

PROJECT PARTICIPANTS

Genoa City Council

Louie Baue - Mayor
Randy Rood - City Council President
Tim Yokley
Dan Shockley
Allen Benson

Genoa Planning Commission

Dave Terjal - Chair
John Koziol - Vice Chair
Deb Rippke - Secretary
Carol Green
Bob Green
Shawn Strain
Vacancy

Genoa Board of Adjustment

Don Cromwell
Carol Green
Jane Baxa
Marc Zelazny
Brad Wieck
Dana Dannelly - Alternate

Genoa City Staff

Gerri Swanson - City Administrator/City Clerk
Jolene Andreasen - Treasurer

Planning Consultants



In Association with



The Genoa Comprehensive Development Plan, Zoning & Subdivision Regulations were funded in part through a Community Development Block Grant from the Nebraska Department of Economic Development through the U.S. Department of Housing and Urban Development .

TABLE OF CONTENTS



TABLE OF CONTENTS

| | |
|---|-----------|
| Chapter 1: Introduction..... | 1 |
| Location | 2 |
| History of Genoa | 2 |
| Purpose of the Comprehensive Plan | 4 |
| The Planning Process | 4 |
| Plan Preparation | 5 |
| Comprehensive Plan Components | 5 |
| Governmental and Jurisdiction Organization | 7 |
| | |
| Chapter 2: Genoa Profile | 9 |
| Demographic Profile | 10 |
| Population Projections | 16 |
| Housing Profile | 19 |
| Economic and Employment Profile | 27 |
| City Facilities | 33 |
| Recreational Facilities | 34 |
| Educational Facilities | 36 |
| Fire and Police Protection | 39 |
| City Buildings | 40 |
| Communication Facilities | 41 |
| Public Utilities | 42 |
| Health Facilities | 43 |
| Existing Transportation System and Facilities | 44 |
| | |
| Chapter 3: Energy Element | 47 |
| Energy Element..... | 48 |
| Energy Use by Sector..... | 49 |
| Short- and Long-term Strategies | 50 |
| Renewable Energy Sources..... | 52 |
| Net Metering in Nebraska | 56 |
| State Law of Solar and Wind Easements | 56 |
| Current Renewable Energy Programs and Funding Sources | 57 |

| | |
|--|------------|
| Chapter 4: Envision Genoa | 59 |
| Goals and Objectives | 60 |
| Public Participation Process | 61 |
| Goals and Policies for Genoa | 66 |
| | |
| Chapter 5: Genoa Tomorrow | 75 |
| Introduction | 76 |
| Land Use Elements | 76 |
| Existing Land Use | 76 |
| Existing Land Use Analysis | 77 |
| Street and Road Classification System | 81 |
| Future Land Use Plan | 82 |
| Future Land Use Goals | 91 |
| Transportation System Plan | 92 |
| Genoa's One and Six Year Plan | 97 |
| Extraterritorial Jurisdiction | 97 |
| Annexation Policy | 98 |
| | |
| Chapter 6: Plan Implementation | 103 |
| Achieving Genoa's Future | 104 |
| Comprehensive Plan Maintenance | 105 |
| Unanticipated Opportunities | 106 |
| Methods for Evaluating Development Proposals | 106 |

TABLE OF TABLES

| | |
|--|-----------|
| Table 1: Population Trends | 11 |
| Table 2: Age-Sex Characteristics 2000 and 2009 | 12 |
| Table 2A: Age - Sex Characteristics 2000 and 2010 | 13 |
| Table 3: Positive Cohorts 2000 to 2009 | 13 |
| Table 4: Negative Cohorts 2000 to 2009 | 14 |
| Table 3A: Positive Cohort 2010 to 2010 | 15 |
| Table 4A: Negative Cohort 2000 to 2010 | 15 |
| Table 5: Community Housing Trends 2000 and 2010 | 20 |
| Table 6: Housing Units by Community 2009 | 23 |
| Table 7: Tenure of Households by Selected Characteristics 2000 and 2009 | 23 |
| Table 8: Selected Housing Conditions 2000 and 2009 | 25 |
| Table 9: Household Income 2000 and 2009 | 27 |
| Table 10: Household Income by Age (55 years and older) 2009 | 29 |
| Table 11: Employment by industry 2000 and 2009 | 30 |
| Table 12: Travel Time to Work 2000 and 2009 | 31 |
| Table 13: Twin River School District Enrollment 2009 -2010 | 37 |
| Table 14: Twin River School District Valuation and Tax Rates 2009 -2010 | 37 |
| Table 15: Fire and Rescue Equipment 2010 | 39 |
| Table 16: Existing Land Use 2011 | 78 |
| Table 17: Land Use Comparisons 2011 | 81 |
| Table 18: Future Land Use Demand | 84 |

TABLE OF FIGURES

| | |
|---|-----------|
| Figure 1: Population Trends and Projections | 18 |
| Figure 2: Age of Existing Housing Stock 2009 | 19 |
| Figure 3: School District Map 2009 - 2010 | 38 |
| Figure 4: Fire District Map 2010 | 39 |
| Figure 5: Annual Average Wind Speed at 80 Meters | 53 |
| Figure 6: Solar Contours—United States | 55 |
| Figure 7: Existing Land Use Map 2011 | 79 |
| Figure 8: Future Land Use Map | 89 |
| Figure 9: Transportation Plan Map | 95 |
| Figure 10: Potential Annexation Map | 99 |

1

INTRODUCTION



Location

Genoa is located near central Nebraska in Nance County. The community is at the intersection of Nebraska highways 22 and 39. Genoa is near the beginning of the Loup River Canal that carries water to the NPPD hydroelectric plant in Columbus.

History of Genoa

The history of Genoa is directly from www.casde.unl.edu

What do Pawnee Indians, Mormons, soldiers, the U.S. Indian Industrial School, a Nebraska penal farm, and a University seed plot have in common? The answer is, Genoa. Now designated as the "Pawnee Capital of Nebraska," this part of the Loup River was the homeland of this tribe as far back as the 1300s.

In 1857, coexisting with the Pawnees, Mormon pioneers established Genoa as one of the settlements along the 1,000-mile trail between Florence and Salt Lake City. It served as a way-station for the Brigham Young Express & Carrying Company, which had the government mail contract to Salt Lake City, and as a supply stop for thousands of Saints that traveled across the plains. About 100 families lived here until 1859, when it became part of the newly-created Pawnee Indian Reservation, and they were forced to leave.

The Pawnee Indian Agency moved into the vacated Mormon buildings and proceeded to build a large schoolhouse. After warring Sioux Indians attacked the main village, with many large earthen lodges and tepees just south of Genoa, on several occasions, a military camp was established. Manned by government soldiers, its mission was to protect the peaceful Pawnee and the agency.

Fifteen years later, in 1875, when the Pawnee were moved to Oklahoma, the reservation land was sold. The town site of Genoa and all the government buildings, except the big brick school, were purchased by two squatters, DeLane and George Willard, for \$3,500.

An Indian industrial school was opened utilizing the "big brick building" in 1884. The students that came from ten states and over 20 tribes had to be at least one-fourth Indian. In time the school grew from the original 74 students to an enrollment of 599, and encompassed over 30 buildings on 640 acres. In addition to schooling, students learned a trade by working in the carpentry shop, harness shop, tailor shop, school, hospital, bakery, laundry, dairy barn, cheese factory, blacksmith shop, horse or cattle barns, farm, or



Then & Now, Above: Genoa's main street, looking west, (not dated) [Genoa Museum].

gardens. Before it closed in 1934, it was said to be one of the largest, most successful, and longest-lived of the federal Indian schools.

At this point in time, the facilities were deeded to the state, which converted it into a prison farm. Used from 1937 until 1944, it had no bars on the windows for the 143 inmates. Only six men violated the "code of honor" during their stay. There was a canning factory, packing plant, and a nursery. When it closed it was given to the University of Nebraska and made into a seed farm. In 1951 most of the buildings were auctioned off. The shop building, now on the National Register of Historic Places, was restored in 1981 as a visitors center. The Pawnee Indian heritage is preserved at the Allen Atkins Collection in Genoa, and there are numerous archeological sites in the area.

As early as 1874 there were dreams of harnessing the Loup River for irrigation and power. An irrigation project was initiated and later a power ditch was completed, but neither of these lasted long. In 1934 the present power project was established. Running from five miles southwest of Genoa to Columbus, it provides water not only for generating electricity but also for fishing and recreation.

The first train arrived in 1879. During the 1930s there were four passenger trains a day providing transportation for students to and from school. The Union Pacific continues to provides freight service.

Since the 1900s Genoa has maintained a fairly even population, between 1,100 and 1,200 people. Primarily a rural community, there are 52 businesses, a K-12 school with over 350 students, and four churches: Catholic, Congregational, Lutheran, and Methodist.



The city of Genoa today.

Genoa has become a center for retirees with a senior center, senior bowling day, the Golden Age Band, meals-on-wheels, two nursing homes, a retirement housing unit, plus a 60-bed facility added to the hospital. The town also has a youth center and offers many recreational activities; swimming, tennis, baseball, softball, roller skating, and bowling.

Pawnee Days, the third weekend in July, features a demolition derby, livestock show, barbecue, parade, horse show, baseball game, and a free breakfast at the airport with many fly-ins. Genoa is known for its rodeo, fireworks display, and good hunting with two state wildlife areas nearby.

By Nancy F. Carlson, Genoa, NE 68640, and Kathy Harris, with credits to Allen Atkins, the Genoa Historical Board, and the "Genoa Leader-Times." Photos courtesy of the City of Genoa.

PURPOSE OF THE COMPREHENSIVE PLANNING

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

The Comprehensive Development Plan will provide a guideline for the location of future developments within the planning jurisdiction of Genoa. The Comprehensive Development Plan is intended to encourage a strong economic base for the City so all goals can be achieved.

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

THE PLANNING PROCESS

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

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

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

Implementation is the final phase of the process. The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Development Plan is dependent upon the adoption of the Plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the City.

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

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

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

PLAN PREPARATION

The Plan was prepared under the direction of the Genoa Planning Commission, with the assistance and participation of the Genoa City Council, City staff, the Plan Review Committee and citizens of Genoa. The time period for achieving the goals, programs, and developments identified in the Genoa Comprehensive Development Plan is 20 years. However, the City should review the Plan annually and update the document every ten years, or when a pressing need is identified. Completing updates every ten years or so will allow the City to incorporate ideas and developments that were not known at the time of the present comprehensive planning process.

COMPREHENSIVE PLAN COMPONENTS

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

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

- (1) A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;*
- (2) The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;*
- (3) The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services; and*
- (4)(a) When next amended after January 1, 1995, an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects*

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

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

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

The Comprehensive Plan is comprised of the following chapters and sections:

- Envision Genoa
 - ◇ Conduct Town Hall meetings
 - ◇ Conduct Focus Group meetings
 - ◇ Develop Goals and policies

- Profile Genoa
 - ◇ City Assessment – Conditions and Trend Analysis
 - ◇ City Facilities

- Genoa Tomorrow
 - ◇ Existing Land Use
 - ◇ Existing Transportation Systems
 - ◇ Future Land Use Plan
 - ◇ Transportation Plan

- Genoa Implementation Plan

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

Therefore, it is important for Genoa to closely monitor population, housing and economic conditions that may impact the City. Through periodic monitoring, the City can adapt and

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

adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the City to maintain an effective Comprehensive Development Plan for the future, to enhance the quality of life, and to raise the standard of living for all residents.

GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Genoa City Council performs the governmental functions for the City. Pursuant to Neb. Rev. Stat. § 17-1002 (Reissue 1997), the planning and zoning jurisdiction for the City of Genoa includes the corporate area as well as the area within one mile of their corporate limits.

2

GENOA PROFILE



DEMOGRAPHIC PROFILE

Population statistics aid decision-makers by developing a broad picture of Genoa. It is important for Genoa to understand where it has been, where it is and where it appears to be going.

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

POPULATION TRENDS AND ANALYSIS

Table 1 indicates the population for Genoa, the other incorporated communities in Nance County, the unincorporated areas, and Nance County as a whole, between 1980 and 2009. This information provides the residents of Genoa with a better understanding of their past and present population trends and changes. In addition, this comparison allows the community to see how they compare to the other communities and the county. The Genoa population in 2000 was 981 people, which was a decrease of 101 people or -9.3% from 1990. The 2009 population from the American Community Survey continued to decrease, falling to 758; a decrease of 223 or -22.7%. More importantly Genoa has seen an overall decline in population from 1,115 people in 1980 or a change of -32.0% (nearly 1/3 of the population from 1980. Using Table 1 for a comparison with the rest of Nance County, Genoa between 1980 and 2009 had the third worst population change in the county, including the unincorporated areas.

Table 1 also indicates that Genoa and Nance County saw very similar changes overall. However, the County saw a more dramatic change between 1980 and 1990; which was consistent with their decade to decade changes for the period. The only population gains between 1980 and 2009 were in Fullerton which grew by 8.0% during this period. The unincorporated portions of Nance County saw the greatest population losses, losing nearly 50% of its population.

**Table 1:
Population Trends
Genoa and Nance County Communities 1980 to 2010**

| Community | 1980 | 1990 | % Change 1980 to 1990 | 2000 | % Change 1990 to 2000 | 2010 | % Change 2000 to 2010 | % Change 1980 to 2010 |
|----------------------|--------------|--------------|-----------------------------|--------------|-----------------------------|--------------|-----------------------------|-----------------------------|
| Belgrade | 195 | 157 | -19.5% | 134 | -14.6% | 126 | -6.0% | -35.4% |
| Fullerton | 1,506 | 1,452 | -3.6% | 1,378 | -5.1% | 1,307 | -5.2% | -13.2% |
| Genoa | 1,115 | 1,082 | -3.0% | 981 | -9.3% | 1,003 | 2.2% | -10.0% |
| Incorporated Areas | 2,816 | 2,691 | -4.4% | 2,493 | -7.4% | 2,436 | -2.3% | -13.5% |
| Unincorporated Areas | 1,924 | 1,584 | -17.7% | 1,545 | -2.5% | 1,299 | -15.9% | -32.5% |
| Nance County | 4,740 | 4,275 | -9.8% | 4,038 | -5.5% | 3,735 | -7.5% | -21.2% |

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

AGE STRUCTURE ANALYSIS

Age structure is an important component of population analysis. By analyzing age structure, one can determine which age groups (cohorts) within Genoa are being affected by population shifts and changes. Each age cohort affects the population in a number of different ways. For example, the existence of larger young cohorts (20-44 years) means that there is a greater ability to sustain future population growth than does larger older cohorts. On the other hand, if the large, young cohorts maintain their relative size, but do not increase the population as expected, they will, as a group, tend to strain the resources of an area as they age. Understanding what is happening within the age groups of the County's population is necessary to effectively plan for the future.

Table 2 exhibits the age cohort structure for Genoa in 1990 and 2000. Examining population age structure may indicate significant changes affecting the different population segments within the community. Realizing how many persons are in each age cohort, and at what rate the age cohorts are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 2, changes between 2000 and 2009 occurred within a number of different age group cohorts.

One method of analyzing cohort movement in a population involves comparing the number of persons aged between 0 and 4 years in 2000 with the number of persons in the same age cohort 10 years later, or aged between 10 and 14 years in 2009. For example, in Genoa, there were 68 children between the ages of 0 and 4 in 2000, and in 2009 there were 47 children between the ages of 10 and 14, a decrease of 21 children. A review of population by this method permits one to undertake a detailed analysis of which

specific cohorts are moving in and out of the community. The positive change in this cohort indicates in-migration into the community.

**Table 2:
Age-Sex Characteristics
Genoa 2000 and 2009**

| Age | 2000 | | 2009 | | 2000-2009 | | 2000-2009 | |
|--------------|-------------------------|---------------|-------------------------|---------------|---------------------|---------------|---------------|---------------|
| | Male and Female | % of Total | Male and Female | % of Total | Net Change | % Change | Cohort Change | % Change |
| 0-4 | 68 | 6.9% | 35 | 4.6% | -33 | -48.5% | 35 | - |
| 5-9 | 62 | 6.3% | 56 | 7.4% | -6 | -9.7% | 56 | - |
| 10-14 | 70 | 7.1% | 47 | 6.2% | -23 | -32.9% | -21 | -30.9% |
| 15-19 | 81 | 8.3% | 56 | 7.4% | -25 | -30.9% | -6 | -9.7% |
| 20-24 | 61 | 6.2% | 77 | 10.2% | 16 | 26.2% | 7 | 10.0% |
| 25-29 | 48 | 4.9% | 20 | 2.6% | -28 | -58.3% | -61 | -75.3% |
| 30-34 | 35 | 3.6% | 30 | 4.0% | -5 | -14.3% | -31 | -50.8% |
| 35-44 | 147 | 15.0% | 94 | 12.4% | -53 | -36.1% | 11 | 13.3% |
| 45-54 | 129 | 13.1% | 118 | 15.6% | -11 | -8.5% | -29 | -19.7% |
| 55-64 | 71 | 7.2% | 68 | 9.0% | -3 | -4.2% | -61 | -47.3% |
| 65-74 | 97 | 9.9% | 70 | 9.2% | -27 | -27.8% | -1 | -1.4% |
| 75 & older | 112 | 11.4% | 87 | 11.5% | -25 | -22.3% | -122 | -58.4% |
| Total | 981 | 100.0% | 758 | 100.0% | -223 | -22.7% | -223 | -22.7% |
| | 2000 | | 2009 | | Total Change | | | |
| | Under 18 years of age | 260 | Under 18 years of age | 190 | 18 and under | -70 | | |
| | % of total population | 26.5% | % of total population | 25.1% | % change | -26.9% | | |
| | Total 65 yrs and older | 209 | Total 65 yrs and older | 157 | 65 and older | -52 | | |
| | % of total population | 21.3% | % of total population | 20.7% | % change | -24.9% | | |
| | Median Age | 40.3 | Median Age | 42.8 | Median Age | 2.5 | | |
| | Total Females | 487 | Total Females | 404 | Total Females | -83 | | |
| | Total Males | 494 | Total Males | 354 | Total Males | -140 | | |
| | Dependency Ratio | 0.92 | Dependency Ratio | 0.84 | | | | |
| | Total Population | 981 | Total Population | 758 | Total Chang | -223 | | |

SOURCE: U.S. CENSUS BUREAU 2000, AMERICAN COMMUNITY SURVEY 2009

The data in Table 2A is an extrapolation of the 2010 US Census and applying the same proportionalities to each age group. This method is not necessarily a scientific approach but until the expand 2010 Census data is released in 2012, it will provide a good view of the data based on the total population of 2010.

**Table 2A:
Age-Sex Characteristics
Genoa 2000 and 2009**

| Age | 2000 | | 2010 | | 2000-2010 | | 2000-2010 | |
|--------------|-----------------|---------------|-----------------|---------------|------------|-------------|---------------|-------------|
| | Male and Female | % of Total | Male and Female | % of Total | Net Change | % Change | Cohort Change | % Change |
| 0-4 | 68 | 6.9% | 46 | 4.6% | -22 | -32.2% | 46 | - |
| 5-9 | 62 | 6.3% | 74 | 7.4% | 12 | 19.7% | 74 | - |
| 10-14 | 70 | 7.1% | 62 | 6.2% | -8 | -11.2% | -6 | -8.6% |
| 15-19 | 81 | 8.3% | 74 | 7.4% | -7 | -8.4% | 12 | 19.7% |
| 20-24 | 61 | 6.2% | 102 | 10.2% | 41 | 67.7% | 32 | 46.2% |
| 25-29 | 48 | 4.9% | 26 | 2.6% | -22 | -45.7% | -55 | -67.8% |
| 30-34 | 35 | 3.6% | 40 | 4.0% | 5 | 14.6% | -21 | -34.2% |
| 35-44 | 147 | 15.0% | 124 | 12.4% | -23 | -15.4% | 41 | 49.8% |
| 45-54 | 129 | 13.1% | 156 | 15.6% | 27 | 21.3% | 9 | 6.4% |
| 55-64 | 71 | 7.2% | 90 | 9.0% | 19 | 27.1% | -39 | -30.0% |
| 65-74 | 97 | 9.9% | 92 | 9.2% | -5 | -4.9% | 21 | 30.0% |
| 75 & older | 112 | 11.4% | 115 | 11.5% | 3 | 3.0% | -94 | -44.8% |
| Total | 981 | 100.0% | 1,003 | 100.0% | 22 | 2.2% | 23 | 2.3% |

| | 2000 | | 2009 | | Total Change | |
|-------------------------|------------|--|-------------------------|--------------|--------------------|-----------|
| Under 18 years of age | 260 | | Under 18 years of age | 244 | 18 and under | -16 |
| % of total population | 26.5% | | % of total population | 24.3% | % change | -6.2% |
| Total 65 yrs and older | 209 | | Total 65 yrs and older | 208 | 65 and older | -1 |
| % of total population | 21.3% | | % of total population | 20.7% | % change | -0.5% |
| Dependency Ratio | 0.92 | | Dependency Ratio | 0.82 | | |
| Total Population | 981 | | Total Population | 1,003 | Total Chang | 22 |

Source: U.S. Census Bureau 2000, American Community Survey 2009/Marvin Planning Consultants

Genoa saw growth in only four age cohorts. The 0 to 4 and 5 to 9 cohorts always indicate an increase, since these persons were not born when the 2000 Census was completed. Note that the cohorts represented in Table 2 differ from those listed below in Tables 3 and 4 due to the consolidation of the 25-29 and 30-34 cohorts from 2000 into a 35-44 cohort in 2009. Outside of the 2009 age groups of 0-4 and 5-9 years, the greatest increase was the 25-34 (2009) age group.

