other areas include the Highway 136 Corridor adjacent the western Corporate Limits as well as infill of vacant lots throughout the City. Residential growth areas beyond the current Corporate Limits should be considered for development if land within the City becomes unavailable.





# SECTION 5

## PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**



## **SECTION 5**

# **PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.**

### **INTRODUCTION.**

**Section 5** of the **Tecumseh, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, services and parks & recreation systems are provided to ensure a high quality of life for all residents of Tecumseh. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Tecumseh.

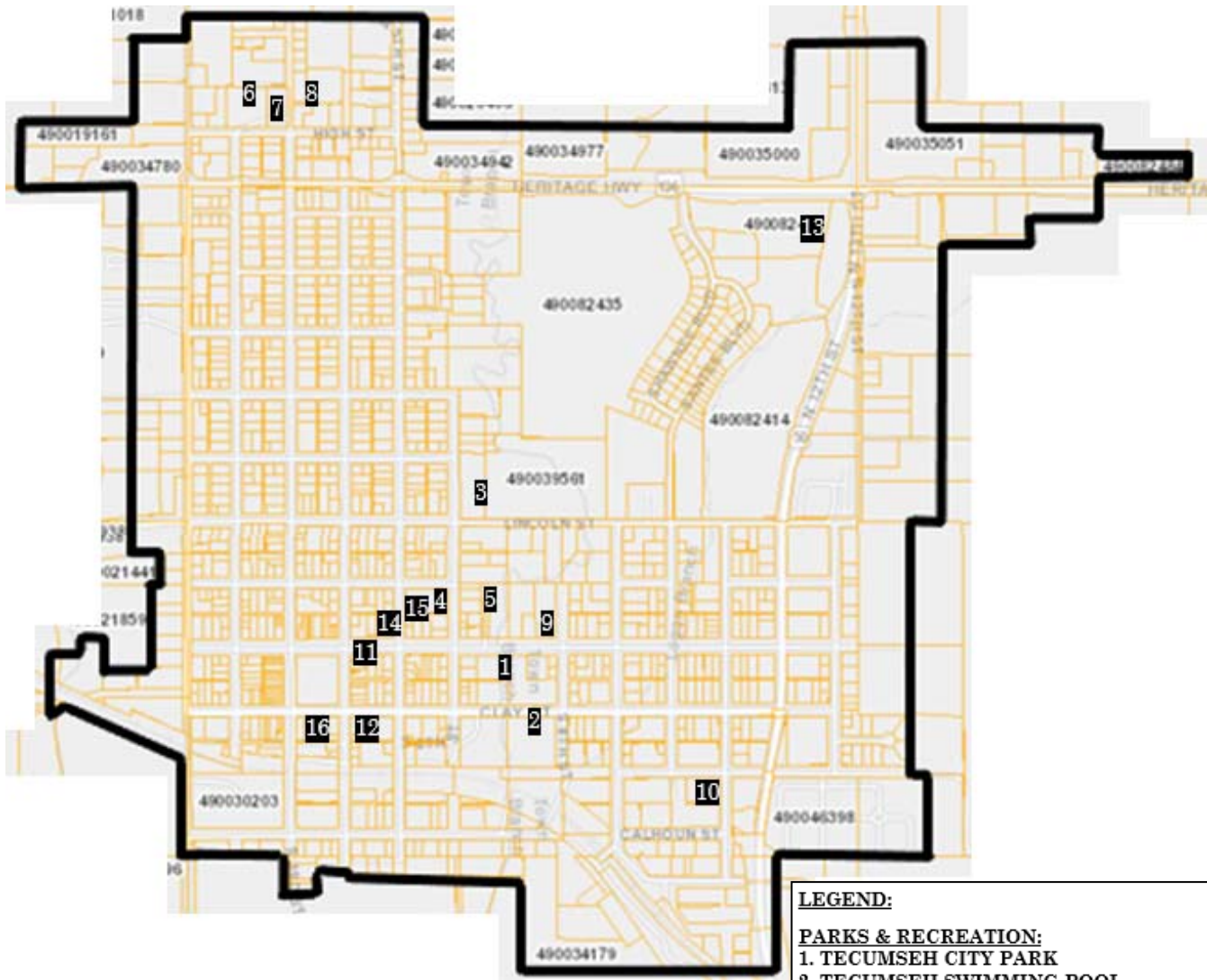
**Public Facilities** identify existing facilities in Tecumseh and determine future needs and desires during the 10-year planning period. Public Facilities provide citizens with social, cultural and educational opportunities. Facilities in Tecumseh include, but are not limited to, city government, health care, law enforcement, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Tecumseh, which also implies that the identified facility is adequate and is planned to meet the needs of the Community through the 10-year planning period.** The locations of these public facilities are identified in the **Tecumseh Public Facilities Map, Illustration 5.1, Page 5.2.**

**Public Utilities** address the water and wastewater utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Tecumseh. Analysis of these infrastructure systems, via conversations with City maintenance and utility personnel, revealed that the City must continue to maintain and improve these utility systems, and should consider replacing older segments of the infrastructure system.

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

# PUBLIC FACILITIES MAP

CORPORATE LIMITS  
TECUMSEH, NEBRASKA



**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

**LEGEND:**

**PARKS & RECREATION:**

- 1. TECUMSEH CITY PARK
- 2. TECUMSEH SWIMMING POOL

**EDUCATION:**

- 3. JOHNSON COUNTY PUBLIC SCHOOLS
- 4. ST. ANDREW CATHOLIC SCHOOL
- 5. TECUMSEH PUBLIC LIBRARY

**HEALTH, WELLNESS & ELDERLY:**

- 6. JOHNSON COUNTY HOSPITAL
- 7. TECUMSEH FAMILY HEALTH
- 8. BELLE TERRACE
- 9. TECUMSEH MANOR
- 10. HARVEST SUN SENIOR LIVING CENTER

**PUBLIC SAFETY, GOVERNMENT & COMMERCE**

- 11. CITY HALL
- 12. JOHNSON COUNTY SHERIFF'S OFFICE
- 13. TECUMSEH VOLUNTEER FIRE DEPARTMENT
- 14. POST OFFICE
- 15. CHAMBER OF COMMERCE
- 16. TECUMSEH COMMUNITY BUILDING

**ILLUSTRATION 5.1**



## **EDUCATION.**

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the School District's educational facilities. **Johnson County Central Public Schools** and **Tecumseh private/parochial schools** are major contributors to the quality of life and well-being in the Community of Tecumseh. During the 10-year planning period, it will be important for the facilities maintained by both Johnson County Central Public Schools and Tecumseh private schools to have the ability to support a growing population, specifically youth populations.

### **DISTRICT FACILITIES**

- ❖ **Johnson County Central Public Schools District** – Established in 2007, Johnson County Central Public Schools was the result of a merger between Tecumseh Public Schools and Nemaha Valley Public Schools. The Elementary (grades Pre-K through 3) and High Schools (grades 9 through 12) are located at 358 North 6<sup>th</sup> Street in Tecumseh. The Middle School (grades 4 through 8) is located at 407 North 1<sup>st</sup> Street in Cook, Nebraska, about 11 miles north of Tecumseh.

Building amenities at both schools include a media center, computer labs, high-speed servers, a library, and gymnasium. Additionally, all students grades 6 through 12 receive an iPad for personal use throughout the school year to expand their learning experience with a variety of educational applications, as well as stay up-to-date on upcoming assignments and projects.

Johnson County Central Public Schools District currently employs 93 total staff members, and has a student enrollment of approximately 500 students, Pre-K through 12<sup>th</sup>.

- ❖ **St. Andrew Catholic School** – Established in 1963, St. Andrew Catholic School has a long history of providing educational opportunities with children and families, serving grades Pre-K through 6. The current school building is located at 179 North 6<sup>th</sup> Street, in central Tecumseh. Approximately 23 students are currently enrolled at St. Andrew Catholic School, with a total of five staff and faculty members.
- ❖ **Educational Service Unit (ESU) #4** – ESU #4 has its main offices located in Auburn, Nebraska and serves the southeast Nebraska area, including the counties of Johnson, Nemaha, Otoe, Pawnee and Richardson. Created by the Nebraska Unicameral in 1965, “Educational Service Units” were intended to fill educational service gaps in local School District budget that did not provide for audio/visual aids, special education, school nurse services and other specialized personnel, equipment or diagnostic needs.



## **PROGRAM RECOMMENDATIONS**

### ***Schools in Tecumseh should meet the following standards and guidelines:***

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind;
- ◆ Adequate open space should be available to students; and
- ◆ Provide safe routes to schools from all neighborhoods of the Community, including sidewalks, pedestrian crossings, school bus access and traffic signals.

The City and Johnson County Central Public Schools should support and provide a **high quality of elementary, junior and senior-level education** for residents of the Community and surrounding area. The District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population within the Public School system.

**Other Area Education Facilities** – Several Colleges and Universities are located within a short distance of Tecumseh, many of which accept high school credits from Tecumseh Public Schools. These Colleges and Universities include the following:

- ◆ **Peru State College** – Peru, NE
- ◆ **Southeast Community College** – Beatrice, NE; Lincoln, NE
- ◆ **University of Nebraska-Lincoln** – Lincoln, NE
- ◆ **University of Nebraska Wesleyan** – Lincoln, NE
- ◆ **Union College** – Lincoln, NE
- ◆ **Doane University** – Crete, NE
- ◆ **Highland Community College** – Sabetha, KS; Marysville, KS
- ◆ **University of Nebraska-Omaha** – Omaha, NE
- ◆ **Creighton University** – Omaha, NE
- ◆ **Metropolitan Community College** – Omaha, NE

## **LIBRARY**

- ◆ **Tecumseh Public Library** – The local Public Library is located at 170 Branch Street, in central Tecumseh. The library has undergone various improvements since opening the facility in 2000, including the addition of high-speed internet equipment on three computers. Other amenities available to the public include a community room, an on-line card catalog and Nebraska Overdrive, a free service that enables library members to download E-books and audio books to various players and readers. The Library has an estimated 16,238 volumes with an average annual circulation of 10,427 volumes.

## MUSEUMS & PLACES OF INTEREST

- ◆ **Johnson County Historical Museum** – Located in the Historic Downtown Square District at 289 Clay Street, the Johnson County Historical Museum invites speakers, plays videos and houses historical pictures and artifacts dating to the early settlement years of Tecumseh and the Johnson County area.
- ◆ **Montz Motorcycle Museum** – Located at 432 Clay Street, Montz Motorcycle Museum is the only motorcycle museum in the State of Nebraska, and includes over 60 classic motorcycle displays.

- ◆ **Johnson County Courthouse** – Completed in 1889, the Romanesque, Classic Revival-style building is listed in the National Register of Historic Places and is the cornerstone of the Historic Downtown Square. The courthouse replaced two earlier courthouses built following Tecumseh being designated as the Johnson County Seat in 1857. The steps, sidewalks, bricks and roof have been replaced in recent years to keep the building's exterior in good condition.



- ◆ **Veteran Monuments** – Located on the northwest corner of the Courthouse square, the Veteran's Monument was completed in 1903 to honor all of the Johnson County soldiers and sailors who served from the local post of the Grand Army of the Republic. The Square Pillar, located on the southwest corner of the Courthouse square honors those who served in the Army, Navy, Air Force and Marines. A Roll of Honor on the northeast corner honors Johnson County residents who served during World War I.



*Veteran's Monument*

## ***PARKS/RECREATION/PUBLIC FACILITIES.***

The City of Tecumseh provides a large, centralized park with a variety of amenities to residents and visitors. Tecumseh also provides a variety of pocket parks, such as open space or playground sites in non-designated park areas, including schools. The following highlights Tecumseh's City Park and other recreational amenities, as well as nearby recreational activities:

- ◆ **Tecumseh City Park** – Tecumseh City Park comprises an estimated 10 acres of land within the Tecumseh Corporate Limits. The Park is located in south central Tecumseh and features several park amenities. These amenities include picnic shelters, two playgrounds, a sand volleyball court, two lighted tennis courts and basketball courts, a baseball field and a swimming pool.