**Table 3:
Positive Cohorts
Genoa 2000 and 2009**

| 2000 Age Cohort | Number | 2009 Age Cohort | Number | Change |
|---------------------|------------|-----------------|------------|----------------------|
| NA | NA | 0 - 4 years | 35 persons | + 35 persons |
| NA | NA | 5 - 9 years | 56 persons | + 56 persons |
| 10 - 14 years | 70 persons | 10 - 14 years | 77 persons | + 7 persons |
| 25 - 34 years | 83 persons | 35 - 44 years | 94 persons | + 11 persons |
| Total Change | | | | + 109 persons |

Source: U.S. Census Bureau 2000, American Community Survey 2009

There were eight of the age-cohorts that existed in 2000 that declined by 2009. The cohort with the greatest loss was the 75 years + (2009) which lost 122 persons over the period. This is a significant portion of the loss seen in Genoa and accounts for over 36% of the total population losses. The majority of this loss is likely attributed to two causes, 1) people moving on after 65 years to other communities and senior care facilities, or 2) a dying population base.

**Table 4:
Negative Cohorts
Genoa 2000 and 2009**

| 2000 Age Cohort | Number | 2009 Age Cohort | Number | Change |
|---------------------|-------------|-----------------|-------------|----------------------|
| 0-4 years | 68 persons | 10-14 years | 47 persons | -21 persons |
| 5 - 9 years | 62 persons | 15 - 19 years | 56 persons | - 6 persons |
| 15 - 19 years | 81 persons | 25 - 29 years | 20 persons | - 61 persons |
| 20 - 24 years | 61 persons | 30 -34 years | 30 persons | - 31 persons |
| 35 - 44 years | 147 persons | 45 - 54 years | 118 persons | - 29 persons |
| 45 - 54 years | 129 persons | 55 - 64 years | 68 persons | - 61 persons |
| 55 – 64 years | 71 persons | 65 – 74 years | 70 persons | -1 persons |
| 65 years + | 209 persons | 75 years + | 87 persons | - 122 persons |
| Total Change | | | | - 332 persons |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Genoa saw growth in seven age cohorts using the proportionate approach. Note that the cohorts represented in Table 2A differ from those listed below in Tables 3A and 4A due to the consolidation of the 25-29 and 30-34 cohorts from 2000 into a 35-44 cohort in 2010. Outside of the 2010 age groups of 0-4 and 5-9 years, the greatest increase was the 35-44 (2010) age group.

By applying the techniques discussed with Table 2A, Genoa saw additional age cohorts grow as well as larger growth in key cohorts. The City needs to examine these data in more detail when the real numbers are released by the Census Bureau.

**Table 3A:
Positive Cohorts
Genoa 2000 and 2009**

| 2000 Age Cohort | Number | 2010 Age Cohort | Number | Change |
|---------------------|-------------|-----------------|-------------|----------------------|
| NA | NA | 0 - 4 years | 46 persons | + 46 persons |
| NA | NA | 5 - 9 years | 74 persons | + 74 persons |
| 5 - 9 years | 62 persons | 15 - 19 years | 74 persons | + 12 |
| 10 - 14 years | 70 persons | 20 - 24 years | 102 persons | + 32 persons |
| 25 - 34 years | 83 persons | 35 - 44 years | 124 persons | + 41 persons |
| 35 - 44 years | 147 persons | 45 - 54 years | 156 persons | + 9 persons |
| 55 - 64 years | 71 persons | 65 - 74 years | 92 persons | + 21 persons |
| Total Change | | | | + 235 persons |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Using the proportionate technique there are fewer age cohorts that indicated a loss. Again, these numbers will need to be verified once the US Census Bureau releases all of the detailed numbers from the 2010 US Census.

**Table 4A:
Negative Cohorts
Genoa 2000 and 2009**

| 2000 Age Cohort | Number | 2010 Age Cohort | Number | Change |
|---------------------|-------------|-----------------|-------------|----------------------|
| 0-4 years | 68 persons | 10-14 years | 62 persons | 6 persons |
| 15 - 19 years | 81 persons | 25 - 29 years | 26 persons | - 55 persons |
| 20 - 24 years | 61 persons | 30 -34 years | 40 persons | - 21 persons |
| 45 - 54 years | 129 persons | 55 - 64 years | 90 persons | - 39 persons |
| 65 years + | 209 persons | 75 years + | 115 persons | - 94 persons |
| Total Change | | | | - 215 persons |

Source: U.S. Census Bureau 2000, American Community Survey 2009

The median age in Genoa increased from 40.3 years in 2000 to 42.8 years in 2009. This increase equaled 2.5 years or an increase of 6.2%.

The proportion of persons less than 18 years of age decreased by 26.9% between 2000 and 2009, while those aged 65 years and older decreased by 24.9% overall. The population proportion for 18 years and younger and those 65 years and older can be examined to determine another piece of useful data called the “dependency ratio”.

In 2000, Genoa had a Dependency Ratio of 0.92 (47.8%/52.2%); however, by 2009 the Ratio had decreased to 0.84 (45.8%/54.2%). This is supported by the substantial decrease in the 75+ age group and no increases in the under 18 age groups.

POPULATION PROJECTIONS

Population Projections are estimates based upon past and present circumstances. The use of population projections allows Genoa to estimate what the population will be in future years by looking at past trends. By scrutinizing population changes in this manner, the City will be able to develop a baseline of change from which future scenarios can be generated. A number of factors (demographics, economics, social, etc.) may affect projections positively or negatively. At the present time, these projections are the best crystal ball Genoa has for predicting future population changes. There are many methods to project the future population trends; the four projections used below are intended to give Genoa a broad overview of the possible population changes that could occur in the future.

TREND LINE ANALYSIS

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Genoa, four different trend lines were reviewed: 1960 to 2010, 1980 to 2010, 1990 to 2010, and 2000 to 2010. A review of these trend lines indicates Genoa will see varied growth scenarios during the coming 20 years. The following projections summarize the decennial population for Genoa through 2030.

Genoa Trend Analysis

| Year | 1960 to 2010 | 1980 to 2010 | 1990 to 2010 | 2000 to 2010 |
|------|---------------|---------------|---------------|---------------|
| 2010 | 1,003 persons | 1,003 persons | 1,003 persons | 1,003 persons |
| 2020 | 1,002 persons | 969 persons | 966 persons | 1,025 persons |
| 2030 | 1,001 persons | 937 persons | 931 persons | 1,048 persons |

Dependency Ratio

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

- < 1: 1 Independent resident is able to support more than 1 Dependent resident
- =1: 1 Independent resident able to support 1 Dependent resident
- >1: 1 Independent resident able to support less than 1 Dependent resident

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

Cohort Survival Analysis

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

The Cohort Survival Model projection indicates Genoa's population will decline slightly in 2010 and then begin a steady increase each decade through 2030. The following projection for Genoa is based on applying survival rates to age cohorts, but does not consider the effects of either in-migration or out-migration.

Genoa Cohort Survival Analysis

| Year | Cohort Survival Model |
|-------------|------------------------------|
| 2010 | 857 persons |
| 2020 | 923 persons |
| 2030 | 1,029 persons |

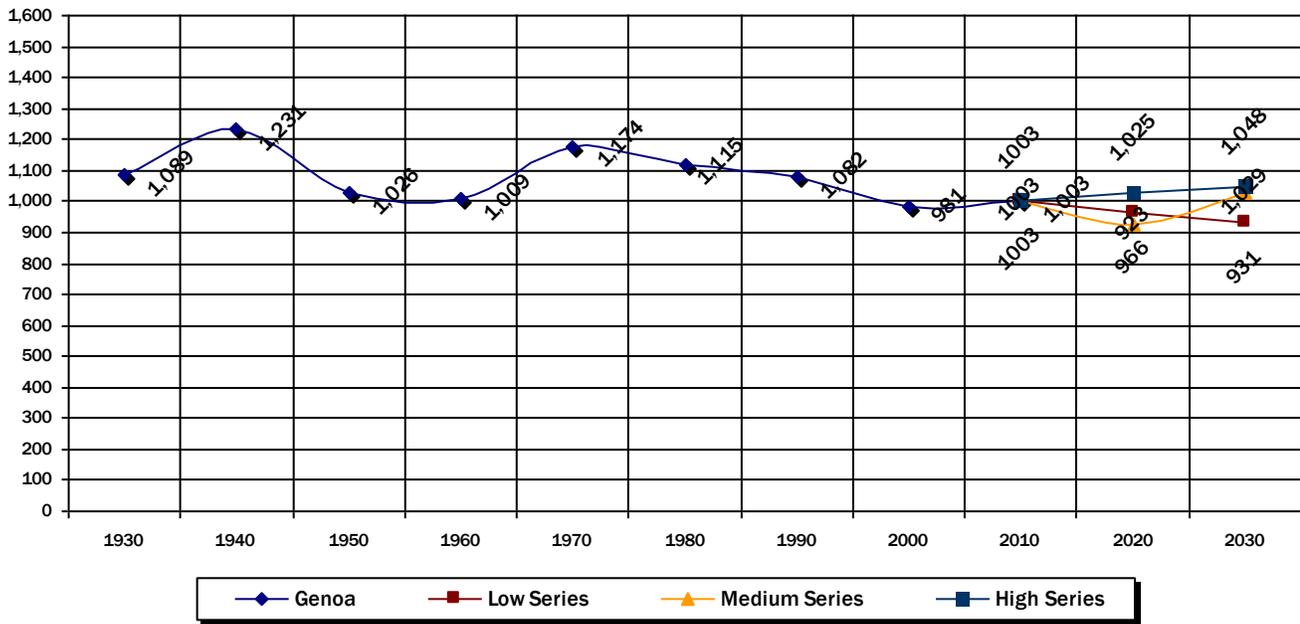
SUMMARY OF POPULATION PROJECTIONS

Using the modeling techniques discussed in the previous paragraphs, a summary of the five population projections for Genoa through the year 2030 is shown in Figure 1. Three population projection scenarios were selected and include (1) a Low Series; (2) a Medium Series; and, (3) a High Series. Two of the three projections forecast an overall increase for Genoa through the year 2030. The following population projections indicate the different scenarios that may be encountered by Genoa through the year 2030.

| Year | Low = 1990 to 2010 | Medium = Cohort | High = 2000 to 2010 |
|-------------|---------------------------|------------------------|----------------------------|
| 2010 | 1,003 persons | 1,003 persons | 1,003 persons |
| 2020 | 966 persons | 923 persons | 1,025 persons |
| 2030 | 931 persons | 1,029 persons | 1,048 persons |

Figure 1 reviews the population history of Genoa between 1930 and 2010, and identifies the three population projection scenarios into the years 2020, and 2030. Figure 1 indicates the peak population for Genoa occurred in 1940 with 1,231 people. Beginning in 1950, Genoa has seen some ups and downs in the overall population; however, in 1970 it has been primarily downward. However, the most critical decline appears to be occurring between 2000 and 2010.

**Figure 1:
Population Trends and Projections
Genoa 1930 to 2030**



Source: U.S. Census Bureau and Marvin Planning Consultants 2011

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

HOUSING PROFILE

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



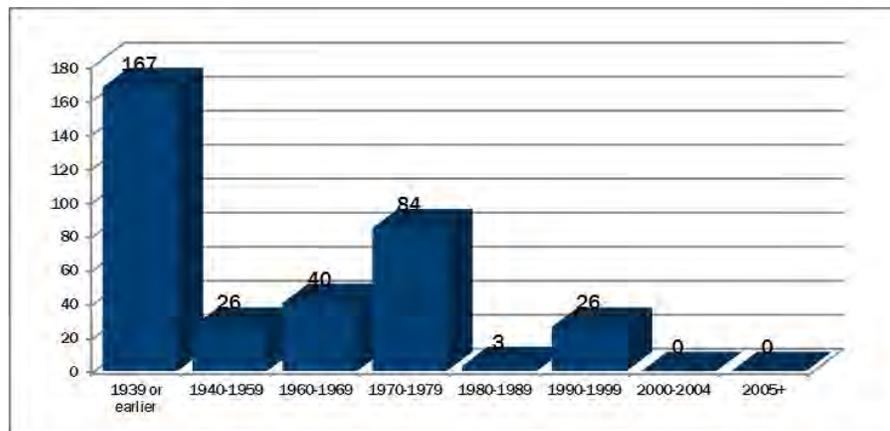
The housing profile is an analysis that aids in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units,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

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

AGE OF EXISTING HOUSING STOCK

An analysis of the age of Genoa's housing stock reveals a great deal about population and economic conditions of the past. The age of the housing stock may also indicate the need for rehabilitation efforts, or new construction within the community. Examining the housing stock is important in order to understand the overall quality of housing and the quality of life in Genoa.

Table 2:
Age of Existing Housing Stock
Genoa 2009



Source: U.S. Census Bureau, Census of Population and Housing, American Community Survey 2009

Figure 2 indicates 167, or 48.3% of Genoa's 346 total housing units, were constructed prior to 1940. This consists of a mixture of older well-kept homes as well as several homes that are in need of repair or demolition. These homes need to be maintained into the future; while, those in need of repair or demolition are addressed in the appropriate manner.

Between 1970 and 1979, there were 84 housing units, or 24.3% of the total homes constructed. This level of residential construction indicates a relatively strong economy during this time. Again, several of these homes may be in need of repair or demolition. Several different building practices were used during this period and in some cases the quality of materials and construction may not have been the same as other homes in the community.

Approximately 92% of all housing units in Genoa were constructed prior to 1980. Due to the age of these homes, there may be a need for special weatherization programs in the community to bring these homes up to current energy efficiency standards.

Finally, there have been no housing units built since 2000 (based upon data from the American Community Survey). This represents a major slowdown in construction and is reflective in the economy of the past decade.

**Table 5:
Community Housing Trends
Genoa 2000 and 2009**

| Selected Characteristics | 2000 | 2009 | % Change 2000-2009 |
|---|-----------------|------------------|-----------------------|
| Population | 981 | 758 | -22.7% |
| Persons in Household | 941 | 758 | -19.4% |
| Persons in Group Quarters | 40 | - | -100.0% |
| Persons per Household | 2.29 | 2.15 | -6.1% |
| Total Housing Units | 442 | 446 | 0.9% |
| Occupied Housing Units | 411 | 352 | -14.4% |
| Owner-occupied units | 302 | 256 | -15.2% |
| Renter-occupied units | 109 | 96 | -11.9% |
| Vacant Housing Units | 31 | 44 | 41.9% |
| Owner-Occupied vacancy rate | 3.8% | 8.9% | 134.2% |
| Renter-Occupied vacancy rate | 3.5% | 6.8% | 94.3% |
| Single-family Units | 390 | 335 | -14.1% |
| Duplex/Multiple-family units | 32 | 27 | -15.6% |
| Mobile Homes, trailer, other | 8 | 34 | 88.9% |
| Median Contract Rent - 2000 - 2009 | | | |
| Genoa | \$354 | \$415 | 17.2% |
| Nebraska | \$491 | \$632 | 28.7% |
| Median Value of Owner-Occupied Units - 2000-2009 | | | |
| Genoa | \$45,500 | \$53,900 | 18.5% |
| Nebraska | \$88,000 | \$119,700 | 36.0% |

Source: U.S. Census Bureau 2000, American Community Survey 2009

The data in this Table is based upon the American Community Survey from 2009 or is not confirmable with the 2010 US Census releases thus far.

HOUSING TRENDS

An analysis of housing trends can reveal a great deal about the different sectors of the population in the community. Housing trends indicate the breakdown between owner- or renter-occupied housing as well as the number of people living in Group Quarters. Examining housing trends is important in order to understand the overall diversity of the population and their quality of life within Genoa.

Persons in Households/Group Quarters

In 2009 there were 223 fewer people living in households than in 2000, this represents a change of -19.4%. This represents significant loss in the community's overall population base.

The change was also felt in the population base living in group quarters. Between 2000 and 2009, the number of people living in group quarters saw a complete elimination going from 40 people in 2000 to zero in 2009. Group Quarters identifies people that are living in special housing conditions such as a nursing home facility.

Persons per Household

Table 5 also indicates that the number of persons per household decreased from 2.29 to 2.15 persons. The trend nationally has been towards a declining household size; however, the person per household in Genoa is lower than a number of other communities of similar size and geographic location:

- Albion has 2.03 persons per household
- Clarks has 2.37 persons per household
- Duncan has 2.74 persons per household
- Fullerton has 2.22 persons per household
- Monroe has 2.26 persons per household
- Silver Creek has 1.87 persons per household

Finally, the person per household for the state of Nebraska is 2.45, approximately 15% higher than Genoa.

Occupied vs. Vacant Housing Units

Table 5 also indicates the number of occupied housing units decreased from 411 in 2000 to 352 in 2009, or -14.4%. During this same period, vacant housing units increased, going from 31 in 2000 to 44 in 2009, or 41.9%. The occupancy type with the highest vacancy rate for both 2000 and 2009 was owner-occupied units at 3.8% and 8.9% respectively.

Median Contract Rent

Median contract rent in Genoa increased from \$354 per month in 2000 to \$415 per month in 2009, or 17.2%. The State's median monthly contract rent increased by 28.7%. This indicates Genoa has seen contract rent increase at a much less rate than the state and was still considerably less than the state's average.

Comparing changes in monthly rents between 2000 and 2009 with the Consumer Price Index (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 2000 and 2009 increased at a rate of 21.3%, indicating Genoa rents did not keep pace with inflation. Thus, Genoa tenants were paying considerably less monthly rents in 2009, in terms of real dollars, than they were in 2000, on average. Landlords were also making considerably less on their investment and were very likely not looking to make additional improvements on the properties.

Median Value of Owner-occupied Units

The Median value of owner-occupied housing units in Genoa increased from \$45,500 in 2000 to \$53,900 in 2009 and represents an increase of 18.5%. The median value for owner-occupied housing units in the state showed an increase of 36.0%. Housing values in Genoa again did not keep pace with the statewide average.

In comparison to the CPI, the local value of owner-occupied housing increased at a rate that was less than the CPI. This indicates housing values in the community actually went down during this period in terms of 2000 dollars.

Conclusion

In terms of real dollars, tenants in Genoa were paying less contract rent. In addition, the residents in the community saw a decrease in housing values. This trend is the opposite of what the state, as a whole is seeing.

**Table 6:
Housing Units by Community
Nance County and Communities 2009**

| Community | Housing Units 2010 | Occupied Housing Units 2010 | Vacant Units 2010 | Owner Occupied 2009 | Renter Occupied 2009 | Persons per Household 2009 |
|----------------------------|--------------------|-----------------------------|-------------------|---------------------|----------------------|----------------------------|
| Belgrade | 73 | 57 | 16 | 34 | 24 | 2.10 |
| Fullerton | 656 | 564 | 92 | 422 | 159 | 2.22 |
| Genoa | 446 | 408 | 38 | 256 | 96 | 2.15 |
| Incorporated Areas | 1,175 | 1,029 | 146 | 712 | 279 | 2.16 |
| Unincorporated Area | 626 | 496 | 130 | 332 | 83 | - |
| Nance County | 1,801 | 1,525 | 276 | 1,044 | 362 | 2.29 |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Table 6 compares some of the housing data of Genoa from Table 5 with the other community in Nance County, as well as the county. One key item to note is the Persons per Household in Genoa as compared to Fullerton and the county was considerably lower. In addition, nearly 1 in 5 vacant units within Nance County are in Genoa; however, there are nearly twice as many vacant units within the unincorporated areas of Nance County.

**Table 7:
Tenure of Household by Selected Characteristics
Genoa 2000 and 2009**

| Householder Characteristic | 2000 | | | | 2009 | | | | O.O. | R.O. |
|---|----------------|---------------|-----------------|---------------|----------------|---------------|-----------------|---------------|----------------|--------------|
| | Owner-Occupied | % O.O | Renter-Occupied | % R.O | Owner-Occupied | % O.O | Renter-Occupied | % R.O | Percent Change | |
| Tenure by Number of Persons in Housing Unit (Occupied Housing Units) | | | | | | | | | | |
| 1 person | 94 | 30.3% | 50 | 49.5% | 99 | 38.7% | 44 | 45.8% | 5.3% | -12.0% |
| 2 persons | 108 | 34.8% | 30 | 29.7% | 76 | 29.7% | 45 | 46.9% | -29.6% | 50.0% |
| 3 persons | 44 | 14.2% | 9 | 8.9% | 32 | 12.5% | 4 | 4.2% | -27.3% | -55.6% |
| 4 persons | 34 | 11.0% | 8 | 7.9% | 29 | 11.3% | 3 | 3.1% | -14.7% | -62.5% |
| 5 persons | 20 | 6.5% | 2 | 2.0% | 11 | 4.3% | 0 | 0.0% | -45.0% | -100.0% |
| 6 persons or more | 10 | 3.2% | 2 | 2.0% | 9 | 3.5% | 0 | 0.0% | -10.0% | -100.0% |
| TOTAL | 310 | 100.0% | 101 | 100.0% | 256 | 100.0% | 96 | 100.0% | -17.4% | -5.0% |
| Tenure by Age of Householder (Occupied Housing Units) | | | | | | | | | | |
| 15 to 24 years | 4 | 1.3% | 14 | 14.6% | 0 | 0.0% | 34 | 35.4% | -100.0% | 142.9% |
| 25 to 34 years | 28 | 9.0% | 20 | 20.8% | 20 | 7.8% | 5 | 5.2% | -28.6% | -75.0% |
| 35 to 44 years | 67 | 21.6% | 17 | 17.7% | 52 | 20.3% | 3 | 3.1% | -22.4% | -82.4% |
| 45 to 54 years | 60 | 19.4% | 13 | 13.5% | 45 | 17.6% | 15 | 15.6% | -25.0% | 15.4% |
| 55 to 64 years | 22 | 7.1% | 16 | 16.7% | 37 | 14.5% | 9 | 9.4% | 68.2% | -43.8% |
| 65 to 74 years | 42 | 13.5% | 13 | 13.5% | 43 | 16.8% | 7 | 7.3% | 2.4% | -46.2% |
| 75 years and over | 87 | 28.1% | 8 | 8.3% | 59 | 23.0% | 23 | 24.0% | -32.2% | 187.5% |
| TOTAL | 310 | 100.0% | 101 | 105.2% | 256 | 100.0% | 96 | 100.0% | -17.4% | -5.0% |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Table 7 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing these data gives Genoa the opportunity to determine where there may be a need for additional housing. In addition, Genoa could target efforts for housing rehabilitation and construction at those segments of the population exhibiting the largest need.

2000

The largest section of owner-occupied housing in Genoa in 2000, based upon number of persons, was two person households, with 108 units, or 34.8% of the total owner-occupied units. By comparison, the largest household size for rentals was the single person households which had 50 renter-occupied housing units, or 49.5% of the total renter-occupied units.

Genoa was comprised of 282 1-or 2-person households, or 68.6% of all households. Households having 5-or more persons comprised only 9.7% of the owner-occupied segment, and 4.0% of the renter-occupied segment. Communitywide, households of 5-or more persons accounted for only 34 units, or 8.3% of the total.

In 2000, the age cohorts representing the largest home ownership group was 75 and over years. Of the total residents that lived in owner-occupied housing units, 28.1% were over 75 years of age. This group was closely followed by the 35 to 44 year cohort at 21.6%.

The renter occupied housing was dominated by three cohort groups; the 25 to 34 years (20.8%), the 35 to 44 years (17.7%), and the 55 to 64 years (16.7%). These three cohorts represent 55.2% of all the renter-occupied units in 2000.

2009

In 2009, the largest section of owner-occupied housing in Genoa switched to the one person household, with 99 units, or 38.7% of the total owner-occupied units; an increase of 5.3% over 2000. By comparison, the largest household size for rentals was the two person households which had 45 renter-occupied housing units, or 46.9% of the total renter-occupied units; an increase of 50.0% over 2000.

Genoa was comprised of 264 1-or 2-person households, or 75.0% of all households; which represents a significant change from 2000. Households having 5-or more persons comprised only 7.8% of the owner-occupied segment, and 0% of the renter-occupied segment. Communitywide, households with 5-or more persons accounted for only 20 units, or 5.7% of the total, representing a decrease of 41.2% from 2000.

In 2009, the age cohorts representing the largest home ownership group was still the 75 years and over. Of the total residents that lived in owner-occupied housing units, 23.0% were 75 years or older. This group was closely followed by the 35 to 44 year cohort at 20.3%. In 2009, there was a decline in all of the owner-occupied units except the 55 to 64 years cohort and the 65 to 74 years cohort. Using the 10-year cohort shift, similar to Table 2, one can find that in reality some of the cohorts from 2000 actually saw increases in ownership by 2009 during the period.

The renter occupied housing was again dominated by the three different cohort groups; the 15 to 24 years (35.4%), the 75 years and over (24.0%), and the 45 to 54 years (15.6%). These three cohorts represent 75.0% of all the renter-occupied units in 2009. This is a significant change from 2000, with the largest increases being in the youngest and oldest cohorts. The changes (2000 to 2009) are even more drastic when you use the 10-year cohort shift which indicates every cohort actually lost people except for the youngest group and the oldest citizens.

**Table 8:
Selected Housing Conditions
Genoa 2000 and 2009**

| Housing Profile | Genoa | | State of Nebraska | |
|---|-------|------------|-------------------|------------|
| | Total | % of Total | Total | % of Total |
| 2000 Housing Units | 442 | | 722,668 | |
| 2000 Occupied Housing Units | 411 | 93.0% | 666,184 | 92.2% |
| 2000 Owner-occupied Units | 302 | | 449,317 | |
| 2000 Renter-occupied Units | 109 | | 216,867 | |
| 2009 Housing Units | 396 | | 778,882 | |
| 2009 Occupied Housing Units | 352 | 88.9% | 702,637 | 90.2% |
| 2009 Owner-occupied Units | 256 | | 476,856 | |
| 2009 Renter-occupied Units | 96 | | 225,781 | |
| Change in Number of Units 2000 to 2009 | | | | |
| Total Change | -46 | -10.4% | 56,214 | 7.8% |
| Annual Change | -5.8 | -1.3% | 7,027 | 1.0% |
| Total Change in Occupied Units | -59 | -14.4% | 36,453 | 5.5% |
| Annual Change in Occupied Units | -7.4 | -1.8% | 4,557 | 0.7% |
| Total Change in Owner-occupied Units | -46 | -15.2% | 27,539 | 6.1% |
| Total Change in Renter-occupied Units | -13 | -11.9% | 8,914 | 4.1% |
| Characteristics | | | | |
| 2000 Units Lacking Complete Plumbing Facilities | 2 | 0.5% | 6,398 | 0.9% |
| 2000 Units with More Than One Person per Room | 8 | 1.8% | 17,963 | 2.5% |
| 2009 Units Lacking Complete Plumbing Facilities | 34 | 8.6% | 2,614 | 0.3% |
| 2009 Units with More Than One Person per Room | 7 | 1.8% | 11,649 | 1.5% |
| Substandard Units | | | | |
| 2000 Total | 10 | 2.3% | 24,361 | 3.4% |
| 2009 Total | 41 | 10.4% | 14,263 | 1.8% |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Occupied Units

Table 7 indicates changes in housing conditions and includes an inventory of substandard housing for Genoa. The household occupancy rate in Genoa decreased slightly from 93.0% of all housing in 2000 to 88.9% of all housing in 2009.

The city saw an annual average change in housing units of -5.8 housing units between 2000 and 2009. The occupied units saw a change of -7.4 units per year. During this period the type of housing that changed the greatest was owner-occupied units.

Substandard Housing

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

These criteria when applied to Genoa indicate 10 housing units, or 2.3% of the total units, were substandard in 2000. This figure was reached by adding the number of housing units meeting one criterion to the number of housing units meeting the other criterion. However, the largest amount of substandard units was based on overcrowding. In 2009 the total number of substandard housing units increased to 41 units or an increase of 310.0%. However, the largest contributing factor was a lack of complete plumbing facilities which accounted for 82.9% of substandard problem. Comparing Genoa to the state of Nebraska as a whole, the percent of substandard housing units in Genoa varied based upon the year.

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

ECONOMIC AND EMPLOYMENT PROFILE

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

INCOME STATISTICS

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Genoa in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI). Note that income statistics may exhibit different numbers than housing statistics; for example, Table 7 shows that there were 411 households in Genoa in 2000, but Table 9 shows that there were 414. Discrepancies of this nature are to be expected, and can be accounted for by the fact that these data were derived from different census survey formats.

**Table 9:
Household Income
Genoa 2000 and 2009**

| Household Income Ranges | 2000 | | | | 2009 | | | |
|--------------------------------|------------|---------------|-------------------|---------------|------------|---------------|-------------------|---------------|
| | Genoa | % of Total | State of Nebraska | % of Total | Genoa | % of Total | State of Nebraska | % of Total |
| Less than \$ 10,000 | 42 | 10.1% | 55,340 | 8.3% | 22 | 6.3% | 47,902 | 6.8% |
| \$ 10,000 to \$ 14,999 | 60 | 14.5% | 43,915 | 6.6% | 35 | 9.9% | 41,039 | 5.8% |
| \$ 15,000 to \$ 24,999 | 76 | 18.4% | 98,663 | 14.8% | 39 | 11.1% | 82,906 | 11.8% |
| \$ 25,000 to \$ 34,999 | 63 | 15.2% | 97,932 | 14.7% | 79 | 22.4% | 83,822 | 11.9% |
| \$ 35,000 to \$ 49,999 | 84 | 20.3% | 122,654 | 18.4% | 55 | 15.6% | 109,525 | 15.6% |
| \$ 50,000 to \$ 74,999 | 65 | 15.7% | 136,141 | 20.4% | 72 | 20.5% | 146,852 | 20.9% |
| \$ 75,000 to \$ 99,999 | 12 | 2.9% | 58,361 | 8.7% | 35 | 9.9% | 87,734 | 12.5% |
| \$ 100,000 to \$ 149,999 | 6 | 1.4% | 36,565 | 5.5% | 15 | 4.3% | 69,882 | 9.9% |
| \$ 150,000 to \$ 199,999 | 4 | 1.0% | 8,551 | 1.3% | 0 | 0.0% | 17,498 | 2.5% |
| \$ 200,000 or more | 2 | 0.5% | 8,873 | 1.3% | 0 | 0.0% | 15,477 | 2.2% |
| Total | 414 | 100.0% | 666,995 | 100.0% | 352 | 100.0% | 702,637 | 100.0% |
| Median Household Income | \$31,023 | | \$39,250 | | \$35,192 | | \$47,995 | |
| Number of Households | 414 | | 666,995 | | 352 | | 702,637 | |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Table 9 indicates the number of households in each income range for Genoa for 2000 and 2009. In 2000, the household income range most commonly reported was \$35,000 to \$49,999, which accounted for 20.3% of all households. By 2009, the income range reported most was the \$25,000 to \$34,999 which accounted for 22.4% of the total.

Those households earning less than \$15,000 decreased from 24.6% in 2000 to 16.2% in 2009. These household groups account for the poorest of the poor in the community. However, the decrease between 2000 and 2009 was 34.1%, which indicates solid improvement. The biggest improvement came with those households earning less than \$10,000, which declined by 37.6%.

Households in Genoa earning \$50,000 or more saw an increase of 37.1% from 2000 to 2009. In 2000, 21.5% of the households earned \$50,000 or more; while in 2009, 34.7% were earning over that amount. The categories showing the greatest increases were those households earning between \$75,000 and 99,999, which rose from 2.9% in 2000 to 9.9% in 2009 or a change of 191.7% in terms of households.

The median household income for Genoa was \$31,023 in 2000, which was nearly \$10,000 less than the State median income. By 2009, the median household income increased to \$35,192 or an increase of 13.4% but had an even greater gap compared to the state average. The CPI for this period was 21.3%, which indicates household incomes in Genoa did not keep up with inflation. Therefore, households were actually earning less in real dollars in 2009 than in 2000. This difference basically indicates that for every \$1.00 earned in a household during 2000, it was earning \$0.63 in 2009.

Table 10 indicates household income for Genoa householders by age group in 2009. The purpose for this information is to determine the income level of Genoa by age group, especially the senior households.

The Table indicates 155 households with the primary member being 65 years or older. Of the 155 households in Table 9, 93 or 60.0% had incomes less than \$25,000 per year. Furthermore, 60 of these households, or 38.7% of the total households, had incomes less than \$15,000 per year; in addition, these 60 households accounted for 58.8% of all households in the community earning less than \$15,000.

**Table 10:
Household Income by Age (55 years and older)
Genoa 2009**

| Income Categories | under 25 years | 25 to 44 years | 45 to 64 years | 65 years and older | Total | % of Total Households age 65 & over |
|--------------------------|----------------|----------------|----------------|--------------------|------------|-------------------------------------|
| Less than \$ 10,000 | 2 | 4 | 8 | 28 | 42 | 66.7% |
| \$ 10,000 to \$ 14,999 | 4 | 12 | 12 | 32 | 60 | 53.3% |
| \$ 15,000 to \$ 24,999 | 8 | 21 | 14 | 33 | 76 | 43.4% |
| \$ 25,000 to \$ 34,999 | 2 | 24 | 18 | 19 | 63 | 30.2% |
| \$ 35,000 to \$ 49,999 | 2 | 33 | 28 | 24 | 87 | 27.6% |
| \$ 50,000 to \$ 74,999 | 32 | 28 | 22 | 15 | 97 | 15.5% |
| \$ 75,000 to \$ 99,999 | 2 | 2 | 8 | 0 | 12 | 0.0% |
| \$ 100,000 to \$ 124,999 | 0 | 2 | 4 | 0 | 6 | 0.0% |
| \$ 125,000 to \$ 149,000 | 0 | 0 | 0 | 0 | - | - |
| \$ 150,000 to \$ 199,999 | 0 | 0 | 2 | 2 | 4 | 50.0% |
| \$ 200,000 or more | 0 | 0 | 0 | 2 | 2 | 100.0% |
| Total | 52 | 126 | 116 | 155 | 449 | 34.5% |

Source: American Community Survey 2009

The household age group that appears to have the best, most distributed income structure is the 25 to 44 years group. This group, in Genoa, has the best earning potential. There are households in most of the income classes with no specific area of the range being more dominate than another (not too many on the low income side with no one on the upper level and vice versa).

This information indicates many of these households could be eligible for housing assistance to ensure they continue to live at an appropriate standard of living. The number of senior households will likely continue to grow during the next twenty years. Typically, as the size of the 65 and over age cohort increases, these fixed income households may be required to provide their entire housing needs for a longer period. In addition, the fixed incomes that seniors tend to live on generally decline at a faster rate than any other segment of the population, in terms of real dollars. As data from future US Census surveys and the American Community Survey become available the community may need to review these statistics for additional changes.

INDUSTRY EMPLOYMENT

Analyzing employment by industry assists a community in determining the key components of their labor force. This section indicates the type of industry that makes up the local economy, as well as identifying particular occupations that employ residents.

Table 11 indicates employment size by industry for Genoa and the State of Nebraska for 2000 and 2009 (these data indicate the types of jobs residents have, not the number of jobs locally).

Table 11:
Employment by Industry
Genoa and the state of Nebraska 2000 and 2009

| Industry Categories | Genoa | | | | State of Nebraska | | | |
|--|------------|---------------|------------|---------------|-------------------|---------------|----------------|---------------|
| | 2000 | % of Total | 2009 | % of Total | 2000 | % of Total | 2009 | % of Total |
| Agriculture, Forestry, Fishing and Hunting and Mining | 19 | 4.1% | 8 | 2.2% | 48,942 | 5.6% | 45,560 | 4.9% |
| Construction | 36 | 7.7% | 45 | 12.5% | 56,794 | 6.5% | 61,965 | 6.7% |
| Manufacturing | 106 | 22.6% | 82 | 22.7% | 107,439 | 12.2% | 100,665 | 10.9% |
| Wholesale Trade | 10 | 2.1% | 7 | 1.9% | 31,265 | 3.6% | 30,401 | 3.3% |
| Retail Trade | 59 | 12.6% | 32 | 8.9% | 106,303 | 12.1% | 108,917 | 11.8% |
| Transportation and warehousing and utilities | 35 | 7.5% | 21 | 5.8% | 53,922 | 6.1% | 55,922 | 6.0% |
| Information | 4 | 0.9% | - | 0.0% | 21,732 | 2.5% | 19,001 | 2.1% |
| Finance, insurance, real estate, and rental and leasing | 16 | 3.4% | 13 | 3.6% | 67,370 | 7.7% | 70,886 | 7.7% |
| Professional, scientific, management, administrative, and waste management | 7 | 1.5% | 8 | 2.2% | 63,663 | 7.3% | 72,999 | 7.9% |
| Educational, health, and social services | 110 | 23.5% | 89 | 24.7% | 181,833 | 20.7% | 208,607 | 22.6% |
| Arts, entertainment, recreation, accommodation and food services | 39 | 8.3% | 22 | 6.1% | 63,635 | 7.3% | 72,529 | 7.8% |
| Other services (except public administration) | 24 | 5.1% | 8 | 2.2% | 40,406 | 4.6% | 41,024 | 4.4% |
| Public Administration | 4 | 0.9% | 26 | 7.2% | 33,933 | 3.9% | 36,093 | 3.9% |
| Total Employed Persons | 469 | 100.0% | 361 | 100.0% | 877,237 | 100.0% | 924,569 | 100.0% |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Table 11 shows that the employment sector with the greatest number of employees was the Educational, health and social services. This sector employed 110 people or 23.5% of the total employed residents in 2000. By 2009, this sector was still had the most employees with 89 or 24.7% of the total. Genoa is in line with the totals seen in the state of Nebraska.

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

1. Educational, health, and social services
2. Manufacturing
3. Retail trade
4. Arts, entertainment, recreation, accommodation and food services
5. Construction

By 2009, the overall top five industries in Genoa were as follows:

1. Educational, health, and social services
2. Manufacturing
3. Construction
4. Retail trade
5. Public Administration

Commuter Trends

Tables 12 show the commuter characteristics for Genoa in 2000 and 2009. Travel time to work is another factor that can be used to gauge where Genoa's workforce is employed. Table 12 shows how many residents of Genoa travel to work in each of several time categories.

Table 12:
Travel Time to Work
Genoa 2000 and 2009

| Travel Time Categories | 2000 | % of Total | 2009 | % of Total | % Change |
|-----------------------------------|-------------|---------------|-------------|---------------|---------------|
| Less than 5 minutes | 78 | 16.9% | 29 | 8.3% | -62.8% |
| 5 to 9 minutes | 63 | 13.6% | 47 | 13.5% | -25.4% |
| 10 to 19 minutes | 61 | 13.2% | 76 | 21.8% | 24.6% |
| 20 to 29 minutes | 82 | 17.7% | 62 | 17.8% | -24.4% |
| 30 to 44 minutes | 121 | 26.2% | 94 | 26.9% | -22.3% |
| 45 to 59 minutes | 26 | 5.6% | 13 | 3.7% | -50.0% |
| 60 minutes or more | 20 | 4.3% | 8 | 2.3% | -60.0% |
| Worked at home | 11 | 2.4% | 20 | 5.7% | 81.8% |
| Total | 462 | 100.0% | 349 | 100.0% | -24.5% |
| Mean Travel Time (minutes) | 22.3 | | 21.0 | | -5.8% |

Source: U.S. Census Bureau 2000, American Community Survey 2009

Table 12 indicates that there was an overall decrease in the number of people working in Genoa in 2009 compared to 2000. The number of people working fell from 462 in 2000 to 349 in 2009 or a change of -24.5%. The -24.5% decrease in persons working compared to an overall population change of -22.7% would suggest that the overall population change has directly impacted the community with a smaller workforce.