- ◆ **Tecumseh Swimming Pool**– Located within Tecumseh City Park, the current swimming pool is a 177,000-gallon structure built in 1963. It includes a slide, diving boards, lap lanes and a wading pool for younger swimmers. The City is currently in the final stages of designing and raising money for a new aquatic center. Construction is expected to begin on the new pool in 2019.
- ◆ **Tecumseh Country Club/Golf Course** – Located about two miles west of Tecumseh, the Tecumseh Golf Course is a 9-hole course that opened in 1937. The clubhouse offers food, drinks and space for meetings or receptions.
- ◆ **Fishing/Camping** – There are several fishing and camp areas located near Tecumseh and Johnson County. Wirth Brothers Lake is located six miles north of Tecumseh and features tent camping, boat ramp and dock, fishing access, public nature trails, picnic shelters, grills, a playground, sand volleyball court, sand beach and swimming area and an archery range. Other nearby recreation areas include Kirkman's Cove Recreation Area and Burchard Lake State Park.

- ◆ **Tecumseh Community Building** – The Tecumseh Community Building is located south of the Johnson County Courthouse in the Downtown Square, and serves as an event venue for the Tecumseh Arts Council, Chamber of Commerce, local churches, private parties and receptions and school activities, among others. In recent years, the City has completed numerous renovations to the building to make it more energy efficient, including all new windows and doors, sealed roof and floorboards and replacement of old furnaces.



## **FUTURE PARK & RECREATION RECOMMENDATIONS**

Tecumseh is in need of a Community-wide public trails network, one that ultimately extends throughout and around the City, in order to better connect all Community parks, schools, neighborhoods, the Downtown Square and other entertainment districts. Maintaining quality public trails provides citizens safer, healthier alternative modes of transportation, and can help attract and retain both new and current residents to the Community.

## ***HEALTH, WELLNESS & ELDERLY SERVICES.***

A full range of medical and elderly services are available to residents of Tecumseh or are within a reasonable distance of the Community, such as the City of Lincoln, which has all the necessary modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices.

- ◆ **Johnson County Hospital (JCH)** – JCH is the primary provider of emergency and medical needs in Tecumseh. JCH is an 18-bed critical access hospital that serves all of Johnson County, as well as surrounding counties, and is located at 202 High Street in northwest Tecumseh. The hospital includes two provider-based rural health clinics: **Tecumseh Family Health**, which is attached to JCH, and Adams Primary Care located in Adams, Nebraska. The two family medical clinics include three licensed medical doctors and four physician’s assistants that also admit and care for patients at JCH. JCH offers a large number of outpatient clinic specialists covering a wide range of care, including doctors of oncology, orthopedics, gastroenterology, urology, ophthalmology, cardiology, ENT, vascular, pulmonology, physical medicine and rehabilitation. JCH employs a total of 124 persons.



JCH opened in 1958 and has undergone eight renovation projects since, including the most recent surgical expansion. Prior to this most recent renovation, the hospital's surgery area was last updated in 1982. The surgery expansion and renovation at the existing facility consists of 1,515 square feet and adds an additional operating room and sub-sterile, equipment, soiled, and clean rooms to the Surgery Department.



The existing Surgery Department will have a light to medium renovation of 2,730 square feet. The existing Operating Room will be repurposed into an Endoscopy Room. The existing Decontamination and Sterile Processing Room will be upgraded to enhance procedures and sterile processing of material.

JCH is one of the few County hospitals that has functioned without receiving tax funds from the County since its initial investment in 1958.

- ◆ **Dental Services** – A total of two offices in Tecumseh provide general family dental services to residents in the Community and surrounding area. Facility amenities include hygiene rooms, operatory rooms, a sterilizing lab, a dark room and reception area.
- ◆ **Belle Terrace** is a combined skilled nursing and assisted living facility located at 1133 North 3<sup>rd</sup> Street. The facility employs approximately 70 full-time and part-time employees, consisting of RNs, LPNs, CANs, Cooks and Dining Assistants, Therapy Professionals, Aides and Housekeepers. The facility includes a 67-bed skilled nursing facility, as well as a 36-bed assisted living facility known as Ridgeview Towers, which opened in 2003. Both facilities were purchased by Oakwood Ventures, LLC in July 2018, but will continue to do business under the name Belle Terrace. Currently there are no plans for expansions or major facility upgrades/improvements.

- ◆ **Tecumseh Manor** is a 24-unit independent and assisted living facility located at 800 Broadway Street. Tecumseh Manor is contracted with the Humboldt, Nebraska Housing Authority, which provides administrative services for the facility. Planned improvements to the facility includes the installation of a new heating and air conditioning system.
- ◆ **Harvest Sun Senior Living Center** is located at 11<sup>th</sup> and Webster Street opened in 2006 and provides 8 two-bed units in an independent retirement community. Amenities include one-level throughout the townhome complex, full kitchen appliances, washer and dryer in each unit and a landscaped common area with concrete path and exercise equipment for seniors. The eight-unit facility typically has a waiting list, which is currently at three. No major facility improvements are planned at this time.

## ***PUBLIC SAFETY & GOVERNMENT.***

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

### **PUBLIC SAFETY**

- ◆ **Police** – The City of Tecumseh is contracted with Johnson County for its law enforcement within the City limits. The Johnson County Sheriff’s Office is located at 222 South 4<sup>th</sup> Street in Tecumseh. The Sheriff’s Office employs one Sheriff, four full-time Deputies and one part-time Deputy serving the Tecumseh area. Johnson County 911 is in charge of emergency dispatch for all jurisdictions within the County.
- ◆ **Tecumseh Volunteer Fire Department** – The City of Tecumseh Volunteer Fire Department consists of 30 volunteers. The Fire Department jointly operates with a rural fire and rescue squad for the County. The Fire Department has various types of equipment available, including three pumper trucks, three tanker trucks, three wildfire grass rigs, Jaw of Life, a thermal imaging camera and several self-contained breathing apparatuses. **The City of Tecumseh has an ISO rating of “5” inside the Corporate Limits.** Fire equipment is stored in the new Tecumseh Volunteer Fire Hall, located southwest of the intersection of Highways 50 and 136.

- ◆ **Tecumseh Rescue Squad (Ambulance)** – The City of Tecumseh volunteer Rescue Squad provides ambulance service for the Community and surrounding areas. Tecumseh Rescue Squad works closely with the Tecumseh Volunteer Fire Department, consists of about 17 staff members and uses two modular ambulance rescue trucks for emergency situations. Tecumseh Rescue Squad responds to approximately 160 calls per year.
- ◆ **Civil Defense** – The present services in Tecumseh are provided by **Johnson County Emergency Management Agency**. The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response, and Recovery. Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc. Other services include weather alert of severe weather, tornado awareness week education, winter time road services, etc.
- ◆ **Tecumseh State Correctional Institution (TSCI)** – TSCI was first established and approved in 1997, and began accepting inmates in 2001. Located two miles north of Tecumseh, TSCI is a maximum/medium custody facility for adult males. The facility includes a 194-bed restrictive housing unit, a ten-bed skilled nursing facility, clinic exam rooms, on-site x-ray, medical laboratory, optometry and dental.

## GOVERNMENT

- ◆ **City Hall** – The City Hall of Tecumseh is located at 122 South 4th Street, on the northeast corner of the Downtown Square. All City offices are located at City Hall, although the City of Tecumseh Planning Commission and the City Council hold their monthly meetings in the Tecumseh Utilities Building at 627 Clay Street.
- ◆ **Post Office** – The U.S. Post Office of Tecumseh is located at 484 Broadway Street. The Service Center is open from 8:30 to 11:30 am and from 12:30 pm to 4:30 pm, Monday through Friday, as well as 9:00 to 11:00 am on Saturdays. The Lobby is open 24 hours a day, seven days per week.



*Tecumseh Post Office*

## COMMERCE

- ◆ **Tecumseh Chamber of Commerce** – The Chamber of Commerce for the City of Tecumseh promotes economic growth and development in the Community through existing businesses, while organizing various events that highlight the City’s social and cultural significance. The Chamber is also a key component in targeting prospective businesses and enticing them to locate in the Community. The Chamber office is located at 136 N 5<sup>th</sup> Street.

## ***PUBLIC UTILITIES.***

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of the City. **The following information was provided by the City of Tecumseh Director of Economic Development.**

### **WATER SYSTEM**

The City of Tecumseh is served by five wells, which can pump over 5,000 gallons per minute, if necessary. Additionally, the City has three water storage facilities, two 300,000 gallon water towers and one 150,000 gallon water tower, for a total water storage capacity of 750,000 gallons. During the summer months, the City uses an average of 1.2 million gallons per day (GPD), which generally recedes to 850,000 GPD for the remaining parts of the year. Given the amount of pumping capacity from the City's five wells, the total water storage capacity is adequate to handle growth. Tecumseh does not have a water treatment facility, however the City adds fluoride, and has the ability to add chlorine if necessary.

The City has approximately 1,295 water connections. Static water pressures in the system have been tested as adequate and have room for residential, commercial and industrial expansion.

Tecumseh's water distribution system consists of mains ranging in size from 6" to 18", depending on the location in the City. Over the last several years, the City has conducted an extensive main rehabilitation program by lining and camera documenting conditions. One 8" main over a six-block stretch has been found to be in need of repair, and will likely be lined.

Most water mains are over 60 years of age, though some are newer (10 years or less) in the northeastern portion of the City and north towards the Tecumseh State Correctional Institution. The City has planned far enough ahead that any future growth can be accommodated by the existing water system. However, as water mains continue to age in older neighborhoods, repeated maintenance and repair issues are likely to become more prevalent.



## **SANITARY SEWER SYSTEM**

The wastewater system is served by one Waste Water Lift Station to pump sewage from a lower elevation into the collection system and flow to the Waste Water Treatment Facility (WWTF). Built new in 1998-99, the Lift Station is located in the southeastern corner of the City. The WWTF was built in 2009 and is located east of the Lift Station in the far southeast corner of the City. Both the Lift Station and WWTF are currently able to handle twice the capacity of the City's average daily flow of 1.3 million GPD.

The sanitary sewer collection system consists of 6, 8, 10, 16 and 18" sewer mains, depending on the area of the City. Most sewer mains are 60+ years of age, but newer mains have been installed recently in the northeastern portion of the City.

Overall, Tecumseh's water and sewer mains have excellent growth capacity, as the system has the capability to service twice the City's current population. Additionally, the City has been aggressive in rehabilitating its wells frequently because of the amount of pumping. Water quality in the City is also considered to be excellent. However, water distribution is considered to be an issue. Both water and sanitary sewer mains are aging, with some in poor condition, valves are deteriorating and hydrants are old.

## **ELECTRICAL SYSTEM**

The electrical distribution system is owned by the City of Tecumseh and is supplied by the Nebraska Municipal Power Pool.

## **NATURAL GAS SYSTEM**

Natural gas is distributed throughout Tecumseh by Black Hills Energy.

## ***TRANSPORTATION.***

The transportation network of a city includes its streets, sidewalks, and trails. Streets are only one component of a city transportation plan. Thus, non-vehicular modes of transportation for pedestrians and bicycles need to be evaluated and discussed as well.

## **PUBLIC TRANSIT**

The City of Tecumseh Transit System serves all of Johnson County, and is open to the general public, including persons with disabilities. The bus is available in the Tecumseh area on Tuesday, Wednesday and Thursday mornings, and all day on Fridays. The bus travels from Tecumseh to the Communities of Beatrice, Nebraska City and Lincoln, Nebraska on the first, second and third Mondays of the month, respectively. The bus remains in Tecumseh and the surrounding areas on the fourth Monday of the month.

## **EXISTING TRANSPORTATION SYSTEM**

**Illustration 5.2, State Functional Classifications, Tecumseh, Nebraska**, depicts the transportation system in the City of Tecumseh. The streets are primarily in a grid network, especially in older subdivisions of the City, with lower functioning streets connecting to the higher volume streets. The transportation system is comprised of U.S. Highway 136 and Nebraska State Highway 50.

Both Highways 50 and 136 serve as “Expressway” roads connecting Tecumseh to many small towns and cities. Broadway Street, which bisects the City east to west, serves as a “Major Arterial” road connecting Highway 136 on the west side of Tecumseh to State Highway 50 on the east. North 1<sup>st</sup> Street beyond Highway 136, South 1<sup>st</sup> Street south of Broadway Street and Webster Street/727 Road southeast of Tecumseh serve as “Other Arterial” roads.