Table 12 indicates the workforce in 2009 spent approximately 1 ½ minutes less traveling to work than in 2000. The average travel time decreased from 22.3 minutes in 2000 to 21.0 minutes in 2009. The largest increase occurred with those working from home, which increased by 9 people or 81.8%. The second greatest group was the 10 to 19 minute category, which increased by 15 persons, or 24.6%. All other groups saw decreases in the number of people making a specific journey.

CITY FACILITIES

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

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

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

COMMUNITY FACILITIES PLAN

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

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

- Recreational Facilities
- City Buildings
- Educational Facilities
- Fire and Police Protection
- Communication Facilities
- Public Utilities
- Health Facilities
- Transportation Facilities



Source: Nebraska Game and Parks

RECREATIONAL FACILITIES

Genoa is located in Nebraska’s Northeast Recreation Planning, Region 3, and a region within the Nebraska Department of Game and Parks system. The Region includes 16 counties in northeast Nebraska. Basic minimum recommendations for parkland in a small community range from 14 acres to 25 acres of parkland per 1,000 people. Therefore, the minimum parkland in Genoa should be between 14 and 25 acres.

CITY PARK

The city's park covers 32 acres and has picnic shelters with barbecue grills, camping facilities with electrical hookups, playground equipment, heated swimming pool, two lighted ball diamonds, two sand volleyball courts and restrooms. Two unsupervised playgrounds have swings, merry-go-round, teeter-totters, slides and much more. Recreation programs for youth include summer swimming lessons and youth ball programs.



Annual celebrations in Genoa include the Easter Extravaganza, which includes an appearance by the Easter Bunny and an egg hunt; Pawnee Days, held in June or July, includes a demo derby, parade, pool games and a family fun night; fireworks display on July 4th; the Genoa U.S. Indian School Foundation exhibits from Memorial Day through Labor Day and holds an Indian School Reunion in August; Halloween carnival in October; and an old fashioned Christmas with Santa Claus in December.

Source: <http://www.ci.genoa.ne.us/attractions.asp>

Swimming Pool

Genoa currently has an older pool that is in need of replacement. The community has dedicated a recent sales tax initiative to help pay for a new pool facility. The new facility should be under construction and completed early in this planning period.



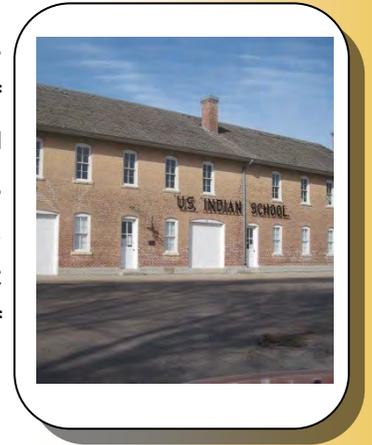
GOLF COURSES

Genoa does not have a local golf course but several are within a 30 mile radius of the community, including:

| <u>Course</u> | <u>Community</u> |
|--------------------------------|------------------|
| Van Berg Municipal Golf Course | Columbus |
| Quail Run Golf Course | Columbus |
| Country Shadows Golf Course | Columbus |
| Elks Country Club | Columbus |
| Steeple View Golf Course | Humphrey |
| Kemp Country Club | Fullerton |
| Pawnee Hills Golf Course | Fullerton |
| Valley View Country Club | Central City |
| Riverside Golf Club | Central City |
| Albion Country Club | Albion |
| Newman Grove Golf Course | Newman Grove |
| Ryan Hill Country Club | Osceola |

INDIAN SCHOOL MUSEUM

One of the main attractions in Genoa is the United States Indian School. Between 1884 and 1934, the Genoa Indian Industrial School educated and taught trades to children of Native American descent. Today the Indian School Museum is housed in the school building. Visitors can tour the school grounds and see murals painted by Indian children. Included in this museum is a pictorial exhibit depicting life on the campus of the Genoa Indian School. In 1990, the Genoa U.S. Indian School Foundation was founded to support additions to the buildings, organize Indian School reunions and to preserve the heritage of this national historical site. **Source:** <http://www.ci.genoa.ne.us/attractions.asp>



GENOA HISTORICAL MUSEUM

The Genoa Historical Museum is located on Main Street and houses the Allen B. Atkins Pawnee Indian Artifact Collection. Artifacts in this collection were found within a five mile radius of Genoa. Other features include collections of the Mormons and an exhibit of Genoa history. **Source:** <http://www.ci.genoa.ne.us/attractions.asp>

PAWNEE SENIOR CENTER

The **Pawnee Senior Center** provides recreational programs for senior citizens. Noon meals are provided on Monday through Friday and an evening meal on Tuesdays. Various activities at the center include cards, bingo, band, and blood pressure clinics.

Source: <http://www.ci.genoa.ne.us/attractions.asp>

LOUP PUBLIC POWER DISTRICT'S DIVERSION DAM

Loup's diversion dam, the Headworks, is located six miles west of Genoa on Nebraska Highway 22. It features a 10-acre recreation area with picnic areas, shelter, grills, restrooms, and 20- and 30-amp outlets. The sandy beach is a popular spot for swimmers and fishing is good. Weir Park, also at the Headworks, is a favorite for ATV and dirt bike riders. Weir Park features restrooms, grills, 20-amp outlets, area lights, and several water hydrants. ATV and dirt bike parking areas are designated. A biannual jamboree is held at this location by the Nebraska Off-Highway Vehicle Association.

Source: <http://www.ci.genoa.ne.us/attractions.asp>

RECREATIONAL RECOMMENDATIONS

Based upon the existing recreational facilities and programs, Genoa residents have adequate recreational opportunities available. The City and other partners need to continue to maintain and grow the existing facilities and programs into the future.

EDUCATIONAL FACILITIES

PUBLIC SCHOOLS

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

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

The public school district serving Genoa and surrounding areas is the Twin River School District. The school district is a consolidation of school districts within Nance County including Genoa, Merrick County including Silver Creek and Platte County including Monroe. The District is considered a Class 3 District. The district operates three school facilities:

- Twin River Elementary – Genoa
- Twin River Elementary – Silver Creek
- Twin River JR. Sr. High School – Genoa

The following Table identifies the four primary facilities for Twin River School District along with their 2008-2009 enrollments.

**Table 13:
Twin River School District—Enrollment
2009 - 2010**

| Facility | Pre K | K-6 | 7-8 | 9-12 | Total Enrollment | Teacher FTE | Pupil-Teacher Ratio |
|--------------------------------------|-------|-----|-----|------|------------------|-------------|---------------------|
| Twin River School District | 29 | 261 | 67 | 156 | 513 | 39.0 | 13.4 |
| Twin River Elementary - Genoa | 29 | 188 | - | - | 217 | 12.9 | 16.7 |
| Twin River Elementary - Silver Creek | 0 | 73 | - | - | 73 | 5.7 | 11.2 |
| Twin River Jr./Sr. High School | - | - | 67 | 156 | 223 | 20.4 | 10.9 |

Source: Nebraska Department of Education 2009-2010

The district has the following assessed valuation, tax levies:

**Table 14:
Twin River School District—Valuation and Tax Rates
2009 - 2010**

| District | Assessed Valuation | Levies per \$100 of Valuation | |
|----------------------------|--------------------|-------------------------------|--------------------|
| | | General | Total Other Levies |
| Twin River School District | \$434,293,587 | \$0.9979 | \$0.096 |

Source: Nebraska Department of Education 2009-2010

The Nance County Stratton Public Schools is a member of Educational Service Unit #7 (ESU) based in Columbus. The ESU serves all or part of the following counties: Platte, Nance, Colfax, Stanton, Butler, Polk, York, Merrick and Boone.

POST-SECONDARY EDUCATION

There are no post-secondary education schools in Nance County.

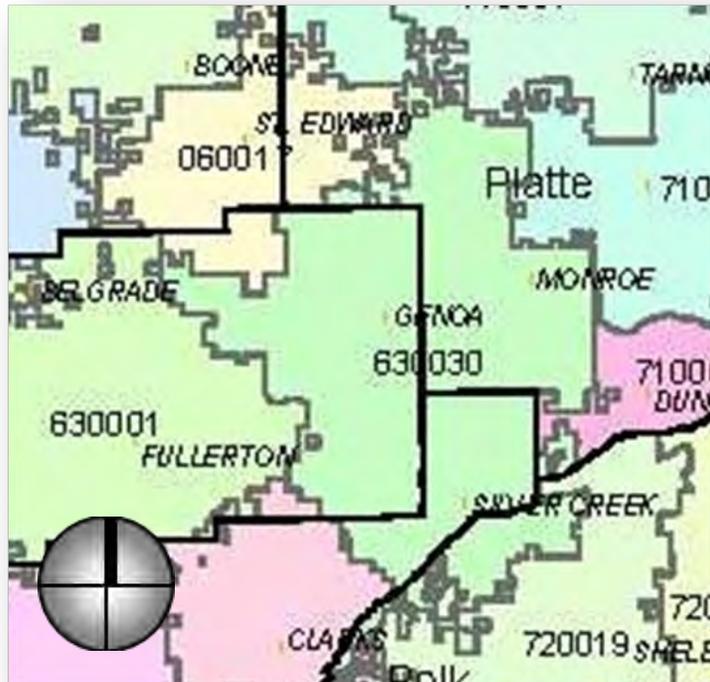
The residents of Genoa and the surrounding area have a large selection of in-state and out-of-state post-secondary schools to select. Some of these include:

| | |
|-----------------------------|---------------------|
| University of Nebraska | Lincoln |
| Nebraska Wesleyan | Lincoln |
| Union College | Lincoln |
| Southeast Community College | Lincoln |
| Lincoln School of Commerce | Lincoln |
| Doane College | Crete, Grand Island |
| Concordia University | Seward |
| University of Nebraska | Kearney |
| University of Nebraska | Omaha |
| Creighton University | Omaha |

EDUCATIONAL RECOMMENDATIONS

Providing quality education to the Genoa and Nance County area will be critical to continuing as a sustaining community in east-central Nebraska. The City will need to work continually with the School District to evaluate programs and facilities in order to continue to provide quality education in the future.

**Figure 3:
School District Map
2009 - 2010**



Twin River School District - District #63-0030
Source: NE Department of Education 2006 - 2007

FIRE AND POLICE PROTECTION

FIRE AND RESCUE

The Genoa Volunteer Fire Department is located at 512, 514, and 516 Willard Avenue.

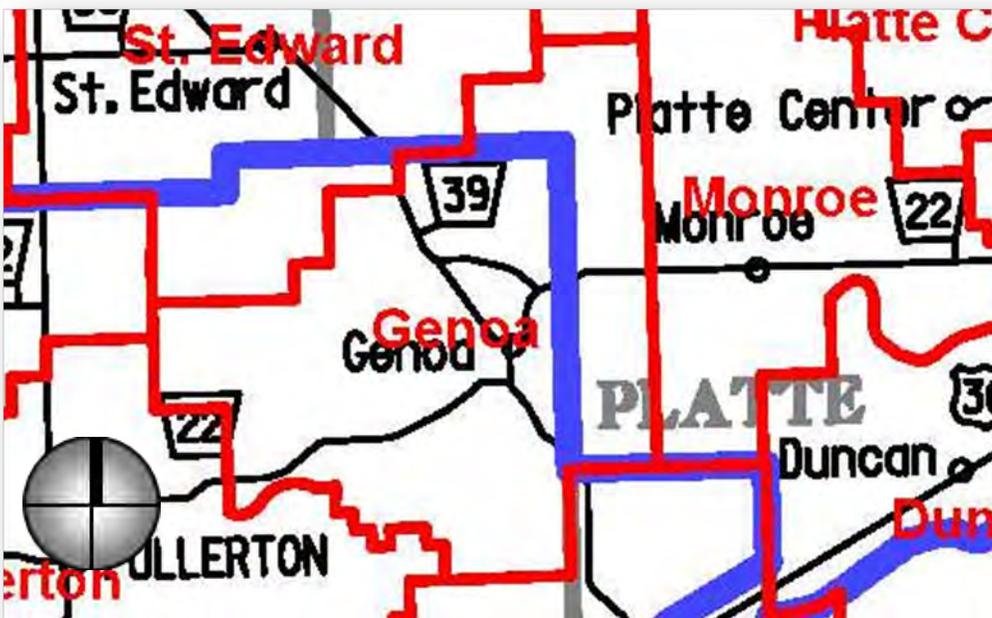
There are 30 volunteer fire fighters.

Table 15:
Fire and Rescue Equipment
2010

| Equipment | Year | Storage Capacity (gallons) | Pump (gpm) |
|---------------------|------|----------------------------|------------|
| Ford F350 Grass Rig | 2006 | 300 | 250 |
| Ford LF 900 Pumper | 1981 | 750 | 750 |
| Ford F700 Pumper | 1997 | 750 | 1,000 |
| Peterbilt Tanker | 1997 | 3,300 | 3,300 |
| Chevy Van Equipment | 2003 | - | - |
| GMC MEDTEC Type 1 | 1998 | - | - |
| Ford F450 Ambulance | 2008 | - | - |

Source: City of Genoa

Figure 4:
Fire District Map
2010



FIRE AND RESCUE RECOMMENDATIONS

The Genoa Volunteer Fire Department should continue to update and replace older equipment. The City and Rural Departments need to maintain their cooperative agreements in order to provide the best possible protection for Genoa and the surrounding area. In addition, the department should continue to maintain their excellent level of training through department training and the annual Nebraska Fire School.

LAW ENFORCEMENT

Law enforcement in Genoa is contracted to the Nance County Sheriff's Department. The Nance County Sheriff's Department has a total of seven sworn officers and four civilian employees. The department covers a population base of approximately 3,500 people and has an officer ratio of 2.0 officers per 1,000 residents (compared to 1.3 officers per 1,000 people in Boone County, 1.2 officers per 1,000 people in Merrick County and 1.7 officers per 1,000 people in Platte County).

CITY BUILDINGS

CITY OFFICE

The offices for the City of Genoa are located at 107 S. Walnut Street. The City Office contains the office of the City Administrator/City Clerk and Treasurer.

Library

The library is also located at 421 Willard Avenue. The facility currently has approximately 8,750 books, 140 audio materials, 600 video materials and 30 subscriptions. The Library offers the following services:

- Public Access Computers
- Wireless Hotspot.
- Inter-Library Loan
- Pre-School Story Time
- Summer Reading Program
- Homebound Delivery
- Photocopier, Shredder, Typewriter, Paper cutter
- Used Book Sale
- Books

COMMUNITY BUILDING

The Community Building is located along Willard Avenue and was built in ****. The building was originally built as the Village Hall. The building now provides the City and other civic groups with meeting space. The facility is in the process of being completely remodeled on the main level.

COMMUNICATION FACILITIES

TELEPHONE SERVICES

Telecommunication services are provided by Frontier Communications which provides service throughout the United States.

GTE recently constructed a building in the community which includes fiber optics for the community and surrounding area.

Radio Stations

There is not any radio stations located in Genoa. The majority of the radio stations originate out of Columbus, Norfolk, Grand Island and Lincoln

TELEVISION STATIONS

Presently there is no local television stations located in Genoa. The over the air stations that serve the area originate out of Lincoln, Omaha and Grand Island in Nebraska

Besides over the air television, USA Communication/Cable Nebraska based in Kearney supplies Genoa with Cable Television services.

INTERNET/WORLD WIDE WEB SERVICE PROVIDERS (ISP)

Internet service for the residents of Genoa is provided primarily through Megavision.

NEWSPAPERS

The residents of Genoa are served locally by the Leader-Times. The Genoa Leader-Times is published weekly. There are various other newspapers serving the residents of Genoa.

Listed below are newspapers in circulation within the Genoa area:

- Lincoln Journal Star
- Columbus Telegram
- Omaha World-Herald

COMMUNICATION RECOMMENDATIONS

These services are typically supplied by private entities and the future supply of these will be dependent upon the demand and profitability of these items.

PUBLIC UTILITIES

ELECTRICITY

The Genoa electrical system is operated by Loup Public Power District. Loup Public Power is a wholesale power customer of Nebraska Public Power District (NPPD).

Natural Gas

Natural gas is supplied to the City of Genoa by Kinder Morgan.

Source: <http://sites.nppd.com/aedc/fastfacts.asp?city=Genoa#utilities>

Water Supply

The municipal water system in Genoa is supplied by two wells, which have an average depth of 270 feet. The well system has a pumping capacity of 270 gallons per minute or 0.619 million gallons per day and a storage capacity of 250,000 gallons. Peak daily demand is 600,000 gallons. The water is treated.

Source: <http://sites.nppd.com/aedc/fastfacts.asp?city=Genoa#utilities>

SANITARY SEWER

The City of Genoa operates a wastewater treatment facility with a rated capacity of 0.160 million gallons per day. The average daily demand is 0.080 million gallons per day with a peak demand of 0.110 million gallons per day.

Source: <http://sites.nppd.com/aedc/fastfacts.asp?city=Genoa#utilities>

Public Utilities Recommendations

The City should continue to update older infrastructure in the future, as well as work closely with electrical and natural gas providers to maintain their systems within the community.

HEALTH FACILITIES

HOSPITAL

Genoa Community Hospital/L.T.C. and Park Street Medical Clinic, located on a shared campus at 706 Ewing Avenue, provides acute hospital services, nursing home care, and physician services to the community. The 59-bed facility is fully accredited.

Source: <http://sites.nppd.com/aedc/fastfacts.asp?city=Genoa#health>

Services provided by Genoa Community Hospital LTC:

- Activities services are provided onsite to residents
- Clinical laboratory services are provided offsite to residents
- Dental services are provided offsite to residents
- Dental services are provided onsite to residents
- Dietary services are provided offsite to residents
- Dietary services are provided onsite to residents
- Housekeeping services are provided onsite to residents
- Nursing services are provided offsite to residents
- Nursing services are provided onsite to non residents
- Nursing services are provided onsite to residents
- Occupational therapy services are provided offsite to residents
- Occupational therapy services are provided onsite to residents
- Pharmacy services are provided offsite to residents
- Pharmacy services are provided onsite to residents
- Physical therapy services are provided offsite to residents
- Physical therapy services are provided onsite to residents
- Physician services are provided offsite to residents
- Physician services are provided onsite to residents
- Podiatry services are provided onsite to residents
- Social work services are provided onsite to residents
- Speech/language pathology services are provided onsite to residents

Source: <http://www.hospital-data.com/hospitals/GENOA-COMMUNITY-HOSPITAL-LTC-GENOA.html>

NURSING HOME FACILITY

Nursing home care is provided in an attached facility (to hospital) and was built in 1987; also attached is an assisted living facility that was opened in 2002. Both are staffed by registered and licensed nurses, certified medication aids and certified nurse aides. Activities are directed by full-time and part-time staff. The facility has a beautiful chapel area and an aviary provides the opportunity to watch birds from a very close proximity. Home Health Services are provided through an agreement with a medical center located in Grand Island, Nebraska. **Source:** <http://www.ci.genoa.ne.us/community.asp>

HEALTH FACILITIES RECOMMENDATIONS

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

EXISTING TRANSPORTATION SYSTEM AND FACILITIES

Residents within a community, even the size of Genoa, have specific transportation needs. These include rail service, bus service, air transportation, as well as vehicular transportation. All of the transportation facilities present are not available within the community and require residents to travel to the nearest location. This portion of the Comprehensive Development Plan examines those services with regard to the closest proximity for residents of Genoa.

RAILROAD SERVICE

The closest rail freight service to Genoa is in Columbus. However, the Nebraska Central Railroad does have a rail line through Genoa and they operate approximately one train per day on this line. The nearest passenger service is located in Lincoln through Amtrak.

BUS SERVICE

The nearest commercial bus service with ticketing services is available in Columbus, Norfolk or Grand Island via Black Hills Stage Lines.

COMMERCIAL AIRPORT SERVICE

Central Nebraska Regional Airport in Grand Island is the nearest point for commercial service. However, airlines and flight schedules are limited. The airport is served by Great Lakes Airlines with direct service to Denver, Allegiant Air with serve to Las Vegas and Phoenix-Mesa, In addition, American Eagle begins service in June 2011 with connections to Las Vegas, Phoenix-Mesa, Denver, and Dallas/Fort Worth.