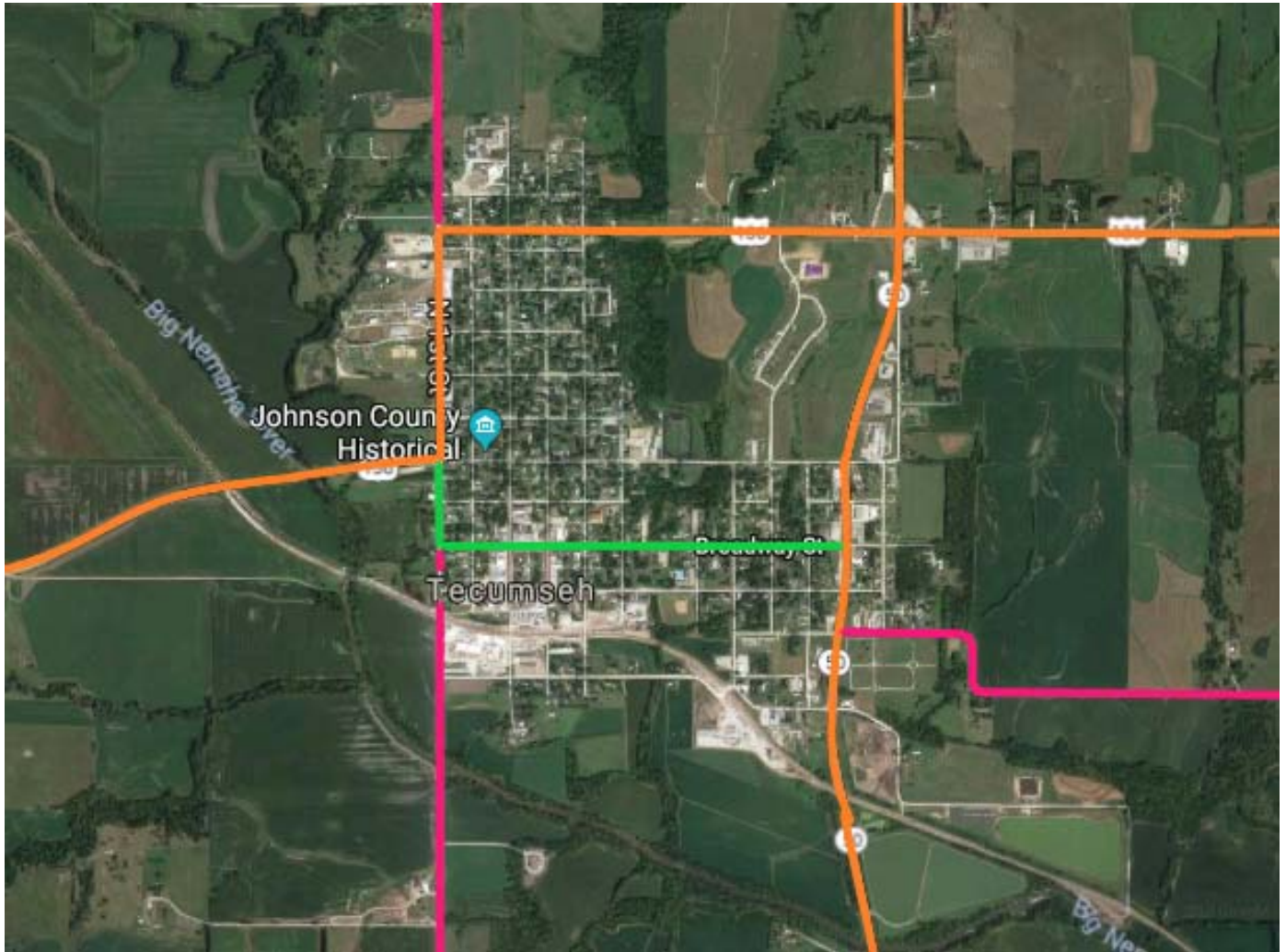
All other streets within the Corporate Limits of Tecumseh are classified as local streets. Local streets provide transportation throughout the City, while the State highway and County roads provide transportation into the County, adjacent communities and areas beyond.

## **TRAFFIC VOLUME**




The Nebraska Department of Roads monitors traffic volume in the Tecumseh area, on County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards.

**Illustration 5.3, Page 5.17** identifies the average daily traffic counts for State and Federal transportation routes around Tecumseh. Both U.S. Highway 136, which enters Tecumseh from the west and runs along the western and northern edges of town, and State Highway 50, which enters the City from the north and run along the eastern edge of town, are identified as a “expressways.” The other two highway segments are identified as “major arterial” roads.

**STATE FUNCTIONAL CLASSIFICATIONS  
CORPORATE LIMITS  
TECUMSEH, NEBRASKA**



**LEGEND**

-  EXPRESSWAY
-  MAJOR ARTERIAL
-  OTHER ARTERIAL

**HANNA:KEELAN ASSOCIATES, P.C.  
COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 5.2**

# AVERAGE ANNUAL 24-HOUR TRAFFIC

TECUMSEH, NEBRASKA

2012-2016



AVERAGE ANNUAL 24-HOUR TRAFFIC			
	2012	2014	2016
SEGMENT A			
TOTAL VEHICLES	1,105	1,375	1,275
HEAVY COMMERCIAL VEHICLES	155	190	175
SEGMENT B			
TOTAL VEHICLES	3,105	3,310	4,365
HEAVY COMMERCIAL VEHICLES	610	648	695
SEGMENT C			
TOTAL VEHICLES	2,715	2,835	2,915
HEAVY COMMERCIAL VEHICLES	335	350	360
SEGMENT D			
TOTAL VEHICLES	1,710	1,980	1,295
HEAVY COMMERCIAL VEHICLES	165	190	185

**ILLUSTRATION 5.3**



## ROAD CLASSIFICATIONS

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

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

## **FUTURE TECUMSEH TRANSPORTATION SYSTEM**

The future transportation system in the City of Tecumseh is outlined in the One and Six-Year Road Plans. Tecumseh's One-Year Plan is for projects to be undertaken in 2019. Tecumseh's Six Year Plan is for projects to be undertaken through 2024, or earlier if funding becomes available. Currently, the City has plans for replacement/improvement of streets, curbs and sidewalks in the Downtown Square. The project is still in the planning phase, with construction targeted to begin in 2021.

### **Upcoming Nebraska Department of Roads Projects within the planning jurisdiction of Tecumseh:**

SIX YEAR PLAN (Fiscal Year 2019 to Fiscal Year 2024).

1. **STP-50-1 (113):** Nebraska Highway 50, Mill and Resurfacing, 5.9 Miles. (\$4,850,000).

**Currently, there are no upcoming Johnson County Projects within the planning jurisdiction of Tecumseh in either the One or Six-Year Road Plans.**



# SECTION 6

## ECONOMIC & COMMUNITY DEVELOPMENT PROFILE & PLAN.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**



## **SECTION 6**

# **ECONOMIC & COMMUNITY DEVELOPMENT PROFILE & PLAN.**

### ***INTRODUCTION.***

This **Section** addresses strategies, general procedures and concepts for an **Economic and Community Development Profile and Plan** for the **City of Tecumseh**.

“**Economic Development**” addresses the topics of *business retention and development and public relations*. The large number of non-resident employees commuting to Tecumseh alerts the Community leadership and local economic organizations to prepare and implement programs of housing development.

“**Community Development**” is a term that encompasses such varied activities as neighborhood redevelopment, urban design, public facility provisions, Downtown redevelopment and historic preservation. The underlying theme that unifies these activities is the conservation and reuse of existing built development and infrastructure.

### ***EXISTING CONDITIONS.***

The City of Tecumseh, the County Seat and largest Community in Johnson County, is located at the intersection of Nebraska State Highway 50 and U.S. Highway 136 in southeast Nebraska. The City is located in east-central Johnson County, approximately 55 miles southeast of Lincoln, Nebraska, and 70 miles south of Omaha, Nebraska.

Identified needs include housing rehabilitation, infill development and the annexation of land in support of new residential development, continuing efforts to diversify retail businesses in the Historic Downtown and Highway 50 and 136 Corridors and the expansion of existing and development of new industries. Challenges facing the City of Tecumseh are not unique to Midwestern cities and towns. With a progressive stance, the Community will be able to prosper and continue its economic and physical growth throughout the 21<sup>st</sup> Century.



Tecumseh serves as a regional center of commerce for Johnson County, as well as a secondary retail market for Communities and rural areas in portions of Otoe, Nemaha and Pawnee Counties. Maintaining and developing a variety of businesses and industries, in conjunction with residential growth, will ensure the Community's future existence.

## **COMMUNITY DEVELOPMENT PLAN.**

In 2011, the City of Tecumseh became the first city in Nebraska certified as a Leadership Community by the Nebraska Department of Economic Development, and was again re-certified in 2016. Leadership Certified Community Program members are communities that demonstrate collaboration between community leaders and organizations, use of community planning and zoning and strategies for business expansion and retention, among other requirements. Currently, 22 Leadership Certified Communities exist throughout Nebraska.

Economic and Community development activities are important to the sustained vibrancy of any Community. Urban design guidelines, public facility provisions, historic preservation, neighborhood rehabilitation and reinvestment and the identification of growth areas are key activities that the City of Tecumseh needs to consider during the life of this **Comprehensive Plan**. Residential, commercial and industrial growth areas are highlighted in the **Future Land Use Map, Illustration 6.1, Page 6.4**, for the One-Mile Planning Jurisdiction.

The Downtown should remain the City's social and economic focal point. The district is located in the southwest portion of the City, north of the Burlington Northern Santa Fe Railroad Corridor.

### **HOUSING REHABILITATION**

The housing stock in Tecumseh is generally well-maintained and in good condition, but a need for moderate rehabilitation exists among a large portion of the existing housing units. As the housing stock continues to age, programs such as rehabilitation grants are encouraged to provide all Tecumseh inhabitants with safe and decent housing. ***A total of 673 housing structures located in the City of Tecumseh were recorded and reviewed. Of these structures, 136, or 20.2 percent were identified as being in a "Below Normal" condition, while an additional 141, or 21 percent were identified as "Poor/Very Poor".*** During the next 10 years, these structures should be targeted for substantial rehabilitation or, in extreme cases, demolition. Units in a worn out condition have the highest potential to be targeted for demolition and should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations. A total of 57 dilapidated housing units not cost effective for rehabilitation, should be targeted for demolition and replacement.

The utilization of Local, State and Federal funding sources will be vital in providing appropriate incentives for property owners to rehabilitate substandard dwellings. The use of **Tax Increment Financing (TIF)** for redevelopment of infrastructure and private property identified in the **Comprehensive Plan** is strongly encouraged. Supplementing Local programs with additional State and Federal funding, such as Community Development Block Grants, will assist the citizens of Tecumseh in improving and rehabilitating their dwelling units.