SMALL CRAFT PUBLIC AIRPORTS

The closest small craft public airport facilities in Nebraska include:

- Genoa Airport
- Columbus Municipal Airport
- Central City Municipal Airport
- Albion Municipal Airport

SURFACE TRANSPORTATION

The surface transportation system for Genoa is based primarily upon the system of local streets that are connected to the state highway network and county road system, which allows the community access to the surrounding region. These roadways are an essential aspect of community development for the residents of Genoa as they provide for movement of goods and services into and through the city.

STATE AND FEDERAL HIGHWAYS

The city of Genoa has a newer alignment of Nebraska Highway 22 running from the northeast edge of the community to the southern edge. In addition, Nebraska Highway 39 comes into the community from the northwest and intersects with Nebraska Highway 22 and go south out of the community.

COMMUNITY STREET SYSTEM

The street system in Genoa is comprised predominately of local streets in a typical grid pattern throughout the community. Approximately 95% of the streets in the community are paved.

3

ENERGY ELEMENT



ENERGY ELEMENT

Energy usage in the early 21st Century is becoming a critical issue throughout Nebraska as well as the entire United States. Our dependency on energy sources that are not renewable has increased significantly over the past 100 years. In addition, some of these energy sources are not the friendliest to our environment, especially the ozone layer.

Energy usage comes in several forms, such as:

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

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

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

SUSTAINABILITY

Sustainability, in today's discussions, has a number of meanings. According to Webster's Third International Dictionary, the verb "sustain" is defined as "to cause to continue...to keep up especially without interruption, diminution or flagging". However, the Brundtland Commission Report in 1987,¹ described sustainability as "...development that meets the needs of the present without compromising the ability of future generations to meet their own needs". In other words, sustainability is the ability of present day generations to live without jeopardizing the ability of future generations to sustain life as we know it today.

Our generation's ability to stabilize and begin to make the switch to cleaner and more renewable resources will aid future generations with their quality of life. The more renewable energy sources become the norm for our generation, the more likely these sources will be second nature and common place in the future.

Americans have grown to rely more heavily on electricity. However, state and federal policies have been increasingly more insistent on curbing this increasing reliance on electricity; especially, those sources that are produced by non-renewable fossil fuels such as oil and coal. Federal policy has set a goal that 20% of all electricity, 2020, in the United States be from renewable sources such as solar and wind.

COMMUNITY INVOLVEMENT

People question what a smaller community like Genoa can do to make for a better environment. There are a number of activities that can be undertaken and pursued to make an impact in this small part of Nebraska. The following information will perform at a minimum the requirements of LB 997 but they will also examine strategies that communities like Genoa can undertake to make a contribution to the overall solution.

ENERGY INFRASTRUCTURE

Electrical Power

Electrical power is supplied to Genoa by the Loup Public Power District based in Columbus. Loup Public Power maintains a customer service office in Genoa.

Electrical Distribution

The Genoa electrical system is operated by Loup Public Power District. Loup Public Power is a wholesale power customer of Nebraska Public Power District (NPPD).

Natural Gas Service

Natural gas is supplied to the City of Genoa by Kinder Morgan.

Source: <http://sites.nppd.com/aedc/fastfacts.asp?city=Genoa#utilities>

ENERGY USE BY SECTOR

This section analyzes the energy use by residential, commercial, and industrial and other users. This section will examine the different types of energy sources that are utilized by in these different sectors. Unfortunately, the different power districts never returned phone calls or emails or stated that they would not compile the necessary data from their records.

RESIDENTIAL USES

Within the Genoa area, residential uses are provided a number of options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources), natural gas, oil, propane, and wood.

The most dominate of the energy sources that are available and used by the residents of Genoa is electricity produced from fossil fuels.

The use of natural gas, oil, propane and wood will be found typically as heating sources during the winter months. The type of fuel used will depend a great deal on where a residence is located within the jurisdiction. Residents located within the more urban parts of Genoa are more likely to have natural gas heating or electrical furnaces. Propane and wood stoves are most likely to be found in the rural parts of the area where natural gas infrastructure is not available.

COMMERCIAL USES

Genoa's commercial uses also have basically two options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources) and natural gas. The type of energy source is very dependent upon the specific commercial use and the facilities employed to house the use.

The most dominate of the energy source for power, again, is electricity produced from fossil fuels.

INDUSTRIAL USES

Genoa's commercial uses also have basically two options for both power and heating and cooling. These include electrical power (both fossil fuel and renewable resources) and natural gas. The type of energy source is very dependent upon the specific commercial use and the facilities employed to house the use.

The most dominate of the energy source for power, again, is electricity produced from fossil fuels.

SHORT-TERM AND LONG-TERM STRATEGIES

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

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



RESIDENTIAL STRATEGIES

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

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

- Converting all incandescent light bulbs to Compact Florescent Lights
- Installing additional insulation in the attic
- Converting standard thermostats to digital/programmable thermostats
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units
- Changing out older appliances with new EnergyStar appliances

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

- New insulation in exterior walls
- Addition of solar panels for either electrical conversion and/or water heater systems
- Adding individual scale wind energy conversion systems
- Installing geothermal heating and cooling system
- Installation of energy-efficient low-e windows

COMMERCIAL STRATEGIES

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

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

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

- Converting all incandescent light bulbs to Florescent Lights or Compact Florescent Lighting on small fixtures
- Converting standard thermostats to digital/programmable thermostats
- Installing additional insulation in an attic space
- Changing out older less efficient Air Conditioners and Furnaces to newer high-efficiency units

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

- Installation of energy-efficient low-e windows and/or storefronts
- New insulation in exterior walls
- Addition of solar panels for either electrical conversion and/or water heater systems
- Adding individual scale wind energy conversion systems
- Installing geothermal heating and cooling system
- New storefronts with insulated panels and insulated Low-E glazing

RENEWABLE ENERGY SOURCES

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

WIND

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

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

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

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

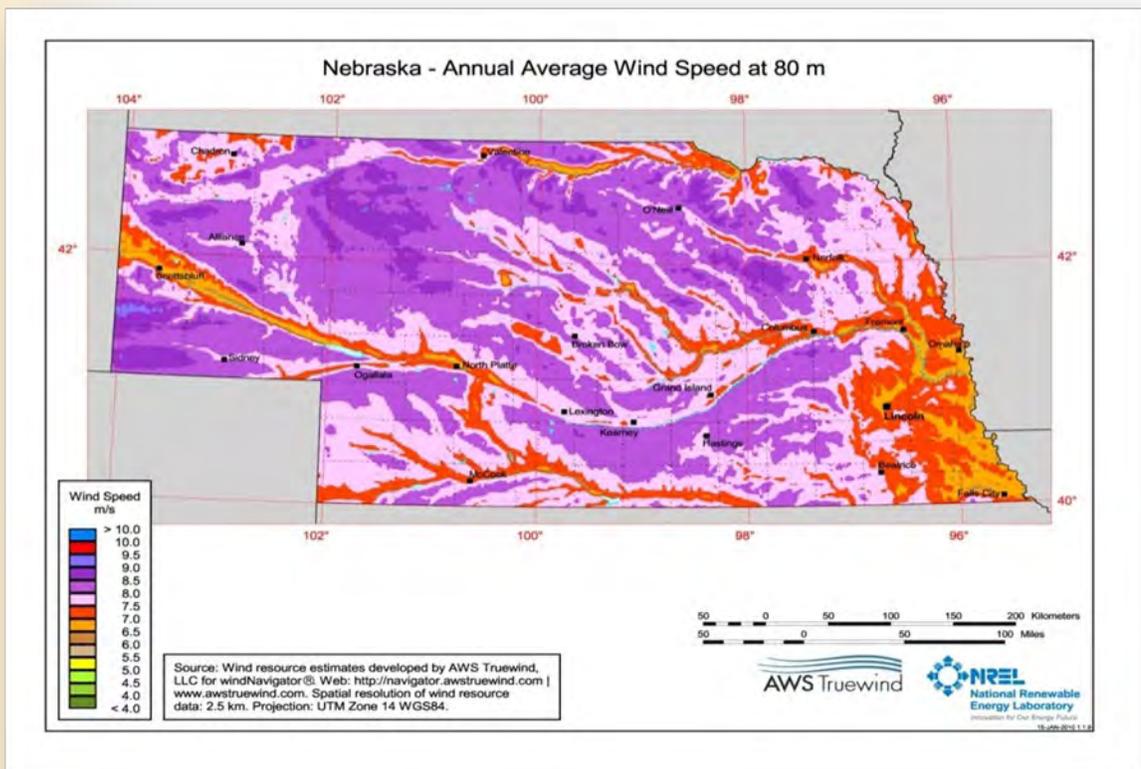
C-BED PROGRAM

In May 2007, Nebraska established an exemption from the sales and use tax imposed on the gross receipts from the sale, lease, or rental of personal property for use in a community-based energy development (C-BED) project. The Tax Commissioner is required to establish filing requirements to claim the exemption. In April 2008 L.B. 916 made several amendments to this incentive, including: (1) clarified C-BED ownership criteria to



recognize ownership by partnerships, cooperatives and other pass-through entities; (2) clarified that the restriction on power purchase agreement payments should be calculated according to gross* and not net receipts; (3) added language detailing the review authority of the Tax Commissioner and recovery of exempted taxes; and (4) defined local payments to include lease payments, easement payments, and real and personal property tax receipts from a C-BED project.

**Figure 5:
Annual Average Wind Speed at 80 Meters
Nebraska**



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

- For a C-BED project that consists of more than two turbines, the project is owned by qualified owners with no single qualified owner owning more than 15% of the project and with at least 33% of the power purchase agreement payments flowing to the qualified owner or owners or local community; or
- For a C-BED project that consists of one or two turbines, the project is owned by one or more qualified owners with at least 33% of the power purchase agreement payments flowing to a qualified owner or local community.

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

A qualified C-BED project owner means:

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

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

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

LOCAL GOVERNMENT AND RENEWABLE ENERGY POLICIES

Local governments need to take steps to encourage greater participation in wind generation. Cities and counties can do a number of items to make these projects more attractive. Some of the things that could be done are:

- Develop or amend existing zoning regulations to allow small-scale wind turbines as an accessory use in all districts
- Develop or amend existing zoning regulations to exempt small-scale turbines from maximum height requirements when attached to an existing or new structure.
- Work with the Nebraska Public Power District and/or local public power district on ways to use wind turbines on small-scale individual projects or as a source of power for the community.

SOLAR

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

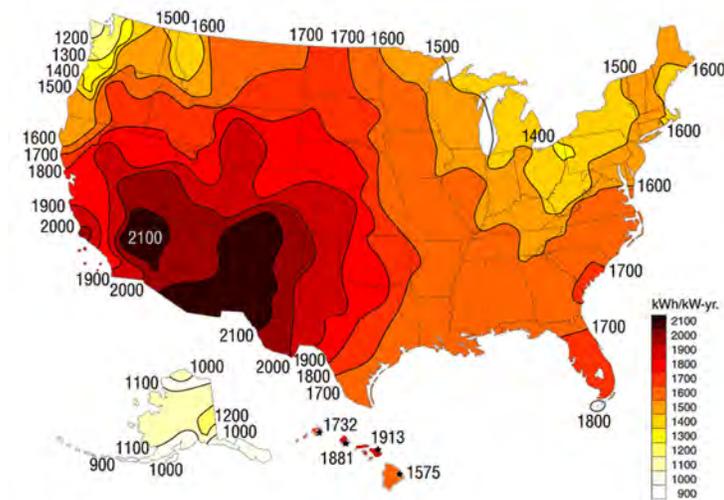


Solar energy includes solar water and space heating as well as taking solar photovoltaic panels to convert the sun's rays into electricity. Solar panels can typically produce between 120 and 200 watts per square meter at an installed cost of \$11 to \$22 per watt, according

to the American Solar Energy Society but these costs are becoming less every year as more solar units are commissioned and new more cost effective technologies are developed.

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

**Figure 6:
Solar Contours
United States**



Source: Solar Energy Industries Association

GEOTHERMAL ENERGY

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

METHANE ENERGY

The use of methane to generate electricity is becoming more cost-effective to use within the rural areas of Nebraska. Methane electrical generation can be accomplished through the use of a methane digester which takes the raw gas, naturally generated from some form of waste material, and converts the gas into electrical power.

There have been some attempts to take the methane generated from animal manure and convert it into electricity; most have been successful but were costly to develop. Another approach to methane electrical generation is to tap into the methane being generated from a solid waste landfill; instead of burning off the methane, it can be piped into a methane convertor and generated into electricity for operating a manufacturing plant or placed on the overall grid for distribution.

Methane convertors make use of unwanted gases and are able to produce a viable product. As long as humans need to throw garbage into a landfill or the production of livestock is required, there will be a source of methane to tap for electrical generation.

In addition to converting methane into electricity, it can also provide a source of power by replacing natural gas as a heating source.

NET METERING IN NEBRASKA

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

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

STATE LAW OF SOLAR AND WIND EASEMENTS

Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements for the purpose of protecting and maintaining proper access to sunlight and wind. Originally designed only to apply to solar, the laws were revised in March 1997 (Bill 140) to include wind. Counties and municipalities are permitted to develop zoning regulations, ordinances, or development plans that protect access to solar and wind energy resources if they choose to do so. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing

regulations, so long as the variance is not substantially detrimental to the public good.

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

CURRENT RENEWABLE ENERGY PROGRAMS AND FUNDING SOURCES

GEOTHERMAL HEAT PUMPS - RESIDENTIAL

The Nebraska Public Power District offers rebates for homeowners who purchase energy efficient heat pumps and window air conditioning units. Incentives are also available for residential customers who recycle their old, functioning refrigerators/freezers and for residential customers who have a cooling system tune-up.

HIGH-EFFICIENCY HEAT PUMP PROGRAM

The [High Efficiency Heat Pump Program](#) offers rebates for both air-source and geothermal heat pumps. Once the installing contractor has installed the heat pump, they must conduct a Performance Verification Test of the system. Results from this test must be attached to the program application. If the installed heat pump operates within 10% of the manufacturer's specification, then the contractor also receives a \$100 rebate.

REFRIGERATOR RECYCLING PROGRAM

The Nebraska Public Power District offers the [Refrigerator Recycling Program](#) from late spring to early fall of each year. Residential customers can recycle up to two refrigerators/freezers that are in working condition and receive \$35 for each. JACO environmental will pick up the appliance at the customer's home.

COOLING SYSTEM TUNE-UP PROGRAM

The [Cooling System Tune-Up Program](#) offers a \$30 incentive to home owners that have any type of cooling system tuned-up. Customers are eligible for only one incentive every three years.

LOW INTEREST LOAN PROGRAM

This program makes available low interest loans for residential and commercial energy efficiency improvements. The Nebraska Energy Office administers this program, which was created in 1990 using oil overcharge funds. Only improvements to existing buildings that are at least 5 years old are eligible for loan assistance. As of March 31, 2010, 25,618

loans have been made totaling \$205.3 million and financing \$210.8 million in eligible projects.

NPPD REBATES

Nebraska Public Power District offers multiple rebates for their commercial and industrial customers to save energy in their facilities. Rebates are available for energy efficient lighting, HVAC measures, high efficiency motors, and variable speed drives. The lighting rebate program is for new construction only. The program offers several prescriptive rebates and a custom lighting rebate for projects that save energy but are not listed in the program brochure. For all rebates, projects over \$5,000 dollars require pre-approval from the utility. The lighting rebate also requires pre- and post inspections of projects over \$5,000. Program Brochures and Applications are located on the program website. Nebraska Public Power District also provides commercial and industrial energy solutions to its customers. Please see program website for more information on these programs.

4

ENVISION GENOA



GOALS AND OBJECTIVES

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

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

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

A key component of a Comprehensive Plan is the goals and policies. The issues and concerns of the citizens are developed into a vision. The vision statement can then be further delineated and translated into action statements, used to guide, direct, and base decisions for future growth, development and change within Genoa. Consensus on "what is good land use?" and "how to manage change in order to provide the greatest benefit to the community and its residents?" is formed. Genoa's goals and policies attempt to address various issues, regarding the questions of "how" to plan for the future.

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

*Vision without
action is merely a
dream*

*Action without
vision is just
passing time*

*Vision with action
can change the
world*

Joel Barker

Objectives are measurable, definable steps that lead to the eventual completion of the goal. Objectives are a means to achieving the goals established by the Community. They are specific statements of principle or actions that imply a clear commitment that is not mandatory.

Objectives have three different elements:

1. an end that needs to be achieved,
2. a means by which to achieve that end, and
3. an administrative mechanism by which the means are carried out

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

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

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

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

PUBLIC PARTICIPATION PROCESS

There were two primary means of collecting public input during the planning process, including two Town Hall meetings and four Focus Group meeting. The Town Hall meetings were held on February 23, 2011 at the Old City Hall in town; one meeting was held at 5:00 pm and one at 7:00 pm. The Focus Group meetings were held on March 24, 2011 and May 10, 2011. The Focus Groups included selected youth from the High School, Economic Development/Chamber of Commerce individuals, Administrators from various organizations.

TOWN HALL MEETINGS

The Town Hall meetings were designed so residents in attendance could participate as a group or in smaller individual groups. Due to the number of individuals that attended both Town Hall meetings one larger group worked fine. The groups discussed the strengths, weaknesses, opportunities, and threats (S.W.O.T) regarding Genoa.

Town Hall Meetings (5:00 pm and 7:00 pm)

The 5:00 pm Town Hall meeting had seven people in attendance. The meeting was kept in one group due to the number of attendees. The 7:00 pm Town Hall had only one individual show up to provide input. The following is the summary of both groups.

| Strengths | Votes | Weaknesses | Votes |
|---|-------|---|-------|
| Park | | Community Involvement | 2 |
| School System | 4 | Retail leakages | 1 |
| Jamboree (ATV, Pawnee Days) | | Empty storefronts | |
| Museums | | Deteriorating housing | |
| Sack Lumber | | Empty housing | |
| Updating of existing facilities (pool, old City Hall, infrastructure) | 2 | Local tax dollars to Columbus (housing criminals) | |
| Main Street (road surface) | | Community pride | 1 |
| Quiet | | Personal pride in property | 2 |
| Restaurant | | Community entrances | |
| Cooperation on the Pool | | Lack of leadership | |
| Fire/Rescue | | Bedroom community | |
| Churches (4) | | | |
| Rehab Center | | | |
| Bank | | | |
| Grocery Stores/Convenience Store | | | |
| Day Cares | | | |
| Affordable housing available | | | |
| Veterinarian | | | |
| Construction/Home Improvement | | | |
| Auto Repair | | | |
| Blacksmith/welding | | | |
| Local Newspaper | | | |
| Community service organizations | | | |
| Motel | | | |
| Library | | | |
| Fitness Center | | | |
| Highway and access | | | |
| Summer ball leagues | | | |
| Fishing/hunting opportunities | | | |
| Hospital/Medical facilities/Pharmacy | | | |
| Opportunities | Votes | Threats | Votes |
| New businesses for empty storefronts | 1 | Lack of local jobs | 5 |
| Free money | 1 | Job market | |
| Football field back in Genoa (need to get back) | | Too dependent on Ag./Lack of diversified industries | |
| Small town bedroom community | | Aging population | |
| Lot redevelopment (free lots) | | Loss of interest on community-based boards | 1 |
| Kid participation in sports | | State budget | |
| Fiber optic connections | | Increases in fuel prices | |
| Partnership with the school | | Job base for younger couples and youth | |
| Internet | | Absentee ownership of homes | |
| Community service (volunteers) | 4 | Housing availability/opportunities | |
| | | Transient population | |

A key to understanding this exercise is how the S.W.O.T. is defined, which is:

Strengths = positive elements that are internal and/or can be directly controlled

Weaknesses = negative elements that are internal and/or can be directly controlled

Opportunities = positive elements that are external and/or cannot be directly controlled

Threats = negative elements that are external and/or cannot be directly controlled

Ironically, something can be “strength” and a “weakness” as well as an “opportunity” and a “threat”.

Once everyone had generated their group responses, the groups then were asked to share with everyone else. Everyone’s responses were placed on a sheet in the front of the room. Once the compilation was complete, then each individual was given one colored dot per question (four dots in all). They were to place one dot on the most important item on each list of the overall lists. The summary along with the point totals are in the following table.

FOCUS GROUP MEETINGS

Focus Group meetings were held with three different groups. Two of the groups (Parks/pool and Economic Development) were held on March 24, 2011 and the Youth meeting was held on within the community on May 10, 2011.

These groups represent key aspects of Genoa’s future and it is critical to see how these individuals are thinking as well as any plans that might need to be incorporated into this comprehensive plan. The following summaries will not include complete conversations that occurred but will be a synopsis of what happened. However, the information from the meetings will be used in determining goals and policies for Genoa.

Economic Development/Chamber Focus Group

The first focus group was held with invited members of the Chamber of Commerce, economic development individuals and key Administrators of Genoa. There was an initial set of four questions that were asked of the group; these were intended to address key issues in the community as well as spark additional conversation on other matters. The meeting lasted approximately 1 hour and included extremely good conversation and answers. The questions were simple and were as follows:

1. What is Genoa's greatest need?
2. Thoughts on how to overcome this greatest need?
3. What is Genoa's greatest strength/asset?
4. What needs to be done to ensure this strength does not go away?

The following are the answer provided to each question.

1. What is Genoa's greatest need?

- Decent housing
- Too many downtown buildings not being utilized
- Shower facilities for campers
- Downtown Genoa needs a facelift
- Lack of jobs
- Rules for parade route on the highway
- Need to pull ATVers and hunters into town
- Apartment complex
- Assisted living/long-term care (need 18 more beds)
- Attractions (antiques, wineries, etc.)
- Economic analysis of downtown businesses
- Need to attract youth back to the community
- Lack of community support

2. Thoughts on how to overcome this greatest need?

- Hospital is talking to City Council about adding 18 beds
- Wellness Center (dietician, exercise)
- Leadership Community Application
- Need an indoor aquatic center – open 24/7/365
- Hospital is looking at adding on
- Blight downtown and other areas in need of redevelopment
- Hospital is looking into a stand-alone pool
- Downtown Revitalization Plan program
- Housing studies
- Need additional motel space and businesses to take advantage of the hunting and ATVers

3. What is Genoa's greatest strength/asset?

- Medical technology at the hospital
- School system – Twin River Public Schools
- Loup Public Power canal head gates near Genoa
- Cornhusker Public Power
- History – tourism/Pawnee Nation
- Hospital
- 4-wheeling in summer is comparable to Sturgis
- Small businesses – need to figure out how to tap potential business
- Hunting

4. What needs to be done to ensure this strength does not go away?

- History/tourism needs to tap the TARGET report program through DED
- Need to maintain a solid relationship with Loup Public Power
- Need to take advantage of publications such as Nebraska – Kansas Tourism

Parks and pool Focus Group

The second focus group was held with invited individuals that work with or are involved with the parks and pool. There was an initial set of four questions that were asked of the group; these were intended to address key issues in the community as well as spark additional conversation on other matters. The meeting lasted approximately 1 hour and included extremely good conversation and answers. The questions were simple and were as follows:

1. What is your overall impression of the park system in Genoa?
2. What are the greatest assets of the parks?
3. What is the greatest need in the Genoa park system?
4. What can be done to improve the parks?

The following are the answer provided to each question.

1. What is your overall impression of the park system in Genoa?

- Needs to be updated
- Restrooms are horrible
- New playground equipment
- New concession stand/restrooms
- Is it a "park" or a "recreational facility"?
- Trees are in bad shape
- Not planned out
- Great picnic tables in main park

2. What are the greatest assets of the parks?

- Swimming pool
- Park is used a lot (picnic, etc.)
- Ballfields
- Little shelter near new softball fields
- Shelters (usable, electrical hook-ups)
- Memorial wall
- Future concession stand/restrooms/shower

3. What is the greatest need in the Genoa park system?

- Need better trees (old trees, fear of them falling over)
- Need better restrooms
- Control insects
- Control weeds
- Organize parking lot
- Walking trail/sidewalk
- Another shelter
- Less vandalism of improvements
- Clean-up sand volleyball area
- Need more volunteer help
- Few community service groups (Lions Club/ Legion) – a lot of older members in the ones that exist
- Clean up around tennis courts/ make them more usable
- Cameras in the park

4. What can be done to improve the parks?

- More trees
- Additional shelter (where to locate so that it fits best)
- Grants through NRD
- Redo area where old pool is located
- No trails especially on the east side of the park – along canal

GOALS AND POLICIES FOR GENOA

The goals and policies that have been generated for Genoa are organized into general categories. The categories are broad enough to allow many issues to fall within them, but narrow enough to allow a fairly clear distinction and separation. These categories are used for a logical organization of goals and policies. The following goals and policies are general in nature; while more specific goals and policies for transportation and land use can be found within those individual sections further in the document:

Housing Goals

Housing Goal 1

Affordable housing should be distributed throughout the community. Preservation of the existing affordable housing and promotion of new affordable housing throughout the community should be encouraged.

Objectives

- H-1.1 Develop zoning and subdivision regulations and policies that will minimize the cost of extending infrastructure to new development areas.
- H-1.2 Create housing opportunities for residents with special needs throughout the city that are compatible with residential developments.
- H-1.3 Encourage the use of prefabrication (not modular construction) as a new and more cost-effective approach to new housing.
- H-1.4 Encourage the redevelopment of older lots (with older homes) for more affordable units.
- H-1.5 Create zoning regulations that will work in conjunction with the smaller/narrower residential lots throughout the community.
- H-1.6 Work with the school system and hospital to determine future needs for new and existing employees.
- H-1.7 Work with a consultant and the Nebraska Department of Economic Development to identify potential funding opportunities that will aid in making affordable housing a reality.
 - Down payment assistance programs
 - Mortgage buy downs
 - Infrastructure grants

Housing Goal 2

Provide new residential developments on the community perimeter that will attract people to Genoa or allow for established residents to move up (thus opening up housing stock for new home owners).

Objectives

- H-2.1 Develop zoning and subdivision regulations and policies that will minimize the cost of extending infrastructure to new development areas.
- H-2.2 Pedestrian and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile.
- H-2.3 Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards.
- H-2.4 Encourage a mix of housing types, single family, townhouses, apartments, and elderly housing distributed throughout individual developments.
- H-2.5 New and existing residential development should be separated from more intensive uses, such as agriculture, industrial development, by the use of setbacks, buffer zones, or impact easements.
- H-2.6 New residential developments should be accompanied by covenants when appropriate, which provide for the maintenance of common areas, easements and drainage.
- H-2.7 Encourage the establishment of a rehabilitation program to maintain and improve the existing housing stock.

Housing Goal 3

Work with the Genoa Community Hospital to enhance and expand the availability of elderly housing within the community.

Objectives

- H-3.1 Continue to monitor the market needs for additional elderly housing on all levels.
- H-3.2 Work with Genoa Community Hospital to determine future expansion needs within the community.
- H-3.3 Work with Genoa Community Hospital to examine new and innovative types of housing that can be offered.
- H-3.4 Work with Genoa Community Hospital to determine any deficiencies in services and facilities within the community. Once completed, develop a plan for addressing any identified deficiencies.

Economic Development Goals

Economic Development Goal 1

The City of Genoa should promote the recreational aspects of the community to attract visitors to the area.

Objectives

- ED-1.1 The City needs to develop a strategy for exploiting local hunting and fishing opportunities.
- ED-1.2 The City needs to work with Nance County to identify all zoning needs in order to accomplish specifics that may fall outside the City's jurisdiction.
- ED-1.3 The City needs to work with Nance County and adjacent counties to identify a specific auto tour of Central Nebraska, especially the museums located in Genoa; this should be done using Genoa as the center of the area.
- ED-1.4 Work with the Department of Economic Development's Tourism Division to promote the recreational aspects of Genoa and Nance County.
- ED-1.5 Work with the youth of the community to continually determine what additional recreational needs there are in Genoa.
- ED-1.6 Continue to enhance the City Park's assets.
- ED-1.7 Develop a complete Park Master Plan in order to define specific activities throughout the park (define areas that are appropriate as recreational and other that are for more passive activities)
- ED-1.8 Develop a Strategic Plan that examines the specifics of the head gates and ATV activity so that the community can better benefit from these activities.

Economic Development Goal 2

Expand the existing retail, service, and industrial base in Genoa

Objectives

- ED-2.1 Identify new retail businesses and services that will be needed to support Economic Development Goal 1.
- ED-2.2 Establish an entrepreneurship/investment group that will work with and financially support new ideas for business and industry in Genoa.
- ED-2.3 Declare the area around the intersection of Nebraska Highways 22 and 39 as blighted and substandard.
- ED-2.4 Declare the downtown area as blighted and substandard.
- ED-2.5 Identify funding sources available from the Nebraska Department of Economic Development and Northeast Nebraska Economic Development District redevelopment of highway frontage areas in the community.
- ED-2.6 Establish tax increment financing as an element of the community's overall

incentive tool kit.

- ED-2.7 Work with the Tourism Division of Nebraska Department of Economic Development to complete a TARGET report for Genoa and the surrounding area.
- ED-2.8 Develop a business transition program that will allow existing business owners to sale out their business to someone else at retirement.
- ED-2.9 Develop a new business incubator for individuals/businesses that are start-ups needing to minimize their immediate overhead and expenses.
- ED-2.10 There may be a need, especially if tourism becomes bigger, for more lodging rooms in Genoa; therefore, the community needs to find a potential investor(s) to look into developing more rooms including bed and breakfast.

Recreational Goals

Recreational Goal 1

The City of Genoa should continue to provide adequate park and recreation opportunities for local residents and visitors to the community.

Objectives

- REC-1.1 Park and recreation facilities should be designed to accommodate the particular needs and interests of area residents while protecting, preserving, and conserving the environmental character and quality of the area.
- REC-1.2 Provide parks and recreational facilities that are reasonably accessible to residents of Genoa as new developments occur along the perimeter of the community.
- REC-1.3 Preserve the natural attributes of both the floodplain to avoid loss of life and property while providing open space.
- REC-1.4 Promote recreation as a continuing means of economic development for Genoa.
- REC-1.5 Work with area youth to develop unique forms of recreation for the school aged population of the community. Examples include a youth game night, movie nights, etc.

Educational Goals

Educational Goal 1

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

Objectives

- EDU-1.1 Cooperate with Twin River School District in expanding public uses of educational facilities.
- EDU-1.2 The school district should review all new development proposed within the zoning jurisdiction of Genoa so that they can accommodate for future school populations.

Educational Goal 2

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

Objectives

- EDU-2.1 Cooperate with Twin River School District on any future expansion or the development of new joint facilities.
- EDU-2.2 Work with students to continually identify new facilities that will be needed in the future.

Fire Protection, Law Enforcement, and Public Safety Goals

Safety (Fire Protection) Goal 1

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

Objectives

- SAFE -1.1 Continue to work with the fire department to maintain quality equipment levels.
- SAFE-1.2 Work to expand fire safety education and prevention throughout the community.

Safety (Law Enforcement) Goal 2

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

Objectives

- SAFE -2.1 Continue to identify specific needs with the County and the County Sheriff regarding protection within the corporate limits of Genoa.
- SAFE-2.2 Continue to support minimum standards regarding equipment used by law enforcement.

Safety (General Health and Safety) Goal 3

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

Objectives

- SAFE -3.1 Clean and regulate nuisances and poorly maintained properties. This includes continued efforts to regulate junk cars, junkyards and dilapidated/deteriorated residences across the City.
- SAFE-3.2 Establish regulations protecting the City residents from the secondary effects of adult entertainment.

Public Facility Goals

Public Facility Goal 1

The City of Genoa, as the population grows, will feel the pressure to provide certain upgraded or new facilities the residents of the community. The expansion of public facilities is a major factor in directing development.

Objectives

- PUB-1.1 Continue to expand and upgrade the water and sanitary sewer system in a manner that will guide growth in a systematic and responsible manner without creating large shortfalls for the City to meet demand.
- PUB-1.2 Public facilities should be strategically located within Genoa in order to provide cost-effective, efficient, and timely service to all residents.

Environmental Goals

Environmental Goal 1

The goal of Genoa is to guide development in a manner that conserves and protects the natural resources; minimizes potential conflicts between rural/urban residents; promotes compatible land uses; encourages compact development and an efficient provision of services.

Objectives

- ENV-1.1 Zoning regulations and design standards should be created to protect the environmental and natural resources of Genoa through the encouragement of preservation and conservation practices.
- ENV-1.2 Federal requirements and regulations shall be followed when land use regulations are being developed. Genoa's regulations should, at a minimum, be as strict as federal standards, and where necessary, may be enforced in a manner stricter than federal guidelines.
- ENV-1.3 Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water through a wellhead program.
- ENV-1.4 Development shall demonstrate a positive or, at least, a neutral impact on surface and ground water supplies.
- ENV-1.5 Encourage the preservation of environmentally sensitive areas such as wetlands, wooded areas, waterways (streams, ponds, lakes, rivers, etc.), landmark trees and other amenities.
- ENV-1.6 The City of Genoa will continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property, by applying identified mapped areas showing the floodplain and floodway.
- ENV-1.7 Restrictions on land uses within the floodplain which are open and undeveloped, including forestry, agriculture, wildlife habitat and recreational areas should be established.
- ENV-1.8 The City will work to enforce and monitor the requirements for Stormwater Management under the NPDES Phase II program.

Transportation Goals

Transportation Goal 1

Genoa is to develop and support an efficient road system to serve current and future circulation and access needs. Provide and encourage an efficient, safe, convenient transportation and communication system.

Objectives

- TRAN-1.1 Encourage new pedestrian and bicycle trails throughout the community.
- TRAN-1.2 Improve, develop, and maintain well-traveled roads with hard surfacing.
- TRAN-1.3 When new or reconstructed streets are built, there should provisions made in the design documents that provide for additional space along a wider shoulder or path within the R.O.W. for pedestrian/bicycle access.
- TRAN-1.4 Right-of-way and pavements shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads.

5

GENOA TOMORROW



INTRODUCTION

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

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

LAND USE ELEMENTS

The elements of the Genoa Tomorrow Chapter include:

- Existing Land Use
- Existing Transportation System and Facilities
- Future Land Use Plan, and
- Transportation Plan

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

EXISTING LAND USE

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts that either benefit or detract from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the city faces during the course of the planning period.

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

Existing Land Use Categories

The utilization of land is best described in specific categories that provide broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the Comprehensive Plan, the following land use classifications are used:

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

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

Existing Land Use Analysis within Corporate Limits

As part of the planning process, a survey was conducted through field observations via a windshield survey. This survey noted the use of each parcel of land within the city of Genoa. The data from the survey is analyzed in the following paragraphs.

Table 16 includes the different types of data. The first set of data are the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; the third set of data compare the all land uses to the total area within the corporate limits of Genoa; finally, the last column examines the data in terms of acres per 100 persons. The persons per 100 acre establishes a baseline from which land use numbers can be equally compared from one community to another as well as to project future land use needs due to population. The results of the land use survey are presented graphically on Figure 7.

**Table 16:
Existing Land Uses
Genoa 2011**

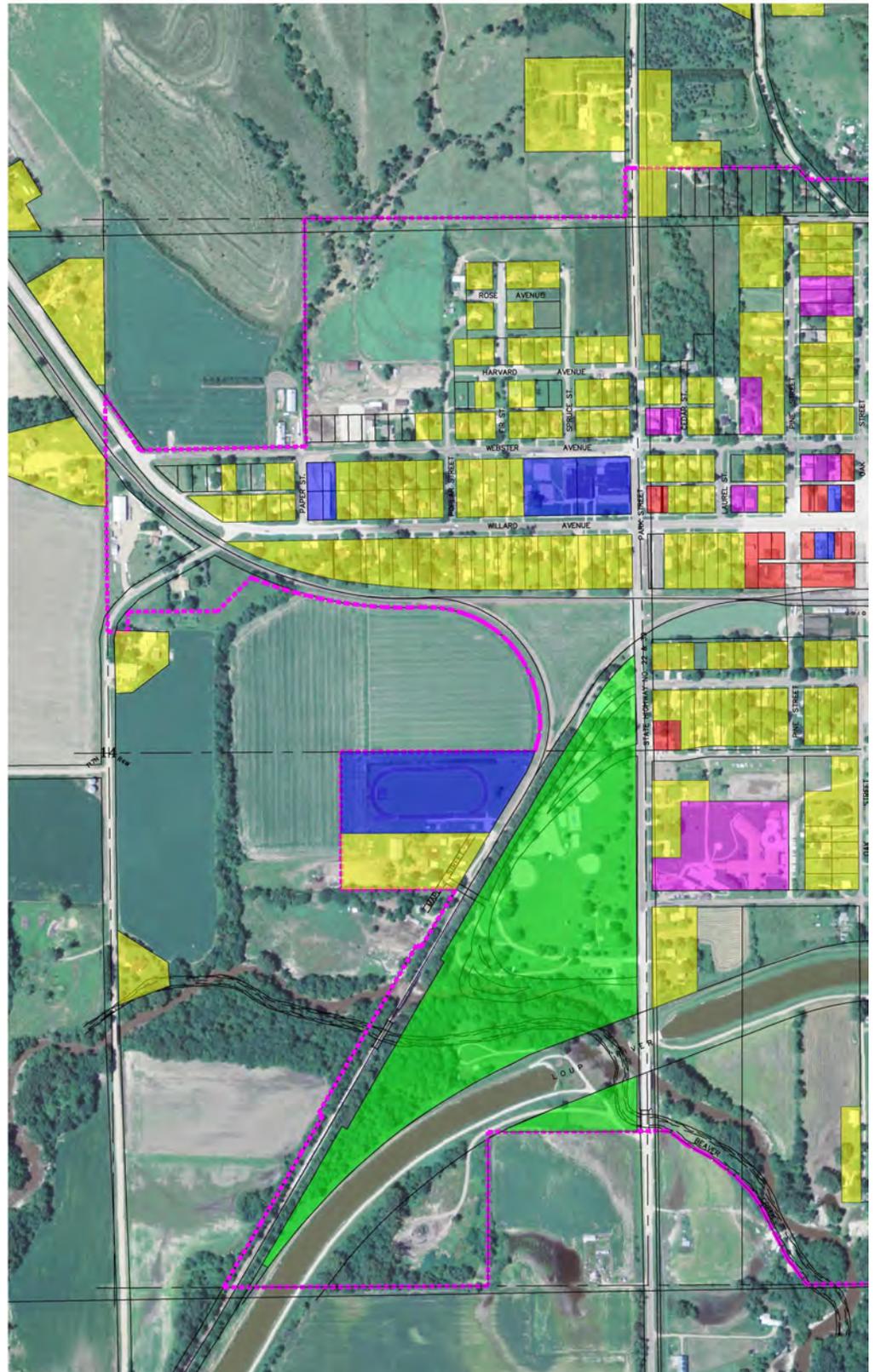
| Type of Use | Acres | Percent of Developed Area | Percent of Total Area | Acres per 100 persons |
|----------------------|--------------|---------------------------|-----------------------|-----------------------|
| Residential | 135.6 | 37.8% | 25.8% | 13.52 |
| Single-family | 133.9 | 37.3% | 25.5% | 13.35 |
| Multi-family | 1.7 | 0.5% | 0.3% | 0.17 |
| Manufactured Housing | 0 | 0.0% | 0.0% | 0.00 |
| Commercial | 7.7 | 2.1% | 1.5% | 0.77 |
| Industrial | 9 | 2.5% | 1.7% | 0.90 |
| Quasi-Public/Public | 11.2 | 3.1% | 2.1% | 1.12 |
| Parks/Recreation | 36.5 | 10.2% | 7.0% | 3.64 |
| Transportation | 137.3 | 38.3% | 26.2% | 13.69 |
| Total Developed Land | 358.7 | 100.0% | 68.3% | 35.76 |
| Vacant/Agriculture | 166.3 | - | 31.7% | 16.58 |
| Total Area | 525.0 | - | 100.0% | 52.34 |