## **DOWNTOWN/HIGHWAY COMMERCIAL AREAS**

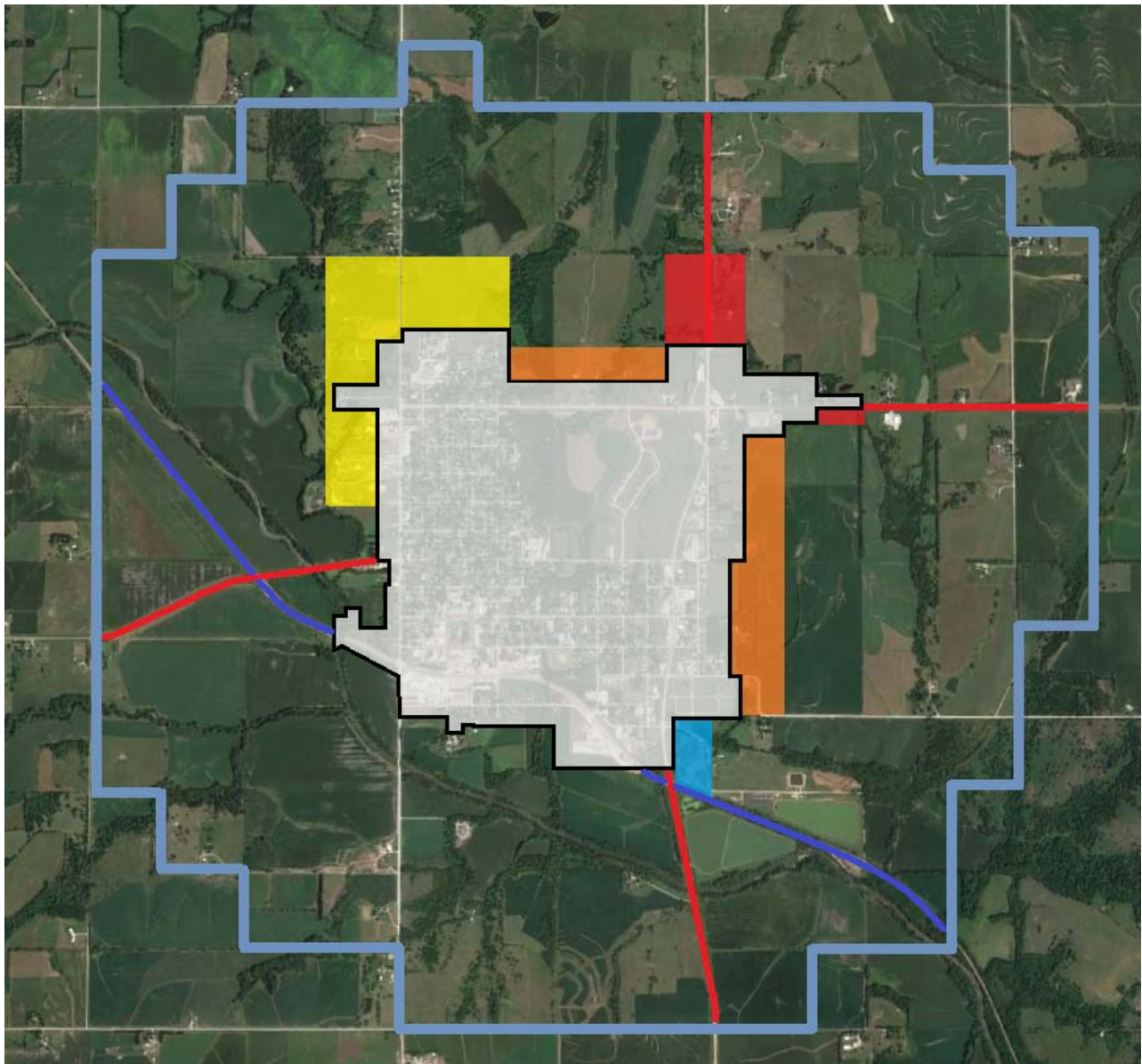
The Historic Downtown is the City center for business and professional activity in Tecumseh. However, the development of new commercial uses and public facilities is necessary to attract a nucleus of retail service business to the area. Commercial uses along the highway corridors must be carefully planned so as to not diminish the role of the Downtown as the preferred destination location for business, retail and entertainment.



The Community of Tecumseh has become a stable center of regional commerce for Johnson County and portions of neighboring Counties in southeastern Nebraska. A wider variety of retail in the Downtown is needed to provide goods and services to local citizenry, as well as to residents of adjacent Communities and Counties. Vacant store fronts provide an opportunity to increase the Downtown's role as a vibrant center. The development of new specialty shops and professional offices should be targeted to support Tecumseh residents and regional commuters.

A variety of organizations including the Tecumseh Economic Development Committee, City Council and Administration, Planning Commission and Chamber of Commerce, as well as downtown property owners, merchants and civic groups are all working to improve the appearance and viability of the Downtown. To build on successes, "tools of public intervention," such as the National Main Street Program, Historic Preservation Tax Credits, Tax Increment Financing (TIF), and Community Development Block Grants must be used creatively and jointly to impact change. The Tecumseh Economic Development Committee offers a commercial matching grant program to assist owners with building improvements and facade rehabilitation, to help improve the appearance of commercial buildings both in the Downtown and throughout the City. **The City of Tecumseh has five designated Redevelopment Areas where TIF can be used; one of which includes the Downtown.**

**FUTURE LAND USE MAP**  
**ONE-MILE PLANNING JURISDICTION**  
**TECUMSEH, NEBRASKA**  
**2028**



**LEGEND**

- SINGLE & TWO-FAMILY (MEDIUM DENSITY) RESIDENTIAL
- MULTIFAMILY (HIGH DENSITY) RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- HIGHWAY CORRIDOR
- CITY OF TECUMSEH CORPORATE LIMITS
- ONE-MILE PLANNING JURISDICTION

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 6.1**

## COMMERCIAL DEVELOPMENT STRATEGY

In order to maintain and expand its commercial enterprises, all sectors of the Tecumseh retailing industry must work together. Through changes in technology and social behavior, buildings can become functionally and economically obsolete. To enhance the Tecumseh commercial areas, the following activities were discussed and are recommended to compliment the current redevelopment activities:

- ❖ *Update and enforce minimum building codes to prevent vacant buildings from deteriorating.*
- ❖ *Encourage property and business owners to utilize the provisions of Tax Increment Financing as both a development and redevelopment tool in Downtown Tecumseh and along commercial highway corridors.*
- ❖ *Promote the attitude of “**Tecumseh First**”. If a local business has the products residents need, encourage them to purchase products in the Community, rather than in larger Communities such as Lincoln or Omaha, Nebraska.*
- ❖ *Maintain and improve the aesthetic appearance of Community, including street trees, adequate pedestrian walkways, street lighting and directional signage and pole banners.*
- ❖ *Strengthen working ties between the City of Tecumseh and Johnson County through expanded marketing efforts to promote the broad range of tourism, recreational activities and special events held in the area.*
- ❖ *Encourage the development of additional retail and/or service businesses, both in the Downtown and along the Highway 50 and 136 Corridors, so as to cater to the needs of visitors and travelers.*
- ❖ *Utilize vacant buildings in the Downtown to encourage residents to start their own businesses through entrepreneur programs supported in incubator building spaces or malls that support start-up businesses.*
- ❖ *Support successful home based businesses that have outgrown the “home” and are in need of permanent commercial or industrial locations. The development of a “business incubator program” would provide retail space for in-home businesses.*
- ❖ *Target highway oriented commercial business to the Highway 50 and 136 Corridors. Preserve the retail, commerce and professional office character of the Downtown.*



## **HISTORIC PRESERVATION**

*The goal of historic preservation is to protect the historic resources of a community and preserve the historic properties and/or districts as a reflection of their heritage.*

Tecumseh is recommended to become an “associate member” of the Nebraska “Main Street” Program. This organization implements the **National Main Street Program** by providing technical assistance to participating communities. Technical assistance focuses on the components of the Main Street Program and ultimately redevelopment of historic properties and districts by listing historically significant structures and sites on the **National Register of Historic Places**.

Many historic sites and structures exist in Tecumseh. The preservation of these residential and commercial buildings is vital to retaining the architectural integrity and heritage of the Community. The City of Tecumseh has been active in historic preservation and revitalization efforts, including the refurbishment of Downtown buildings. To further assist in the reuse and renovation of historic resources, the City is encouraged to consider adopting historic preservation guidelines and also seek a designation as a **Certified Local Government (CLG)** through the Nebraska State Historic Preservation Office (NSHPO) to preserve Tecumseh’s historical resources. This process can be facilitated by creating a local Historic Preservation Commission and adopting a local Historic Preservation Ordinance.

The **Historic Preservation Ordinance** would provide protection for historic buildings. Individual buildings or Districts that may be listed on the National Register do not have any legal protection from being modified or even demolished. The National Register is only an honorarium to promote historic buildings by creating a coordinated effort restore or preserve properties that retain architectural integrity and historic significance. NSHPO maintains a historic building database of each of the Counties in Nebraska and their Communities.

Buildings in the Downtown and throughout the City listed on the National Register are eligible for a 20 percent federal tax credit to be deducted against personal federal income taxes of building owners or investors. Buildings that are designated as contributors to the historic district are eligible for a 10 percent credit. For every dollar spent on restoration or renovation of a building, 10 to 20 percent can be deducted. This Federal program has been successful in providing incentives for Downtown rehabilitation projects in Communities of all sizes throughout the Nation.

## **NEBRASKA “MAIN STREET” PROGRAM**

Since the mid-1970s, the National Trust has implemented the National ***Main Street*** Program. The Program was developed to combine historic preservation programs with a four-point approach to rejuvenate America's Downtowns. These four points include the following:

- **Design:** focus on renovating buildings, constructing compatible new buildings, improving signage, creating attractive public open spaces and ensuring planning and zoning regulations support Main Street revitalization.
- **Organization:** building collaboration between organizations and public and private sector groups.
- **Promotion:** advertising the district to residents, visitors and potential investors.
- **Economic Restructuring:** strengthening the district's economic foundation.

The primary foundation of the Main Street Program is time. Successfully rejuvenated Downtowns do not happen overnight. However, the principles of “Main Street” are proven methods by which America's small to medium sized communities have rejuvenated their Downtowns.

Nebraska established a State-wide Main Street program in 1995. There are currently six Nebraska cities designated as a “Nebraska Main Street Community.”

### **NEBRASKA STATE HISTORIC TAX CREDIT PROGRAM.**

On April 16, 2014, Legislative Bill 191 was signed into law, which created the **Nebraska Historic Tax Credit**. This tax credit serves as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property." The **Nebraska Historic Tax Credit** establishes an annual \$15,000,000 tax credit pool, and the Nebraska State Historical Society implements the annual allocation of the credits each year.

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

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

### **Basic provisions of the NHTC:**

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

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

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

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

- The greater of \$25,000 or 25% of the property's assessed value (for properties in Omaha and Lincoln), or \$25,000 (for properties located in other Nebraska communities).

**NEBRASKA COMMUNITY DEVELOPMENT LAW**

The **Nebraska Community Development Law** was approved by the Unicameral in 1975. The law was developed to assist communities with economic growth and redevelopment activities. To use the Community Development Law to provide Tax Increment Financing, an area must first be declared blighted and substandard.

**Redevelopment Areas in Tecumseh include the Downtown Square extending south across the railroad corridor, residential neighborhoods in central Tecumseh between Lincoln and Broadway Streets from approximately 6<sup>th</sup> to 13<sup>th</sup> Streets, undeveloped and industrial tracts in the southeast portion of the City bounded by Highway 50, Cordelia Street and the railroad corridor, the large residential development area in the northeast portion and existing neighborhoods in the northwest portion of the City.** It is recommended that these Areas within the City be advertised for development and redevelopment projects, as a priority implementation strategy of this planning process, in adherence with the requirements of the **Nebraska Community Development Law**.

***ECONOMIC EXPECTATIONS.***

The existing economic conditions in Tecumseh have the potential to allow for increased activities in commercial and industrial development. The City has recognized the need to continue to diversify its economic base, relying on retail and highway commercial and service-oriented businesses, along with additional light manufacturing industries, while continuing a deep agriculture-based economy.

## **ECONOMIC PARTNERSHIPS.**

Much of the recent economic success of Tecumseh can be attributed to locally organized efforts to create public and private partnerships. These partnerships have included the involvement of the Tecumseh Economic Development Committee, the Tecumseh Chamber of Commerce, Southeast Nebraska Development District, Johnson County Economic Development, Tecumseh City Council, Planning Commission and City Administration. The continued efforts of these partnerships will play a vital role in future economic development activities of Tecumseh.

Tecumseh is expected to continue diversifying its business and employment opportunities by attracting unique businesses and industries to the Community. This could be accomplished through a Business Stewardship/Support Program or through the provision of Local, State and/or Federal governmental incentives. Tecumseh is an excellent location for industries to locate, due to its proximity to the cities of Lincoln and Omaha, Nebraska. Appropriate amounts of land, both within the Corporate Limits and in designated growth areas beyond Tecumseh are available for future commercial and industrial developments.

## **HOUSING & ECONOMIC DEVELOPMENT**

The City of Tecumseh completed a **Community Housing Study**, in September, 2018, focusing on a 10-year planning period. This Study documents housing demand for all components of the housing market, with emphasis on all income categories and specific housing types, by 2028.