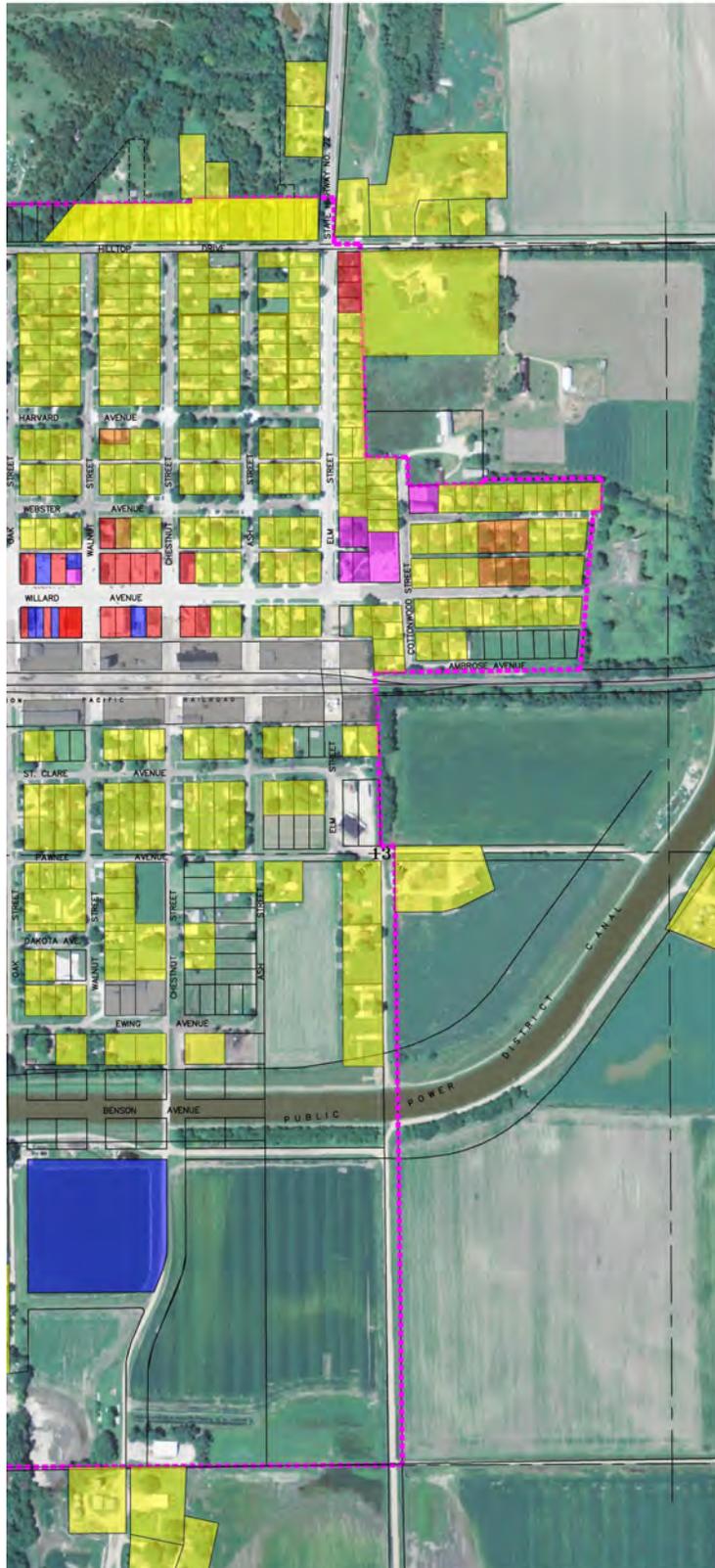
Source: 2011 Genoa Comprehensive Development Plan, Marvin Planning Consultants
Note: Acres per 100 is based upon the 2010 population

LAND USE COMPARATIVE ANALYSIS

Table 16 compares the land use make-up of Genoa to three other similar communities. The table shows that there are varying levels of uses in each community. The table is purely for comparison purposes and does not indicate that one community's make-up is better than another. All three of the other communities are being influenced by a larger regional city.

**Figure 7:
Existing Land Use Map
Genoa 2011**

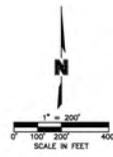




EXISTING LAND USE

LEGEND

-  GENOA CORPORATE LIMITS
-  SINGLE FAMILY
-  MULTI FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  VACANT / AGRICULTURAL
-  PARKS & REC.
-  PUBLIC
-  QUASI-PUBLIC



**Table 17:
Land Use Comparisons (in Acres)
2011**

| Type of Use | Genoa (1) | Percent of Total Area | Benkelman (1) | Percent of Total Area | Henderson (2) | Percent of Total Area | Wood River (4) | Percent of Total Area |
|----------------------|--------------|-----------------------|---------------|-----------------------|---------------|-----------------------|----------------|-----------------------|
| Residential | 135.6 | 25.8% | 119.2 | 22.7% | 125.73 | 32.5% | 150.7 | 34.1% |
| Single-family | 133.9 | 25.5% | 105.27 | 20.1% | 120.09 | 31.1% | 137.8 | 31.2% |
| Multi-family | 1.7 | 0.3% | 5.25 | 1.0% | 4.89 | 1.3% | 6.4 | 1.4% |
| Manufactured Housing | 0 | 0.0% | 8.68 | 1.7% | 0.75 | 0.2% | 6.5 | 1.5% |
| Commercial | 7.7 | 1.5% | 21 | 4.0% | 5.58 | 1.4% | 25.8 | 5.8% |
| Industrial | 9.0 | 1.7% | 29.69 | 5.7% | 40.92 | 10.6% | 0.0 | 0.0% |
| Quasi-Public/Public | 11.2 | 2.1% | 66.22 | 12.6% | 11.69 | 3.0% | 8.77 | 2.0% |
| Parks/Recreation | 36.5 | 7.0% | 19.02 | 3.6% | 88.61 | 22.9% | 9.1 | 2.1% |
| Transportation | 137.3 | 26.2% | 128.66 | 24.5% | 97.40 | 25.2% | 168.4 | 38.1% |
| Total Developed Land | 358.7 | 68.3% | 383.79 | 73.1% | 369.93 | 95.7% | 362.7 | 82.1% |
| Vacant/Agriculture | 166.3 | 31.7% | 92.27 | 17.6% | 16.79 | 4.3% | 79.3 | 17.9% |
| Total Area | 525.0 | 100.0% | 476.06 | 90.7% | 386.72 | 100.0% | 442.0 | 100.0% |

Source: (1) 2011 Comprehensive Development Plan – Marvin Planning Consultants Field Survey
 (2) 2010 Comprehensive Development Plan – Marvin Planning Consultants Field Survey
 (3) 2010 Comprehensive Development Plan – Marvin Planning Consultants Field Survey
 (4) 2002 Comprehensive Development Plan - JEO Field Survey

EXISTING LAND USE ANALYSIS WITHIN THE ETJ

During the course of the land use survey, land uses in the one-mile extraterritorial jurisdiction of Genoa were also noted, with the results presented graphically on Figure 8. The predominate land use within the outlying areas is agriculture, including farmsteads and acreage developments.

STREET AND ROAD CLASSIFICATION SYSTEM

All of the public highways, roads, and streets in Nebraska are divided into two broad categories, and each category is divided into multiple functional classifications. The two broad categories are Rural Highways and Municipal Streets. State statute defines Rural Highways as “all public highways and roads outside the limits of any incorporated municipality,” and Municipal Streets as “all public streets within the limits of any incorporated municipality.” Neb. Rev. Stat. § 39-2102 (RRS 1998)

Nebraska Highway Law (Chapter 39, Article 21, Revised Reissue Statutes of Nebraska 1943) proposes the functional classification of both rural and municipal roads and streets and public highways. Chapter 39, Article 21.03 lists rural highway classifications as:

1. Interstate: federally-designed National System of Interstate and defense highways;
2. Expressway: second in importance to Interstate. Consists of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multiple divided highway standards;
3. Major Arterial: consists of the balance of routes that serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, travel patterns;
4. Other Arterial: consists of a group of highways of less importance as through-travel routes.
5. Collector: consists of a group of highways that pick up traffic from the local or land-service roads and transport community centers or to the arterial systems. Main school bus routes, mail routes, and farm-to-market routes;

6. Local: consists of all remaining rural roads, generally described as land-access roads providing service to adjacent land and dwellings; and
7. Bridges: structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of three hundred feet or more.

It is noted in article 39-2103, that the combined rural highways classified under subdivisions (1) and (3) should serve every incorporated municipality having a minimum population of at least one hundred inhabitants or sufficient commerce, a part of that will be served by stubs or spurs, and the major recreational areas of the state. Street and road classifications for the circulation system within the City of Genoa are outlined below:

1. Arterial streets - public ways where large volumes of high-speed, through traffic are carried, and may serve as primary circulation routes for local traffic. These streets also provide access to abutting property.
2. Collector streets - are connecting links between Arterials and various sectors of the City, over which local residential traffic moves in routine daily trips to centers of activity.
3. Local streets - function primarily to provide access to properties. They are characterized by short trip length and low traffic volumes.
4. Marginal access streets - parallel and adjacent to arterial streets and/or provides access to abutting property. They increase the safety and efficiency of thoroughfares by separating the property access function from the traffic flow function.
5. Alleys - provide secondary access to properties. They provide service access in the case of commercial and industrial properties. Alleys should be provided for residential properties only when necessary for safe access, due to the fronting of the property on a major thoroughfare.

FUTURE LAND USE PLAN

The Future Land Use Plan provides the basis for the formulation of land use policy and zoning regulations. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide future development and redevelopment activities within Genoa's planning and zoning jurisdiction.

The plan is based upon existing conditions and projected future conditions for the community. The Land Use Plan also assists the community in determining the type, direction and timing of future community growth, development and redevelopment activities. The criteria used in this Plan reflect several elements, including:

- the current use of land within and around the community
- the desired types of growth, including location of growth
- future development activities
- future redevelopment desires and concepts
- physical characteristics, opportunities and constraints of future growth areas
- current population and economic trends affecting the community

The Genoa Tomorrow section of the comprehensive development plan typically identifies more land for development and redevelopment than forecasted for the planning period. The process of identifying more land area allows for several development/redevelopment activities and opportunities without giving one or even two property owners an unfair advantage. Typically, the value of land can increase merely as a result of Plan designation. However, value should be added to land by the real and substantial investments in roads, water, sewer or parks, not by the designation of land in the Plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This Plan acknowledges that these factors play an important role in the growth, development, and redevelopment of Genoa. A Land Use Plan is intended to be a general guide to future land use that balances private sector development (the critical growth element in any community) with the concerns, interests, and demands of the overall local economy.

FUTURE LAND USE DEMANDS

Using the data in Table 18, future demand for the different land uses can be projected. Two of the three population projections indicates a stable or increase in population for Genoa. The data “Acres per 100 persons” is the mechanism needed to examine future demand; however, this projection is not an absolute science and any number of positive and negative factors may impact this significantly.

**Table 18:
Future Land Use Demand
Genoa**

| Type of Use | Acres (2010) | Percent of Developed Area (2010) | Percent of Total Area (2010) | Acres per 100 persons (2010) | Total Acres needed 2020 (High) | New Acres needed by 2020 | Total Acres needed 2030 (High) | Total New Acres needed by 2030 |
|----------------------|--------------|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------|--------------------------------|--------------------------------|
| Residential | 135.6 | 37.8% | 25.8% | 13.52 | 138.57 | 2.97 | 141.68 | 6.08 |
| Single-family | 133.9 | 37.3% | 25.5% | 13.35 | 136.84 | 2.94 | 139.91 | 6.01 |
| Multi-family | 1.7 | 0.5% | 0.3% | 0.17 | 1.74 | 0.04 | 1.78 | 0.08 |
| Manufactured Housing | 0 | 0.0% | 0.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Commercial | 7.7 | 2.1% | 1.5% | 0.77 | 7.87 | 0.17 | 8.05 | 0.35 |
| Industrial | 9.0 | 2.5% | 1.7% | 0.90 | 9.20 | 0.20 | 9.40 | 0.40 |
| Quasi-Public/Public | 11.2 | 3.1% | 2.1% | 1.12 | 11.45 | 0.25 | 11.70 | 0.50 |
| Parks/Recreation | 36.5 | 10.2% | 7.0% | 3.64 | 37.30 | 0.80 | 38.14 | 1.64 |
| Transportation | 137.3 | 38.3% | 26.2% | 13.69 | 140.31 | 3.01 | 143.46 | 6.16 |
| Total Developed Land | 358.7 | 100.0% | 68.3% | 35.76 | 366.57 | 7.87 | 374.79 | 16.09 |
| Vacant/Agriculture | 166.3 | - | 31.7% | 16.58 | 169.95 | 3.65 | 173.76 | 7.46 |

Source: 2011 Genoa Comprehensive Development Plan, Marvin Planning Consultants

LAND USE CATEGORIES

The future land uses for Genoa are separated into 12 categories. The following list shows the land uses within this plan:

- Transitional Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Commercial
- General Commercial
- Highway Commercial
- Flex
- Industrial
- Public
- Parks / Recreation
- Floodplain Overlay

Transitional Agricultural: This land use designation intends for the continued use of cropland, farmsteads, limited livestock, animal services, crop services, horticulture, community supported agriculture and tree farms. In specific cases, where the design criteria can be and will be met, mobile home residential development may be allowed in any of this area. At some point in the future this land area may transition into a more urbanized area depending upon specific growth patterns.

Residential: Residential development is the backbone of a community. These areas are where the residents live and spend the quality time in their lives. The next three land use designations are intended for single-family dwellings, townhouses, duplexes, multifamily dwellings, apartments, group homes and elderly homes. Other secondary uses which may be compatible to the residential uses of each area are churches as well as other similar uses.

In specific cases, where the design criteria can be met, mobile home residential development may be allowed in any of the residential areas. The difference among the various groups is the density of development in each land use category.



Low Density/Estate Development: The first among the residential land uses. The recommended density for this land use designation is a minimum of two acres per unit. This type of land use is not recommended in prime developable areas in or near Genoa due to the amount of land consumed.

However, this type of use should be located near existing acreages and in areas where the land is not suitable for agricultural use or traditional suburban/urban development. An example of a typical low density residential/estate development area would be a cluster development that works to incorporate the natural amenities of the area. A portion of the development site would allow single family residential and the remaining area of the site would be left undeveloped. City services could either be or not be provided within this land use designation.



Medium Density Residential: This designation is the next highest residential density. The proposed density for this area ranges from three to 10 units per acre. This would be a common density found throughout the existing portions of Genoa. This density would allow lots for single family dwellings ranging from approximately 14,500 square feet to 7,500 square feet. City services such as water and sewer would be provided.

Medium Density Residential development will allow for a greater number of homes than the Low Density/Estate Development area, by providing more useable open space or specific amenities as a tradeoff. This density is intended to encourage variations to the standard detached single-family environment. The area will include predominantly single-family detached dwellings, with some occasional townhouse, condominium, and small multi-family apartment developments.

New subdivisions should be designed using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units may be realized while natural features are preserved. The areas being protected can be used as natural open spaces, linear parks, or trails. This should affect property values in a positive way as people are drawn to live in areas that provide natural amenities. Another beneficial affect that accompanies cluster development is an overall increase in open space without having to increase the park system. Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots.

High Density Residential: This land use category is intended to accommodate denser residential development. The locations of these areas are such that they occasionally act as a buffer between more intensive uses (i.e. commercial and industrial) and the Low to Medium Density Residential areas. The developed density of these areas should be between 10 to 20 dwelling units per acre.



Commercial: The Commercial land use category is divided into three different sub-categories. Commercial areas in general are located where existing uses meet this definition as well as areas throughout Genoa's extraterritorial jurisdiction along major roadways and highways. The three sub-categories are Downtown Commercial, General Commercial, and Highway Commercial.

Downtown Commercial: This area is focused on the heart of Genoa's commercial activities. The area is centered on Willard Avenue approximately between Chestnut and Pine Streets. This area should continue to promote basic retail, service, and office uses. In addition, this area typically will not have any setbacks and new buildings can be constructed right to the property line.



General Commercial: This land use category is intended to provide a location for less intense commercial uses similar to those found in the Downtown Commercial area. However, the big difference is that uses locating within this particular area will be required to meet established setbacks as well as other minimal design criteria.

Highway Commercial: This land use area is intended to provide a location where more intensive commercial use can locate. These include uses that provide goods and services to the motoring public. These uses are typically too intensive and large to fit into the typical downtown area. They might include truck stops, motels, larger convenience stores, and others. Typically these areas will need to have direct access from a highway or major arterial. In some cases, multiple operations in a row may require that a service road be constructed as opposed to individual driveways off the highway.

Flex Uses: The “Flex” land uses category is intended to be used in portions of the Genoa jurisdiction where both commercial and less intensive industrial uses may be appropriate, including a mixture of both types of uses. These areas will typically be large enough to accommodate larger uses as opposed to small businesses. An example of what may be an appropriate mixture of uses is a less intense manufacturing facility and a convenient store or even a truck stop.

Industrial Uses: Industrial land uses are important in order to accommodate the manufacturing base of the community. These typically need require large tracts of ground in order to deal with the buildings required for manufacturing. In addition, the location of industrial uses needs to be sensitive to other uses which are not compatible such as residential uses.



Public Uses: Public land uses are those uses specifically owned and operated by a public entity such as the City of Genoa, Nance County, Twin River School District as well as state and federal agencies. The public land use areas are only delineated when there are larger parcels of land associated with the use. Smaller areas such as City Hall and the Post Office are not singled out due to this reason.



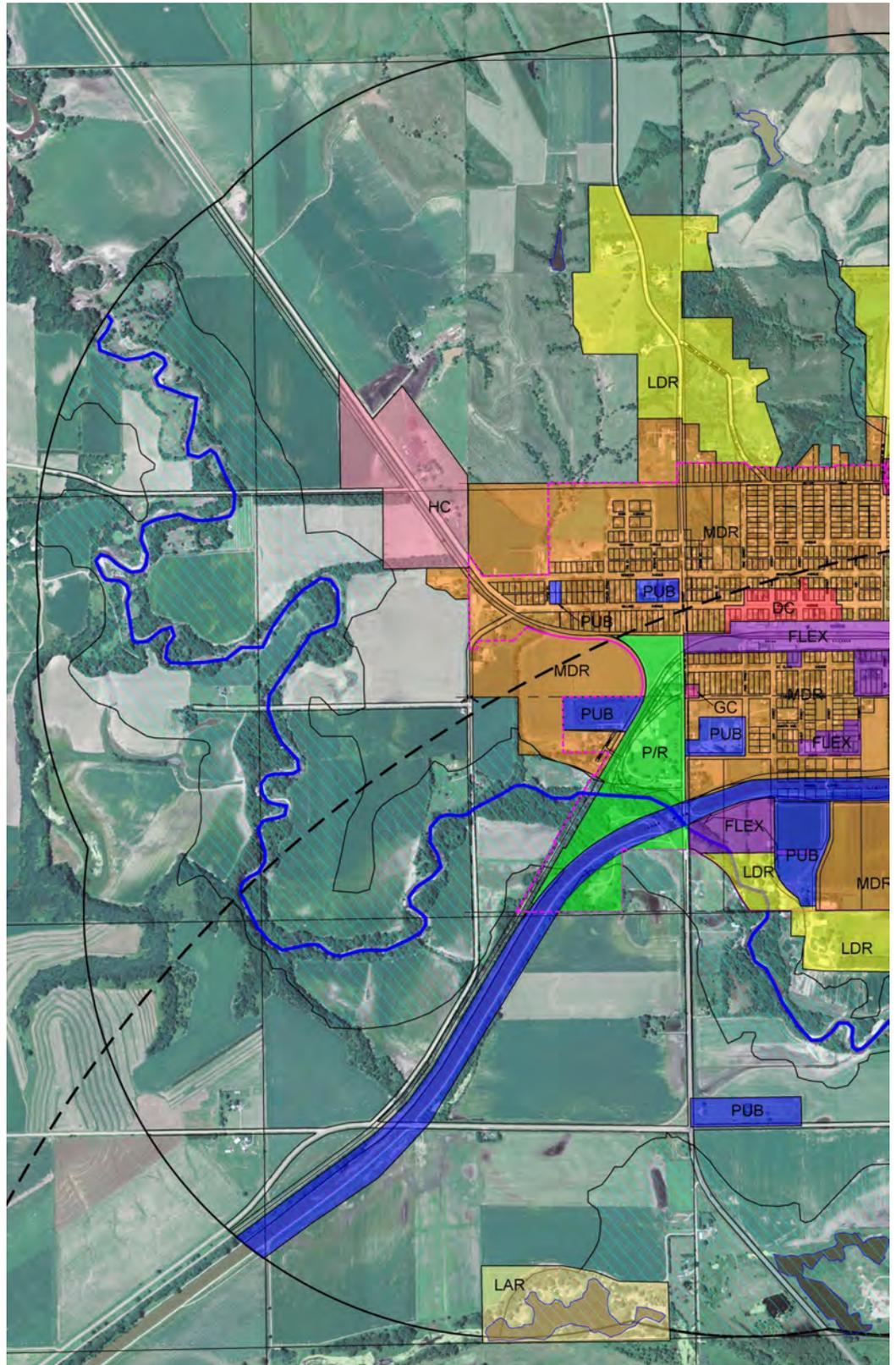
Park/Recreation/Open Space: This land use district is intended for parks, green space, trails, recreational areas, and areas for environmental protection. These areas may or may not be used as an extension of the city’s existing park system. One issue to note is that not all areas suitable for future parks and open space are indicated on the Future Land Use Map, this is done for the purpose of not artificially or prematurely inflating land values.