The **Tecumseh Community Housing Study** identifies an estimated housing target demand of up to **76 housing units** during the next 10 years, including **34 owner** and **42 rental housing units**. The potential of an Economic Development “Boost” by 2028 in Tecumseh, could result in the target housing demand increasing to 96 housing units, including 46 owner and 50 rental housing units. The potential “Boost” would occur if existing and future businesses hired an additional 55 full-time employees to the community, resulting in an increase of 82 people to the Community, by 2028.

The City should focus on developing available vacant land within the Corporate Limits of Tecumseh, before platting a rural subdivision. Residential Growth Areas are identified on the **One-Mile Planning Jurisdiction Future Land Use Map, Illustration 6.1**. Development activities need to include the construction of safe, quality affordable housing for families of all income ranges, including workforce and elderly populations. Recommended housing types include both single and multifamily homes, duplex/triplex, and town home developments.

***A shortage of safe, decent and affordable housing presently exists in Tecumseh. The lack of an appropriate amount of modern rental housing coupled with an expected increase in owner and renter households by 2028 will require a variety of new residential developments.***



Housing development in Tecumseh should be closely monitored by an organized **Community-Wide Housing Partnership**, with the guidance of **Johnson County Economic Development**. The Housing Partnership should have a close relationship with public and private financing agencies and housing developers to encourage the construction of various housing types in Tecumseh. Knowledge and implementation of housing programs, including those that support **Employers Assistance** and **Continuum of Residential Care, for elderly households**, ensures complete Community housing provisions.



Important to the future economic development success of Tecumseh is the recognition that *housing is economic development* and should be considered when planning new tourism, commercial, and industrial projects. It is recommended that all local and regional housing development entities be supported by public and private organizations in Tecumseh to continue to implement its housing goals and objectives.

## **BUSINESS & INDUSTRIAL DEVELOPMENT**

Tecumseh needs to continue to pursue the service, commercial and industrial businesses needed to serve both the Community and Johnson County. The local health, educational and recreational facilities should play a major role in attracting new business. Organizations such as the Tecumseh Economic Development Committee, Tecumseh Chamber of Commerce, Southeast Nebraska Community Action Partnership, Southeast Nebraska Development District, Johnson County Economic Development, Tecumseh City Council, Planning Commission and City Administration should all work collectively to address the recruitment, planning and financing of new business, industry and housing.



The Highway 50 and 136 Corridors in the northeastern portion of the City provide the ideal location for highway-oriented commercial developments such as hotels, gas stations and restaurants. Conversely, the focus of the Downtown Square should be on the development and retention of specialty retail, professional office and service businesses.

The retention and expansion of existing businesses should have equal priority to that of new developments. This team of organizations should participate in the review of the City of Tecumseh Economic Development Program.

## **JOB CREATION**

For Tecumseh to continue to provide its residents with needed services and businesses, **the City will need to actively pursue the creation of up to 35 new jobs, during the next 10 years.** The majority of the new jobs during the planning periods should be created in the professional, services and light industrial sectors, keeping pace with today's employment trends in Midwestern Communities.

The largest employers in Tecumseh include Johnson County Hospital, Tecumseh Poultry, Tecumseh State Correctional Institution and Johnson County Public Schools. **A high percentage of the employees at these industries reside outside of Tecumseh and commute to work each day.**

### ***THE ECONOMIC & COMMUNITY DEVELOPMENT STRATEGY.***

The following economic development strategies should be utilized for continued economic growth and development in Tecumseh:

**The overall intent and goal for the City of Tecumseh, as highlighted in the “Statement of Purpose, General Intent and Proposed Goals,” is to provide jobs to the citizens of Tecumseh. The City intends to realize this goal through the following actions:**

- Assist local businesses in job creation.
- Assist local businesses in expanding capital investment.
- Recruit new, qualified businesses to the City, which would result in the creation of new jobs and expansion of the tax base.

The Program is in effect until October 1, 2025, and is funded through the allocation of ½ percent of Tecumseh’s sales tax to the Program. Eligible activities by businesses that qualify for assistance under the Economic/Community Development Program include, but are not limited to:

- 1) Job credits for jobs created to include grants which are subject to job credit performance.
- 2) Grants for public works improvements essential to the location or expansion of a qualifying business.
- 3) The purchase of real estate, options for such purchase, and the renewal or extension of such options.
- 4) Contracting with an outside entity to implement any part of the Program.

- 5) The provisions of technical assistance to businesses, such as marketing assistance, management counseling, preparing financial packages, engineering assistance, etc.
- 6) Expenses for the conduct of industrial recruitment activities.
- 7) Expenses for locating a qualifying business into the area.
- 8) Equity investment in a qualifying business.
- 9) The authority to issue bonds pursuant to the act.
- 10) Grants or loans for job training.
- 11) Direct loans or grants to qualifying businesses or industries for fixed assets or working capital or both.
- 12) Loan guarantees for qualifying industries or businesses.
- 13) The hiring of an Economic Developer and the operation of an Economic Development office.
- 14) Rehabilitation of commercial buildings or potential commercial buildings.
- 15) Direct loans and grants for the demolition of dilapidated commercial buildings, homes, and accessory buildings when the demolition will improve the look of the City or the marketability of the City to potential or existing businesses.
- 16) The City of Tecumseh recognizes that the attraction of new business and industry to a community, or the expansion of existing business or industry, takes place in a very competitive market place. In order to keep Tecumseh as competitive as possible in that market place and in the creation/retention of jobs in the area, the use of funds for any project or program for the purpose of providing direct or indirect financial assistance to a qualifying business or industry and the payment of related costs and expenses as allowed by the Municipal Economic Development Act and all future amendments thereto, except the making of loans or grants for the construction or rehabilitation of housing for low and moderate income persons, shall be eligible activities under this Economic Development Plan.



# SECTION 7

## ENERGY ELEMENT.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**





## **SECTION 7**

### **ENERGY ELEMENT.**

#### ***INTRODUCTION.***

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

#### ***PUBLIC POWER DISTRIBUTION.***

Energy usage and consumption within the City of Tecumseh has followed the trends prevalent in the State of Nebraska. Tecumseh is a member community of the **Nebraska Municipal Power Pool (NMPP)**, a service organization of NMPP Energy which provides a wide variety of utility-related services to member communities, such as various energy audits, rate studies, energy cost analyses, utility management assistance and education sessions, among other services. NMPP was created in 1975 as 19 municipal electric utilities pooled their resources to better handle escalating fuel prices while still serving their Communities effectively and efficiently. Today, nearly 150 Nebraska Communities, including the City of Tecumseh, are member communities of NMPP. Several Communities in the States of Colorado, Iowa, Kansas, North Dakota and Wyoming are also members of this electrical supply organization.

#### ***OPPD – RENEWABLE ENERGY STRATEGIC PLAN.***

Electrical energy in the City of Tecumseh and surrounding areas is provided by the Omaha Public Power District (OPPD). The following information regarding OPPD’s energy goals, production and capabilities is found in the 2017 OPPD Annual Report and Integrated Resource Plan.

*“With the energy landscape changing, we continue down the path of adding more renewables to our generation portfolio. **In 2017, renewables represented about 30 percent of our retail sales.** The recently announced Sholes Wind Energy Center in Wayne County, Neb., will put us closer to **our goal of at least 50 percent of retail sales coming from renewables.**”*

As of 2017, OPPD had a total of 817.9 megawatts (MWs) generated from renewable resources, primarily wind, from ten separate facilities in the State. With the addition of the Grand Prairie wind facility in 2017, OPPD reached its goal of having 30 percent of retail energy sales come from renewable energy sources. The Sholes Wind Energy Center is set to begin operations in 2019, will add 160 MWs of renewable wind energy and will bring OPPD closer to its new target goal of 50 percent of retail energy sales coming from renewable energy sources.

- ◆ OPPD has been operating since 1946, and is currently governed by an elected eight-member board of directors.
- ◆ OPPD is headquartered in Omaha, Nebraska but has several locations throughout 13 counties in southeast Nebraska, serving an estimated population of 833,000 people, more than any other electric utility in the State, over a 5,000 square mile service area.
- ◆ Nearly 16,000 miles of overhead and underground power lines make up OPPD's electric system.

## GENERATING RESOURCES

The source of OPPD's generating facilities includes fossil fuels – low-sulfur coal, oil and natural gas, as well as renewable energy sources including wind, landfill gas and hydroelectric. Additionally, OPPD purchases electricity from the **Western Area Power Administration (WAPA)**, which markets and transmits electricity for federally owned hydropower facilities.

**In 2017, OPPD's renewable energy generation for Nebraska customers as a percentage of retail sales was comprised of:**

- ◆ 29.5 percent from renewable wind generation.
- ◆ 3.6 percent from renewable Hydro generation.
- ◆ 0.4 percent from renewable landfill gas generation.
- ◆ **33.5 percent total energy generation from renewable sources.**



## ***SOURCES OF OPPD ENERGY PRODUCTION.***

### **OPPD RENEWABLE ENERGY CAPABILITIES:**

#### ❖ **Hydroelectric Generators –**

OPPD does not currently operate its own hydroelectric generating facility. However OPPD has a purchased power contract with WAPA for up to 81.3 MWs of hydro power.

#### ❖ **Landfill Gas Generators –**

OPPD operates one landfill gas generating facility, located in Elk City, Nebraska. The renewable energy facility uses methane gas from the Douglas County Landfill to produce electricity. As of 2017, the facility had the capability to produce 6.3 MWs of electricity.

#### ❖ **Wind Turbine Generators –**

OPPD has purchased power wind agreements with eight separate wind facilities throughout Nebraska. OPPD's total purchased wind generation capability increased to 811.6 MWs, aided by the addition of the Grand Prairie wind facility, from which OPPD purchases 400 MWs. OPPD also has an agreement with the Sholes Wind Energy Center to purchase 160 MWs of wind-generated renewable energy, beginning in 2019, which would bring the expected total renewable energy generation to 977.9 MWs.

#### ❖ **Solar Energy –**

OPPD has established a community solar project team, which is evaluating a number of attributes for a potential community solar project in response to a growing interest in solar-powered generation from its customers. Those attributes include location, technology selection, financing, nameplate capacity and rate making.

### **OPPD TRADITIONAL PRODUCTION FACILITIES:**

#### ❖ **Nebraska City Station (NCS) –**

NCS is owned and operated by OPPD and consists of two, **coal-fired steam generator** units (NC1 & NC2). NC1 maintained a 2017 capability for 655.9 MWs, while NC2 maintained the capability to produce 664.2 MWs. OPPD uses 50 percent of NC2's output, and has executed long-term power purchase agreements with seven public power and municipal utilities for the remaining 50 percent.

#### ❖ **North Omaha Station (NOS) –**

NOS consists of five steam generator units equipped for **coal and natural gas** firing. NOS maintained a 2017 capability for 557.4 MWs of energy.

### ❖ **Peaking Stations –**

OPPD owns three **oil/natural gas** peaking stations that provided less than 1 percent of net generation in 2016, but accounted for 25 percent of the OPPD’s accredited capacity.

- **Cass County Station** is located near Murray, Nebraska and consists of two combustion turn units equipped for **natural gas firing**.
- **Jones Street Station**, located near downtown Omaha, consists of two combustion turbine units equipped for **oil firing**.
- **Sarpy County Station** is located in Bellevue, Nebraska and consists of five combustion turbine units equipped for oil or natural gas firing. The Sarpy County Station’s ability to operate on fuel oil provides fuel diversity in situations when natural gas may be unavailable.

### **OPPD NUCLEAR FACILITIES**

OPPD ceased operations at Fort Calhoun Station in October 2016, and completed the defueling outage in November 2016. The facility was OPPD’s only nuclear electric generating station, and was located approximately 20 miles north of Omaha in Fort Calhoun, Nebraska. OPPD will no long procure nuclear fuel.

### **“NET METERING”**

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

***OPPD does provide a net metering service and will assist Communities in complying with net metering laws. Approximately 100 customers currently participate in net metering.***



## ***ELECTRICAL ENERGY CONSUMPTION.***

The City of Tecumseh provided the electric consumption data for the residential, commercial and industrial sectors within the City, highlighted in **Table 7.1, Page 7.6**. Each of the sectors are compared individually and combined to represent the annual total of City usage, less municipal and dusk/dawn usage. The average number of residential customers decreased from 810 in 2015, to 793 customers in 2017. The commercial and industrial sectors experienced slight increases over that same time. Average consumption increased each year for both the residential and commercial sectors. The residential average annual consumption increased 3.2 percent, or 312 kilowatts (kW) per customer from 2015 to 2017. The average annual consumption of the commercial sector increased 4.2 percent, or 1,716 kW per customer. Average income per kW across all sectors increased each year, including a 2.1 percent increase from 2015 to 2017.

**TABLE 7.1  
COMPARISON OF UTILITY RATES AND CONSUMPTION  
TECUMSEH, NEBRASKA  
2015-2017**

<u>SECTOR</u>	<u>TOTAL CHARGES</u>	<u>TOTAL CONSUMPTION IN KILOWATTS</u>	<u>AVERAGE NUMBER OF CUSTOMERS</u>	<u>AVERAGE CONSUMPTION</u>	<u>AVERAGE INCOME / KILOWATT</u>
<b>2015</b>					
RESIDENTIAL	\$954,337	7,919,984	810	9,778	\$0.120497
COMMERCIAL	\$842,816	8,145,314	201	40,524	\$0.103472
INDUSTRIAL	\$643,755	7,485,160	4	1,871,290	\$0.086004
<b>TOTAL</b>	<b>\$2,440,908</b>	<b>23,550,458</b>	<b>1,015</b>	<b>23,202</b>	<b>\$0.103646</b>
<b>2016</b>					
RESIDENTIAL	\$911,865	7,846,864	800	9,809	\$0.116208
COMMERCIAL	\$879,965	8,494,563	204	41,640	\$0.103592
INDUSTRIAL	\$598,019	6,358,640	5	1,271,728	\$0.094048
<b>TOTAL</b>	<b>\$2,389,849</b>	<b>22,700,067</b>	<b>1,009</b>	<b>22,498</b>	<b>\$0.105279</b>
<b>2017</b>					
RESIDENTIAL	\$972,092	8,001,146	793	10,090	\$0.121494
COMMERCIAL	\$895,521	8,616,998	204	42,240	\$0.103925
INDUSTRIAL	\$726,429	7,887,155	5	1,577,431	\$0.092103
<b>TOTAL</b>	<b>\$2,594,042</b>	<b>24,505,299</b>	<b>1,002</b>	<b>24,456</b>	<b>\$0.105856</b>

Source: City of Tecumseh, 2018.  
Hanna:Keelan Associates, 2018.

### **STATE-WIDE TRENDS IN ENERGY CONSUMPTION**

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personal income spent on energy has remained relatively constant, though it has declined in recent years. In 1970, 11.5 percent of the percentage share of personal income was spent on energy. As of 2015, 8.9 percent was spent on energy usage. The peak percentage occurred in 1980 at 16.6 percent.

Trends in the Total Energy Consumption for the State of Nebraska, published in the *“2017 Annual Report” of the Nebraska Energy Office*, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each energy type is detailed between 1960 and 2015, as follows:

- ◆ **Coal** consumption increased from 20 trillion British Thermal Units (BTUs) in 1960 to 266.5 trillion BTUs in 2015. Peak use of coal was reached in 2013, surpassing the previous high set in 2011. The increase through 2013 was attributable to coal energy used to generate electricity.
- ◆ **Natural Gas** consumption rose and fell during the 55-year period between 1960 and 2015, beginning at 140.4 trillion BTUs, peaking in 1973 at 230.7 trillion BTUs and, by 2015, declining to 170.3 trillion BTUs.
- ◆ **Gasoline and Diesel Fuel** consumption nearly doubled in Nebraska between 1960 and 2015. Gasoline consumption increased by just under 25 percent, from 78.8 to 99.98 trillion BTUs, as of 2015, and peaked in 1978 at 115.9 trillion BTUs.

Diesel fuel consumption more than quadrupled from 24.2 trillion BTUs to 111.75 trillion BTUs, primarily due to an increase in trucking and agricultural use. Petroleum consumption, overall, peaked in 1978 at 246.7 trillion BTUs.

- ◆ **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTUs. Usage increased to 107.98 trillion BTUs as of 2015. The peak use of nuclear power was in 2007 at 115.8 trillion BTUs.
- ◆ **Renewable energy** consumption has fluctuated, beginning in 1960 at 13.4, and peaking in 2015 at 158.49 trillion BTUs. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels, or ethanol production, began equaling hydropower in 1995. As of 2015, 68.03 percent of all renewable energy produced came from biofuels, 9.91 percent from hydroelectric, 18.7 percent from wind, and 2.5 percent from wood products. Minor amounts came from geothermal and solar energy.

## **NEBRASKA ENERGY CONSUMPTION BY SECTOR.**

The Nebraska Energy Office, in 2015 (the latest information), published the “Nebraska’s Total Energy Consumption by Sector.” State-wide, the Industrial Energy Sector consumed more than a third, 43 percent, of Nebraska’s total energy consumed in 2015. Twenty-four percent of the energy consumed in the State was in the Transportation Sector, The Residential Sector consumed 17 percent and the Commercial Sector consumed 16 percent.

The only Sector to see an increase in consumption between 2014 and 2015 was the industrial sector. The industrial sector’s energy use increased 1.3 percent from 2014 to 2015. The residential sector’s energy use decreased 9.2 percent from 2014 to 2015, the commercial sector decreased 3.2 percent, and the transportation sector’s energy use decreased 0.5 percent.

*In 2015, 17 percent of the state’s energy consumption, or 158.38 trillion BTUs of 939.14 trillion BTUs total, originated from renewable energy sources. Nebraska reached its historic peak consumption of Renewable energy use in 2015.*

As of 2016, Nebraska is ranked fourth in wind energy resources in the nation. Approximately 3.98 billion Kilowatt Hours were generated in Nebraska by utility-scale wind energy facilities. The State has 786 operational wind turbines capable of producing 1,414.72 Megawatts. The average annual output from the 15 wind facilities across Nebraska could power nearly 400,000 homes.

## **ENERGY CONSERVATION POLICIES.**

The most effective means for the City of Tecumseh to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

**The following is a list of policies to guide energy practices throughout the City of Tecumseh:**

- ◆ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
  - Utilize the Tecumseh Zoning Regulations to control the location and operation of alternative energy systems.
  - Require compliance with the Conditional Use permit process so that established conditions are met by the applicant.

- Utilize the OPPD net metering service it established to assist the City in complying with Nebraska’s Net Metering Law.
  - Promote the development of vocational education opportunities in the Tecumseh Public/Private Schools, as well as area trade schools, Community and State Colleges and Universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ◆ **Assist Johnson County in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
- The placement of large scale wind towers is not compatible with uses in the limited development areas of the One-Mile Planning Jurisdiction of the City of Tecumseh.
- ◆ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- ◆ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors, including residential, commercial and industrial (which includes agricultural and public uses).**
- Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the City of Tecumseh One-Mile Planning Jurisdiction. Subareas of the Community, such as the Downtown, a residential neighborhood or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.
  - Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.



- Implement conservation programs supported by OPPD for its member communities. For example, the Cool Smart Program provides financial incentives to members that allow OPPD to attach a free device to their homes near their AC unit or heat pump, which on some summer days when demand for electricity is at its highest, the device will run the AC or heat pump in 15-minute intervals for 2.5 hours between 3:00 and 7:00 PM, as a way to reduce residential energy demand.
- The City of Tecumseh could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more energy efficient.

#### ◆ **Increase Building Efficiency.**

- **Lighting** — transition city street lighting to a Light Emitting Diode (LED) system.
- **Retrofit Residential Buildings** — provide incentives and construction advice to the public to expand the restoration of homes including windows, doors, attic ventilation, insulation and alternative energy systems such as solar panels.
- **Retrofit Old Public and Commercial Buildings** — provide incentives and construction advice to the public for Restoration Best Management Practices for windows, doors, attic ventilation, insulation, solar panels and lighting.
- **New Construction Codes Implement Best Management Practices (BMPs)** to city codes and educate homeowners and realtors.
- Include “**financial incentives**” within the annual City Budget to encourage residents of Tecumseh to plant new trees and replace damaged trees to maintain and expand the urban forest. Shade from trees reduce peak electric demands during the summer and provide wind breaks during the winter.

#### ◆ **Increase Transportation Efficiency.**

- Seek out **funding sources** to establish an “Electric / Natural Gas” City Fleet of Vehicles.
- **Expand the public trails system** throughout the City, connecting parks, schools, neighborhoods and entertainment districts.

- **Promote Pedestrian Uses** — sidewalks, crossing guards, public trails.
  - **Increase and encourage bicycling; carpooling.**
  - **Increase residential development density** – with parking requirements.
  - **Redevelop older existing neighborhoods** by establishing architectural design standards as an overlay district within residential districts of the Tecumseh Zoning Regulations.
- ◆ **Support Low Impact Development (LID) and Green Infrastructure Programs.**
- **Specify LID design options** in engineering services contracts for subdivision development, storm water and parking lot improvements.
  - **Provide continuous education** to the City Planning/Zoning Staff, City Administrator and Public Works Staff in the new LID designs and BMPs (Best Management Practices) for operation and maintenance of LID projects.
  - **Calculate and track the public and private construction** and life cycle cost savings for LID projects.
  - **Promote Water Conservation** through use of low impact lawn care, rain barrels, alternatives to paved driveways, gray water & potable water systems and xeriscaping.
  - **Require LID and Green Infrastructure Storm Water Detention** and urban forestry practices in Subdivision Agreements.
  - **Provide incentives** to the public and developers to expand energy efficiency, LID and Green Infrastructure within the annual City Budget.
- ◆ **Plant Urban Forests.**
- **Trees / Urban Forests** — provide incentives for city rebate programs to replant new trees.
  - **Compost brush and trimmings** — utilize the Best Management Practices utilized by other communities to provide a public deposit site to compost brush and trimmings.

- **Create a waste wood recycling/composting/energy generation program.**
- Establish and maintain a **dead-tree wood recovery and re-use program.**

◆ **Create a Zero Waste Community.**

- **Reduce waste disposal** with a 10-year Zero Waste strategy in support of achieving 90% resource recovery (recycling, reuse, repair, composting, redesign).
- **Provide universal access to curbside recycling services** for all residential dwellings and businesses.
- **Establish financial incentives to increase recycling** by charging for trash service based on volume.
- **Gather annual data** on waste disposal and resource recovery by volume.
- **Provide access to recycling** in public areas and major Community events, such as the Johnson County Fair.
- **Establish designated public drop-off sites** and promote the benefits of recycling facilities and develop the most efficient collection and transport of recycled materials possible.
- **Investigate “regional hub and spoke system”** promoting efficient transportation of recycled materials.
- **Support creation of publicly owned Zero Waste facilities**, including contracting approaches for private operations, or explore public-private partnership opportunities for Zero Waste infrastructure and services.
- **Upcycle goods for other uses.**
- **Provide Community Gardens & Composting** — divert organic compost to a local compost operation.
- **Establish education and awareness campaigns** promoting the benefits of Zero Waste for the local economy, the environment, and public health.



# APPENDIX

## TECUMSEH CITIZEN SURVEY RESULTS.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**





# Tecumseh, Nebraska Comprehensive Planning Program

## CITIZEN SURVEY

The City of Tecumseh Planning Commission is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10 years. **The Program is funded by the Nebraska Investment Finance Authority-Housing Study Grant Program, with matching funds from the City.** An important activity of this **Planning Program** is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following **Citizen Survey** to City Hall by **FRIDAY, AUGUST 24<sup>th</sup>. 46 TOTAL RESPONSES.**

**COMPLETE THE SURVEY AND BE ELIGIBLE TO WIN A \$50 GAS CARD!!!**

### POPULATION CHARACTERISTICS

#### 1. How long have you lived in Tecumseh?

- |   |   |
|---|---|
| <input type="checkbox"/> Less than 1 Year – 2 | <input type="checkbox"/> 11 to 20 Years – 10              |
| <input type="checkbox"/> 1 to 5 Years – 7     | <input checked="" type="checkbox"/> <b>21+ Years – 16</b> |
| <input type="checkbox"/> 6 to 10 Years – 6    | <input type="checkbox"/> I do not live in Tecumseh – 4    |

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

- |   |  |
|---|--|
| <input type="checkbox"/> One – 3                    | <input type="checkbox"/> Four – 10       |
| <input checked="" type="checkbox"/> <b>Two – 19</b> | <input type="checkbox"/> Five – 3        |
| <input type="checkbox"/> Three - 6                  | <input type="checkbox"/> Six or More – 4 |

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

<u>22</u> Less than 18 Years	<u>13</u> 55 to 64 Years
<u>8</u> 18 to 24 Years	<u>5</u> 65 to 74 Years
<u>14</u> 25 to 34 Years	<u>4</u> 75+ Years
<u>12</u> 35 to 44 Years	
<u>5</u> 45 to 54 Years	

### EDUCATION

#### 4. Check all that apply.

- |  |
|--|
| <input type="checkbox"/> I am a graduate of Johnson County Central Public Schools. – 10                          |
| <input checked="" type="checkbox"/> <b>I have children attending Johnson County Central Public Schools. – 22</b> |
| <input type="checkbox"/> Public Schools were a factor in my decision to locate in Tecumseh. – 6                  |

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

- |   |                                 |
|---|---------------------------------|
| <input checked="" type="checkbox"/> <b>Yes – 31</b> | <input type="checkbox"/> No – 8 |
|---|---------------------------------|

If No, what could be done to improve the safety of children commuting to and from school?

SEE RESPONSES BELOW

<b>RESPONSES</b>
Some streets in my neighborhood do not have sidewalks
A sidewalk on Lincoln street down the hill.
Sidewalk needs to be finished on Lincoln Street from 9th Street to the school. There is no place for the kids to walk other than the street.
I don't have children in school.
There should be a side walk down all of Lincoln street east of school.
There is no sidewalk east of the school on Lincoln street. Kids have to walk in the street. This is unacceptable. Cars come over that hill in the morning with sun in their eyes or drive west in the afternoons with sun in their eyes (winter time or kids walking home from practice). Also, inexperienced drivers and winter road conditions. Come on!
If you live to the south or west of school - there are sufficient sidewalks, but if you live to the east - there are no sidewalks on Lincoln street. Kids have to walk on the street.
Good sidewalks, walking trail

**6. Would you recommend Johnson County Central Public Schools to parents?**

- Yes – 35**                       No – 8

**PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT**

**7. What new public recreational opportunities should be considered for Tecumseh?**

Walking and biking paths would be great...maybe to and around the fairgrounds and city pond
Being small is great
Something new for kids to do
A new pool which I know we're getting.
More activities for the kids to do during the summer.
Fix the fishing pond at the fair grounds. Add frisbee golf to the park.
Updated community center
Nothing that i can think of in the moment. Everything has been just fine.
soccer team , dance lessons. gymnastics
Soccer
Something for teenagers to do. There's nothing for them to do here!
Water park
Place to walk in and not have to deal with the weather
better camping facilities
walking/biking trails would be nice
a new swimming pool and a fitness center
New pool, Bike path
Fishing pond
Soccer, swim team, escape room, let Dollar General get a redbox!
Walking trail
Volleyball net. Public gym
New swimming pool - ASAP
New Pool. Softball/Baseball Complex
Swimming pool, roller rink, dance studio
Turf fields. NRD Rails to Trails Conversions between Tecumseh & Johnson
Pool with year round lap swim, walking trail

**8. What three new businesses would you like to see in Tecumseh?**

Restaurants
nice family restaurant, maybe Sonic or other fast food chain, movie theater
a furniture store and a new grocery store plus a new fitness center
Restaurant; fitness center in a larger building
Movie Theater, Restaurant, Truck Stop
Coffee/Bakery. Theater. Chinese and/or Mexican food
movie theater, Hardees, Redbox
Fast food
Fast Food
Runza, factory,
Restaurant, Teen recreation, movie
A clean, well lit thrift shop. Department store with better clothing selection. Roller rink. Dance studio. Alteration shop. Shoe repair. Art gallery.
Jimmy Johns. Cigar Bar
Full service restaurant, movies theatre, clothing store
Sonic, larger and more open fitness gym, dry cleaners
Duncan donuts, sun mart, a good gym
Bigger grocery store, appliance store, clothing store
Another restaurant somewhere. Cheaper grocery store. 24 hour place to buy necessities.
Another fast food restaurant, after school recreation for kids, and coffee shop.
Walmart, drive-thru restaurants, something for youths
I would love a bakery. I would love a shish kabob stand. Cant think of a 3rd one.
Dollar Tree More restaurants open in evening Another grocery store
Another Grocery Store or two. Shoe store Fast food place
walmart, mcdonalds, ice cream parlor
Ice cream parlor Bakery New restaurants
An Sonic an amigos mc donalds
A theater a bakery a pancake house
A dairy queen a Sonic a burger joint
Fast food restaurant, bakery, a place to go walk in the winter time

**9. What three services would you like to see offered in the City of Tecumseh that are currently not available?**

More competition for cable and internet
5 day a week dmv, wic, social services
Church programs more advertised,
A place to ship FedEx stuff
A place for kids to go to have fun like a YMCA type place
Working automatic carwash
Curbside recycling, after school program, and city beatification services.
The only one I can think of is a bus like the one in Lincoln and Omaha.
ymca, movie theatre
Fitness center/rec center with basketball courts etc
Someone to teach spanish to the English people. More cooking classes . Mental health services.
Neighborhood watch, public transportation until 7pm and a us history museum
Mental health, more things to help low income families, more things to help the elderly that don't make much but make to much to quillify for help.
Health and human services,
tree and leaves pickup/recycling by the city for those who don't have the ability to take to tree dump so maybe citizens will keep their properties cleaner.
public access to wellness facility
don't know
I believe we have great public services.
longer hours for the bus
City police. We were promised same level of coverage from the sheriff. Not even close.
Other cable service besides CableVision
Grocery delivery. Sunday transportation to church services.
Curb-side recycling bins
lap swim, restaurant open in evening

**10. Please rate the quality of the following Community Services & Public Facilities in or around your Town. (4 = Excellent, 3 = Good, 2 = Fair, 1 = Poor).**

<b>3.3 Church</b>	<u>2.5</u> Discount/Variety Store	<u>2.5</u> Repair Services
<u>2.6</u> Grocery Store	<u>2.0</u> Downtown Businesses	<u>1.3</u> Entertainment/Theater
<b>3.3 Pharmacy</b>	<u>2.6</u> Senior Center	<u>3.0</u> Library
<b>3.3 Fire Protection</b>	<u>2.7</u> Post Office	<u>3.0</u> Medical Clinic
<u>2.9</u> City office	<u>2.2</u> Restaurants/Cafes	<u>2.5</u> Police Protection
<u>2.6</u> Parks/Recreation	<u>2.8</u> Convenience Stores	<u>3.1</u> Banks
<u>2.1</u> Wellness/Fitness Center	<u>2.0</u> Streets/Sidewalks	<u>2.9</u> Schools
<u>3.2</u> Garbage Collection	<u>2.6</u> Utilities	<u>2.5</u> Child Care Opportunities
<u>2.5</u> Local Government	<u>2.4</u> Retail Goods/Services	<u>2.4</u> Internet/Telecommunications
<u>2.4</u> Cable TV	<u>1.9</u> Employment Opportunities	<u>2.3</u> Other <b>See Responses Below</b>
<u>3.0</u> Public Transit	<u>2.7</u> Recycling/Garbage Service	

The bowling alley in only entertainment
Need pediatric dentist
Recycling bins are always full. Need to empty more often. There is no entertainment.
This small town don't have much to offer when something new comes to town it don't last longike people are afraid to try it or something not sure.
Child care providers are good, but there aren't enough of them. The school has excellent staff but the buildings themselves are old and need updated.
I used to love the school but the high school principle is causing us to consider moving out of the district.
Need alteration shop.

**11. Please select the top three (3) most important business/industry sectors to the City of Tecumseh.**

<b>22 Farming/Agriculture</b>	12 Medical/Emergency	0 Home-Based Businesses
<b>16 Food Processing (MBA)</b>	2 Automotive	4 Law Enforcement/Protection
6 Utilities	4 Retail	9 Prison/TSCI
1 Information	1 Entertainment	0 Fire Protection
11 Health	1 Financial Activities	2 Other <b>See Responses Below</b>
4 Leisure/Hospitality/Tourism	0 Professional & Business	
3 Government	<b>13 Education</b>	

<b>RESPONSES:</b>
Hospital.
Tecumseh Poultry.

**TRANSPORTATION**

	Greatly Needed	Somewhat Needed	Not Needed
<b>12. Which Transportation items need to be addressed in Tecumseh?</b>			
▪ Traffic Safety Improvements	8	11	<b>13</b>
▪ Railroad Crossing Improvements	4	10	<b>19</b>
▪ Pedestrian/Trails Connections	<b>15</b>	11	7
▪ School Traffic Circulation	<b>12</b>	10	10
▪ Improved Traffic Control	5	11	<b>16</b>
▪ Improved Truck Routes	3	<b>15</b>	13
▪ Highway Corridor Enhancement	4	<b>14</b>	<b>14</b>
▪ Access Management/Frontage Roads	4	10	<b>17</b>
▪ More Parking	5	6	<b>22</b>
▪ Control Storm Water Run-off	5	<b>15</b>	12
▪ Congestion Reduction	1	4	<b>27</b>
▪ Public Transit	5	7	<b>20</b>
<b>COMMENTS</b>			
VA people need ways to get to the VA in Lincoln or Omaha			
Handi Bus is a godsend to elderly!			



**COMMUNITY GROWTH/LAND USE/ZONING**

	Strongly Agree	Agree	No Opinion/ Neutral	Disagree	Strongly Disagree
<b>13. The appearance of the City of Tecumseh can be improved with...</b>					
▪ Street & Pedestrian Lighting	9	8	<b>16</b>	0	1
▪ Special Sales, Events and Welcome Banners	5	<b>15</b>	13	0	0
▪ Crosswalk Enhancements	6	11	<b>15</b>	1	0
▪ Street Trees, Benches & Landscaping	11	<b>15</b>	5	3	1
▪ Pedestrian Seating Areas and Sidewalk Cafes	6	<b>13</b>	11	3	1
▪ Vehicular Traffic Safety	5	2	<b>21</b>	4	1
▪ Coordinated Traffic Control Lighting	4	3	<b>18</b>	7	1
▪ Directional Signage	2	9	<b>19</b>	2	1
▪ Restoration/Preservation of Historic Buildings/Housing	12	<b>17</b>	4	0	1
▪ Gateway Entrance Signage and Advertising	4	10	<b>16</b>	1	1
▪ Design Guidelines for Facades, Awnings, etc.	5	<b>12</b>	11	3	1
▪ Nuisance Enforcement/Property clean-up.	<b>18</b>	9	5	0	2
▪ Housing Development/Rehabilitation	<b>17</b>	10	5	0	1
▪ Other (Specify): Get Carol Bartels to clean up her property! Very big eyesore in that neighborhood! There are too many rundown houses which should be destroyed and not be allowed to be rented. Bench from manor to square. Residents keeping yards free from trash – community pride!					
<b>14. The sustainability of the City of Tecumseh can be improved with...</b>					
▪ Water, Sewer & Utility Replacement	8	11	<b>13</b>	1	0
▪ Improved Streets, Sidewalks & Alleys	<b>17</b>	12	2	1	0
▪ Additional Pedestrian Safety Measures	9	9	<b>13</b>	1	0
▪ Additional Parking for Businesses/in Downtown	4	5	<b>14</b>	8	1
▪ Burying Overhead Utility Lines	8	10	<b>12</b>	2	0
▪ Business Retention, Recruitment & Expansion	<b>16</b>	10	7	0	1
▪ Marketing of Sales & Festivals	8	<b>14</b>	11	0	0
▪ Coordinated Business Hours	4	<b>14</b>	<b>14</b>	0	0
▪ Designation of “Historic Districts”	9	9	<b>15</b>	0	0
▪ Increased Marketing of Vacant Buildings	10	<b>18</b>	5	0	0
▪ Development of an Incubator Business Program	3	11	<b>18</b>	0	0
▪ Reducing utility costs with alternative energy sources	13	<b>14</b>	7	0	0
▪ New/Improved Parks/Rec/Trails and Pool	<b>21</b>	7	5	0	2
▪ Nuisance Enforcement/Property clean-up.	5	0	<b>6</b>	0	0
▪ Other (Specify): Nuisance and property cleanup should extend to the downtown businesses. Improving the school buildings. There are several abandoned and non-maintained business properties on the downtown square that need to be addressed immediately, MUSH MORE SO than what kind of					

15. Where should future residential growth in Tecumseh take place?

**North – 22**

East – 13

South – 7

West – 7

16. Should the role of Downtown Tecumseh be expanded with new commercial and entertainment facilities?

**Yes – 30**

No – 4

If No, where should future commercial and entertainment facilities be developed?

<b>RESPONSES:</b>
Tecumseh could also look to develop the north side of town since that is where most of the traffic is.
The land on hwy 50 from hwy 136-Lincoln and also the area that is currently used for parking on the northeast corner of 50/136 looks trashy at the entrance to town.
4 corners area
Also on the square
Along the highway corridor

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

**Yes – 32**

No – 1

### **HOUSING & RESIDENTIAL DEVELOPMENT**

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

**Own – 24**

Rent – 10

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

**House – 28**

Apartment – 5

Mobile Home – 1

Town Home/Duplex – 0



(continued)	Greatly Needed	Somewhat Needed	Not Needed
▪ Rehabilitation of Owner-occupied Housing	15	12	2
▪ Rehabilitation of Renter-occupied Housing	19	9	2
▪ Housing Choices for First-Time Homebuyers	17	12	2
▪ Single Family Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	11	12	6
2. Long-Term 6 to 15 Years	10	13	8
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	9	12	8
2. Long-Term 6 to 15 Years	8	13	8
▪ One Bedroom (Apartment or House)	2	13	13
▪ Two Bedroom (Apartment or House)	7	15	7
▪ Three Bedroom (Apartment or House)	16	9	5
▪ Independent Living Housing for Persons with a Mental/Physical Disability	10	14	3
▪ Group Home Housing for Persons with a Mental/Physical Disability	10	10	7
▪ Housing in Downtown	5	11	11
▪ Retirement Housing – Rental	12	14	3
▪ Retirement Housing – Purchase (Owner occupant)	10	14	4
▪ Retirement Housing For:	-----	-----	-----
1. Low-income Elderly Persons	4	9	4
2. Middle-income Elderly Persons	4	9	5
3. Upper-income Elderly Persons	2	10	5
▪ Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)	5	5	8
▪ Single-Room-Occupancy Housing (Boarding Homes)	2	4	10
▪ Short-Term Emergency Shelters – 30 Days or Less	3	3	10
▪ Long-Term Shelters – 90 Days or Less	2	3	11
▪ Transitional Housing (3-12 month temporary housing)	2	6	8
▪ Other (specify):			

<b>RESPONSES:</b>
We have too many rundown and dilapidated rental properties that attract too many low-income or no income persons, it would be nice to get rid of these to improve the quality of our residential housing
I believe we have enough senior housing, assisted living and LTC nursing home beds. And I don't think we need the emergency shelters.

**23. Would you support the City of Tecumseh using State or Federal grant funds to conduct:**

... an owner housing rehabilitation program? **28 Yes**    3 No  
 ... a renter housing rehabilitation program? **23 Yes**    7 No

**24. Would you support the City of Tecumseh establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house? **30 Yes**    0 No**

25. Would you support the City of Tecumseh using grant dollars to purchase, rehabilitate and resell vacant housing in the Community? **26 Yes** 4 No

26. Would you support the City of Tecumseh using State or Federal grant dollars to provide down payment assistance to first-time homebuyers? **25 Yes** 6 No

27. As a Tecumseh resident, would you be willing to contribute or donate money to support a local Community, Economic or Housing development activity? **17 Yes** 11 No

28. Please provide additional comments regarding the future of Tecumseh, Nebraska:

<b>RESPONSES:</b>
If young families or single parent families can't find jobs/housing they will leave the area in pursuit of jobs/housing for survival. We need to replace the oldest population as they pass away.
There will be little future of Tecumseh, Neb if you build a \$4,000,000.00 pool. None of the other things listed on here will ever be possible.
I would not be opposed to my tax dollars going towards a rehabilitation type program
It just seems like no one wants growth to happen in Tecumseh

**Thank you for your participation!**

**PLEASE PROVIDE YOUR CONTACT  
INFORMATION TO BE ELIGIBLE FOR A  
\$50 GAS CARD!!!**

Name \_\_\_\_\_

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_



# *Workforce Housing Needs Survey*

The **City of Tecumseh Planning Commission**, in cooperation with major employers in and near Tecumseh, is conducting the following **Survey** to determine the specific renter and owner housing needs of the Community's workforce. **This Study is funded by a Housing Grant from the Nebraska Investment Finance Authority, with matching funds from the City of Tecumseh.** We would appreciate you completing and returning the following **Survey** to your employer by **FRIDAY, JUNE 29<sup>TH</sup>**. **TOTAL 161 RESPONSES**

1. Place of Employment? See Responses Below

<b>EMPLOYER</b>	<b>NUMBER</b>
City of Tecumseh	2
Department of Corrections	1
Farm Bureau	1
Gold Crest Retirement Center	1
Johnson County Hospital	41
Morrissey, Morrissey & Dalluge	1
Out of Town Nursing Home	1
Retired	1
Self-employed	1
Smart Chicken	37
Tecumseh State Correctional Institution	63
Unemployed	1

2. Where do you currently reside?

Tecumseh (48)       Rural Johnson County (20)      **Other (78) See Responses**

If Other, where and why?

Lincoln, Syracuse, Papillion, Sarpy County, Gage County, Auburn, Otoe, Nemaha County, Beatrice, Richardson County, Bellevue, Pawnee City, Fairbury, Wymore, Hamburg, IA, Nebraska City, Liberty, Talmage, Louisville, Plattsmouth, Union, Omaha, Glenwood, IA, Filley, Table Rock, Falls City, Peru.

If outside of Tecumseh, would you be interested in moving to the Community? 27

Yes **80** No

3. Do you commute to Tecumseh for work? **116 Yes** 31 No

If yes, how far is your commute?

24 Less Than 10 Minutes    **27 10-19 Minutes**    21 20-29 Minutes  
13 30-39 Minutes    9 40-49 Minutes    12 50-59 Minutes    14 60+ Minutes

4. Number of Persons in your household? 1 (18) **2 (55)** 3 (29) 4 (28) 5+ (22)
5. Do you rent or are you a homeowner? 60 Rent **88 Own**
6. How much is your monthly rent or mortgage payment? **<\$500 (50)** \$500-649 (24)  
\$650- \$799 (13) \$800-\$949 (12) \$950-\$1,099 (8) \$1,100-\$1,249 (6)  
\$1,250+ (6)
7. Are you satisfied with your current housing situation? **119 Yes** 29 No  
 If no, why? \_\_\_\_\_

**RESPONSES:**

It is hard to say yes or no. I do not mind the house itself, other than it could definitely use some upgrades and repairs. My biggest complaint is that it takes sometimes months to get something done by the landlord. It should not take 6-10 months to get a garage door or floor fixed. I have looked into other options but have not been able to find another house of similar size for the same amount of rent. I am a single income and cannot afford more.

Mainly because of daycare.

Property taxes are very high. Last year mine went up almost 40%. I am not sure what we have to show in our county with such high property taxes. The hospital is not on the county tax rolls and our schools are falling apart.

Would like to move, but not enough housing choices.

In process of moving off acreage at edge of town. Hoping to find a place in town with less upkeep. We are ready to downsize. Currently house hunting.

I live by the hospital, great neighborhood, most of town from what I have seen is a very safe area, good neighbors and great community

Getting a divorce. Want to move to Tecumseh or Rural Johnson. Income will decrease by half.

We live in the newer neighborhood Shawnee Blvd and it is a very nice neighborhood with lots of kids and all houses are newer.

Condition of rentals are poor

Would like a bigger place.

Bad neighborhood.

Expensive.

Want to live with my husband.

Too far away.

Live with mother.

Bowing floors

Need more room.

Needs repairs, costly.

Needs updates.

too expensive

Would like an acreage.

Too expensive for what the conditions are.

Need something bigger and more affordable.

need a better quality house.

need bigger and closer to Tecumseh.

Utilities too high. Limited amenities.

Want to own.

Want to live closer to work.

Need a bigger place.

8. What is your current annual total household income?  
 Less than \$35K (34)    **\$35,000-\$49,999 (37)**    \$50,000-\$69,999 (36)  
 \$70,000-\$84,999 (11)    \$85K+ (29)

9. As a renter or homeowner, what is the #1 issue or barrier you experience with obtaining affordable, suitable housing for your household?

For Renters		For Owners	
4	Lack of handicap accessible housing	1	Lack of handicap accessible housing
3	Lack of adequate public transportation	4	Lack of adequate public transportation
10	Lack of knowledge of fair housing rights	1	Lack of knowledge of fair housing rights
<b>31</b>	<b>Cost of rent</b>	<b>31</b>	<b>Housing prices</b>
3	Restrictive zoning/building codes	7	Restrictive zoning/building codes
6	Job status	8	Job status
17	Attitudes of landlords & neighbors	13	Attitudes of immediate neighbors
<b>31</b>	<b>Lack of availability of decent rental units in your price range</b>	7	Mortgage lending application requirements
4	Use of background checks	13	Excessive down payment/closing costs
13	Excessive application fees and/or rental deposits	<b>30</b>	<b>Cost of utilities</b>
<b>26</b>	<b>Cost of utilities</b>	4	Lack of educational resources about homeowner responsibilities
3	Lack of educational resources about tenant responsibilities	23	Cost of homeowner's insurance
		18	Lack of Sufficient Homes for Sale
		<b>29</b>	<b>Cost of Real Estate Taxes</b>
	Other: (See Responses)		Other: (See Responses)

FOR RENTERS, RESPONSES:	FOR HOMEOWNERS, RESPONSES:
Need a good grocery store.	Daycare
Pet restrictions	Older home renovations repairs costly
Pets	lack of high speed internet - currently using satellite internet
	New assessed value is ridiculous
	access to rural properties such as needing roads graveled, utilities brought in.
	INTERNET ACCESS
	Lack of water drainage
	Lack of wellness facility, grocery store.
	Less expensive grocery store.
	Grocery Store is too expensive.
	Lack of high speed internet
	Pets
	Older homes need maintenance.

10. If you are currently a renter and would like to become a homeowner, or if you are currently an owner and desire to upgrade or change housing in the next five years, please complete the following questions. If not, your Survey is complete.

10.a. Where would you like to purchase a home?

- Tecumseh (26)**                       Rural Johnson County (12)     I plan to remain where I am (22)  
 Other (18) Auburn, Lincoln, Beatrice, Nemaha, Omaha, Rural Otoe, Cass, Lancaster or Gage County, another state.

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

52 **Single Family**    6 Attached Townhouse or Duplex-Type Unit  
0 Mobile Home    3 Patio Home/Slab Home    2 Upper-Story Rehab (Downtown)  
19 I plan to remain where I am.

10.c. How many bedrooms would your family need?

3 One    12 Two    **39 Three**    24 Four +

10.d. What is the most your family could afford for a home?

18 Less than \$50K    **20 \$50,000 - \$99,999**    11 \$100,000-\$119,999  
5 \$120,000-\$134,999    4 \$135,000-\$174,999    11 \$175,000-\$224,999    5 \$225,000+

10.e. What is the most your family could afford for monthly rent? 8 Less than \$400

**24 \$400 to \$499**    14 \$500 to \$599    7 \$600 to \$699    5 \$700 to \$799  
2 \$800 to \$899    1 \$900 to \$999    2 \$1,000 to \$1,099    8 \$1,100+

**Thank You For Participating!**

Please return the survey to your employer by

**FRIDAY, JUNE 29<sup>TH</sup>.**