In addition, as new development or future redevelopment activities occur, the City should be working to ensure that new park space is incorporated into the project, especially in the northern and eastern portions of the community where existing park space appears to be needed.

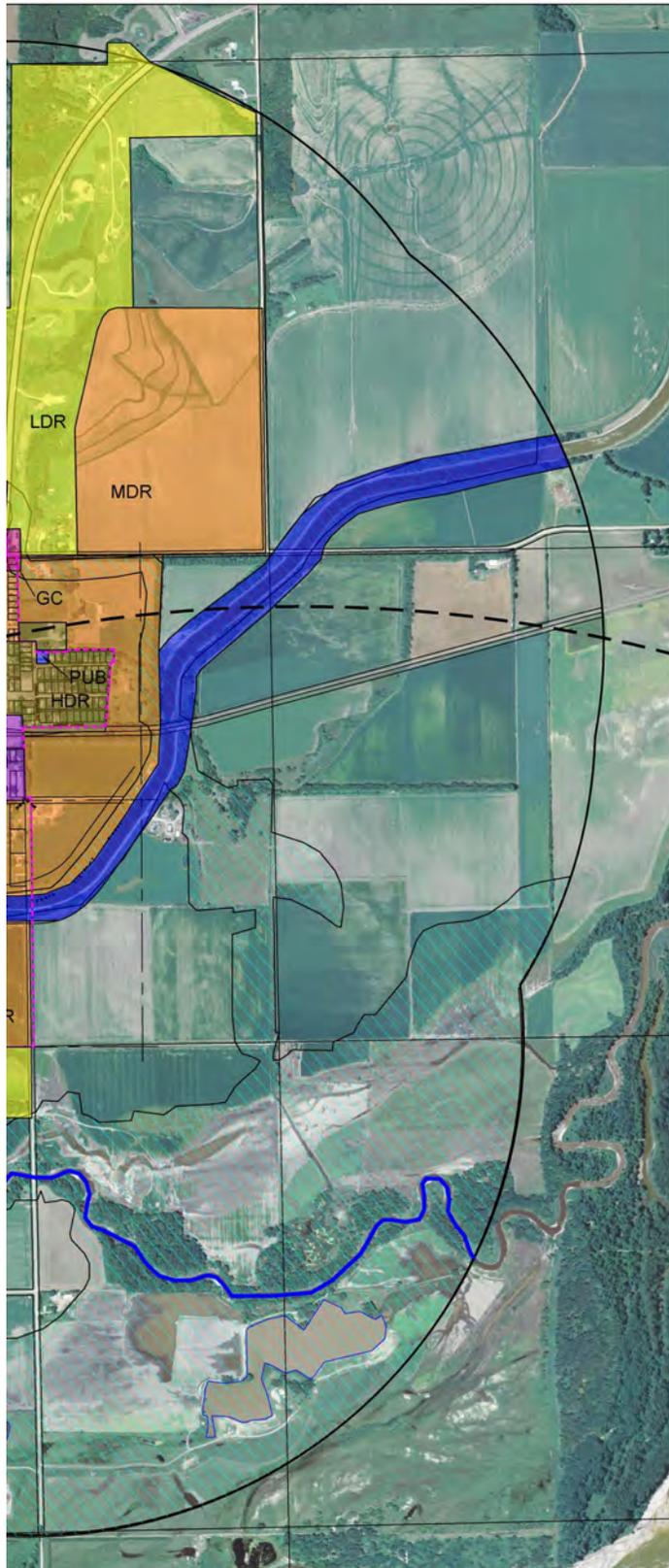
Open space areas can work excellently as a buffer area between different developments and uses. In addition, these areas can be used to preserve natural features. To encourage the appropriate use of open space in this manner, the City should work with developers to identify areas worthy of protection rather than allow individual developers identifying these areas.

Floodplain: This area is considered an Overlay Land Use District. An Overlay Land Use District is one that applies additional criteria and policies to another land use district such as the Transitional Agricultural District. The Floodplain Overlay District is based upon the Flood Insurance Map produced and distributed the FEMA.

**Figure 8:
Future Land Use Map
Genoa**

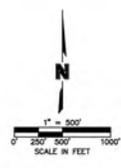


FUTURE LAND USE



LEGEND

- GENOA CORPORATE LIMITS
- GENOA ETJ
- AH OVERLAY
- TRANSITIONAL / AGRICULTURAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LAKE RESIDENTIAL
- DOWNTOWN COMMERCIAL
- GENERAL COMMERCIAL
- HIGHWAY COMMERCIAL
- FLEX
- INDUSTRIAL
- PUBLIC
- PARKS & REC.
- 100 YR FLOODPLAIN



FUTURE LAND USE GOALS

Land Use Goal and Objectives

Guiding future growth, development, and redevelopment in Genoa towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for everyone in the community.

Objectives

- GENLU-1.1 The cost of required improvements, both on-site and off-site, to a subdivision that are to exclusively serve the property owners of the subdivision will be borne by the developer or those property owners within said subdivision.
- GENLU-1.2 The City of Genoa, when feasible, may choose to aid a development or redevelopment with specific funding mechanisms such as Tax Increment Financing, special assessments, etc.
- GENLU-1.3 Designate areas in the Land Use Plan that address the anticipated future growth needs of Genoa.
- GENLU-1.4 Develop zoning and subdivision regulations that promote efficient land usage, while avoiding land use conflicts.
- GENLU-1.5 Discourage and minimize leapfrog development outside of the corporate limits.

Commercial Land Use Objectives

- COMLU-2.1 Include commercial development within the special land use designation “Flex”
- COMLU-2.2 Encourage the location of commercial land uses at the intersections of major transportation networks.
- COMLU-2.3 Utilize frontage roads, as possible, when locating along major roads/highways.
- COMLU-2.4 Encourage the continued redevelopment of the downtown commercial district
- COMLU-2.5 Appropriate transitional methods should be considered at all locations where the development or expansion of commercial land use abuts residential property (either built or zoned).
- COMLU-2.6 Commercial land use districts and uses within commercial zoning districts need to be lenient yet focused in manner that will allow for new and innovative business to develop and locate within Genoa.
- COMLU-2.7 Within the “Flex” use areas, work to promote compatible commercial and industrial uses.

Industrial Land Use Objectives

- INDLU-3.1 Include lighter industrial uses within the special land use designation “Flex”
- INDLU-3.2 Provide guidelines and incentives that will promote clean industrial uses.
- INDLU-3.3 Within the “Flex” use areas, work to promote compatible commercial and industrial uses.

Residential Land Use Objectives

- RESLU-4.1 Residential development should be separated from more intensive uses, such as agriculture, commercial, and industrial development, by the use of setbacks, buffer zones, or impact easements, when possible.
- RESLU-4.2 Promote the development of housing that varies in size, density, and location.
- RESLU-4.3 Develop subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.
- RESLU-4.4 Support housing options for all incomes and physical capabilities of Genoa’s residents.
- RESLU-4.5 New residential developments should be accompanied by covenants, when appropriate, which provide for the maintenance of common areas, easements and drainage.
- RESLU-4.6 Encourage the establishment of a rehabilitation program to maintain and improve the existing housing stock.
- RESLU-4.7 Develop relationships and partnerships with housing professions in the public and private sector to establish a range of affordable housing options, ranging from a First Time Homebuyer program to rental assistance.
- RESLU-4.8 Promote low to zero non-farm densities in agricultural districts by providing proper distances between residential and agricultural uses.

TRANSPORTATION SYSTEM PLAN

INTRODUCTION

Transportation networks tie communities together as well as providing a link to the outside world. Adequate circulation systems are essential for the safe and efficient flow of vehicles and pedestrians, and accessibility to all parts of the community. The Transportation Plan will identify future improvements planned and those necessary to provide safe and efficient circulation of vehicles within Genoa, including major projects that ensure implementation of the Land Use Plan.

TRANSPORTATION PLANNING AND LAND USE

Land use and transportation create the pattern for future development and are extremely interdependent upon one another in order to effectively shape the community. An improved or new transportation route generates a greater level of accessibility and determines how adjacent land may be utilized in the future. In the short term, land use shapes the demand for transportation and vice versa; one key to good land use planning is to balance land use and transportation. However, new or improved roads, as well as, county and state highways may change land values, thus altering the intensity of which land is utilized.

In general, the greater the transportation needs of a particular land use, the greater its preference for a site near major transportation facilities. Commercial activities are most sensitive to accessibility since their survival often depends upon how easy a consumer can get to the business. Thus, commercial land uses are generally located near the center of their market area and along highways or at the intersection of arterial streets.

Industrial uses are also highly dependent on transportation access, but in a different way. For example, visibility is not as critical for an industry as it is for a retail store. Industrial uses often need access to more specialized transportation facilities, which is why industrial sites tend to be located near railroad lines or highways to suit individual industrial uses.

Transportation Goals

Transportation Goal 1

Genoa will maintain its existing road network and enhance it as future development and vehicle counts justify. The City will provide and encourage an efficient, safe, convenient transportation and communication system.

Objectives

- TRAN-1.1 Encourage bicycle and pedestrian access to and within existing and future commercial areas.
- TRAN-1.2 Discourage the diversion of commercial traffic into residential neighborhoods.
- TRAN-1.3 When new development is contemplated, due consideration must be given to the carrying capacity of the existing road system in the area, and development should be discouraged from occurring in areas where the road system is insufficient to handle any additional traffic load.
- TRAN-1.4 Improve, develop, and maintain well-traveled roads with hard surfacing.
- TRAN-1.5 Right-of-way and pavements shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads.

- TRAN-1.6 Commercial signing along major arterials shall be kept to a minimum and shall be low profile.
- TRAN-1.7 When new or reconstructed streets are built, there should provisions made in the design documents that provide for additional space along a wider shoulder or path within the R.O.W. for pedestrian/bicycle access.
- TRAN-1.8 The City of Genoa will encourage bicycle and pedestrian traffic as an element of the street transportation system

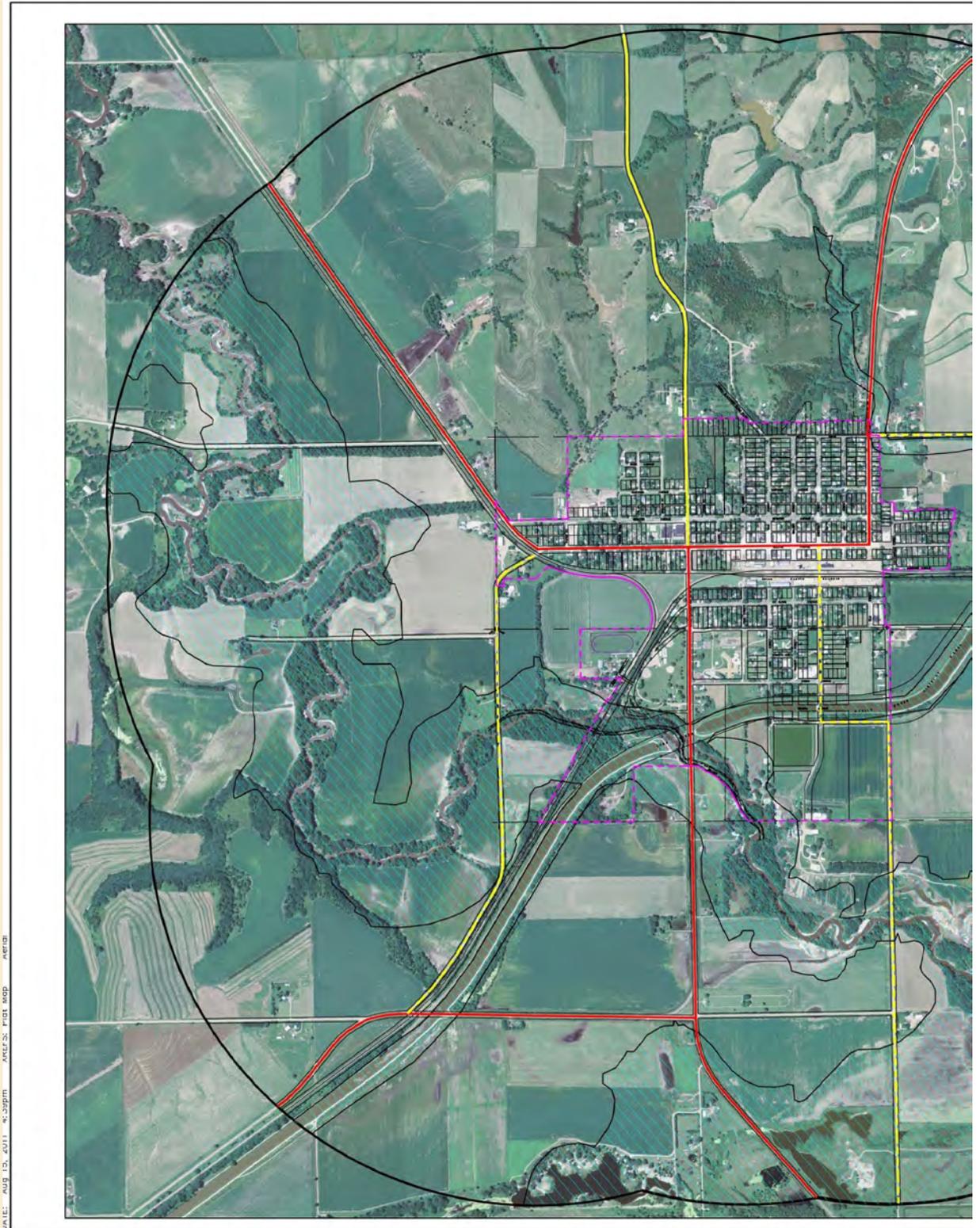
TRANSPORTATION FINANCING ISSUES

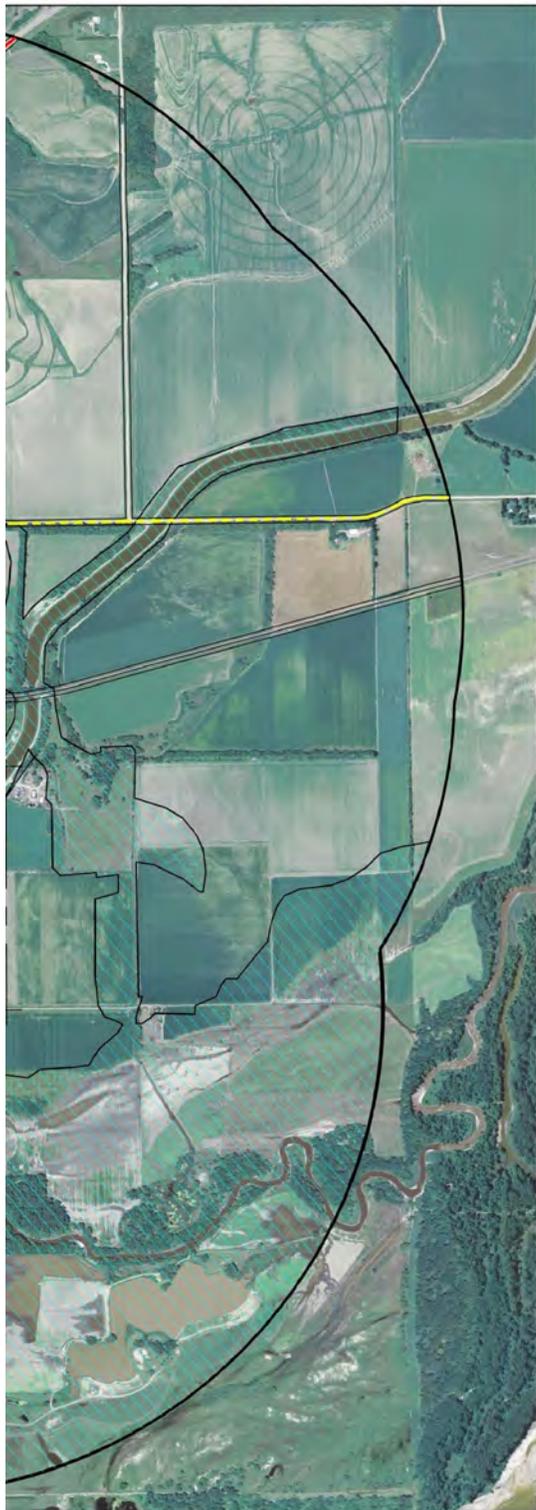
The primary sources of information utilized in the maintenance and development of the transportation and circulation system are (1) City "One and Six Year Road Plan" and (2) the State of Nebraska "One and Five Year Highway Program." These state and local improvement plans should only be viewed as a planning tool, which are subject to change depending on financing capabilities of the governmental unit.

The City's "One and Six Year Road Plan" is reviewed and adopted by the local unit of government to address the issues of proposed road and street system improvements and development. Upon approval of these plans by the Board of Public Road Classifications and Standards, the governmental units are eligible to receive revenue from the Nebraska Department of Roads and the State Treasurer's Office, which must be allocated to county road improvement projects.

The "One and Five Year Highway Program", developed by the Nebraska Department of Roads, establishes present and future programs for the development and improvement of state and federal highways. The One-Year Program includes highway projects scheduled for immediate implementation, while the Five-Year Program identifies highway projects to be implemented within five years or sooner if scheduled bids and work for one-year projects cannot be awarded and constructed.

**Figure 9:
Transportation Plan Map
Genoa**

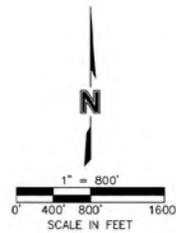




FUTURE TRANSPORTATION

LEGEND

-  GENOA CORPORATE LIMITS
-  GENOA ETJ
-  MAJOR ARTERIAL
-  COLLECTOR
-  FUTURE COLLECTOR
-  100 YR FLOODPLAIN



OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072

TEL 308.384.8750
FAX 308.384.8752 www.olsconsulting.com

GENOA'S ONE- AND SIX-YEAR PLAN

NEBRASKA DEPARTMENT OF ROADS' IMPROVEMENTS

The Nebraska Department of Roads publishes an annual list of proposed projects for the current fiscal year, for fiscal years one to five years from the present, and six years and beyond. Genoa is in the Department of Road's District 4. Between Fiscal Years 2012 and 2016, there are two projects budgeted for the Genoa area. These projects include:

- 13.8 miles of resurfacing on Nebraska Highway 22, north from Genoa to Junction of Nebraska Highway 14
- In Genoa, 1.6 miles of grading, culvert, and surfacing of Nebraska Highway 22

TRAILS DEVELOPMENT

Trails are becoming a larger part of people's lives. Trails are being used as a means of relaxation and physical fitness. The further development of a trails system in Genoa will be a key to future transportation demands. The city currently has no or limited trails in the and around the community. The trails system needs to be expanded to all parts of the community. A proposed system is identified on the Future Transportation Plan Map.

One key way of developing this expanded system is to make trails a component of any future street reconstruction project or new street project as new developments are constructed. Trails can even be a part of an existing or new sidewalk system; however, the sidewalks will need to meet state and federal standards for width in order to be called an official trail.

EXTRATERRITORIAL JURISDICTION

The one-mile area beyond the City limits will play a major factor in Genoa's future growth. The land uses in the extraterritorial area are typically agricultural at the present time. Other than areas immediately adjacent to Genoa's corporate limits it is not anticipated that there will be any major development in the future.

It will be critical that the City take a solid stand on future growth being contiguous and adjacent to the current corporate limits. Growth adjacent to the existing corporate limits will allow the City to cost-effectively serve these new developments with all services including water, sewer, snow removal, etc.

ANNEXATION POLICY

As cities grow in size the borders must be extended in order to provide a higher quality of life for its residents. The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. This power should be used, as development becomes urban in nature rather than rural. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 500 feet from the corporate limits of the municipality. There are two means for annexing land into the corporate limits:

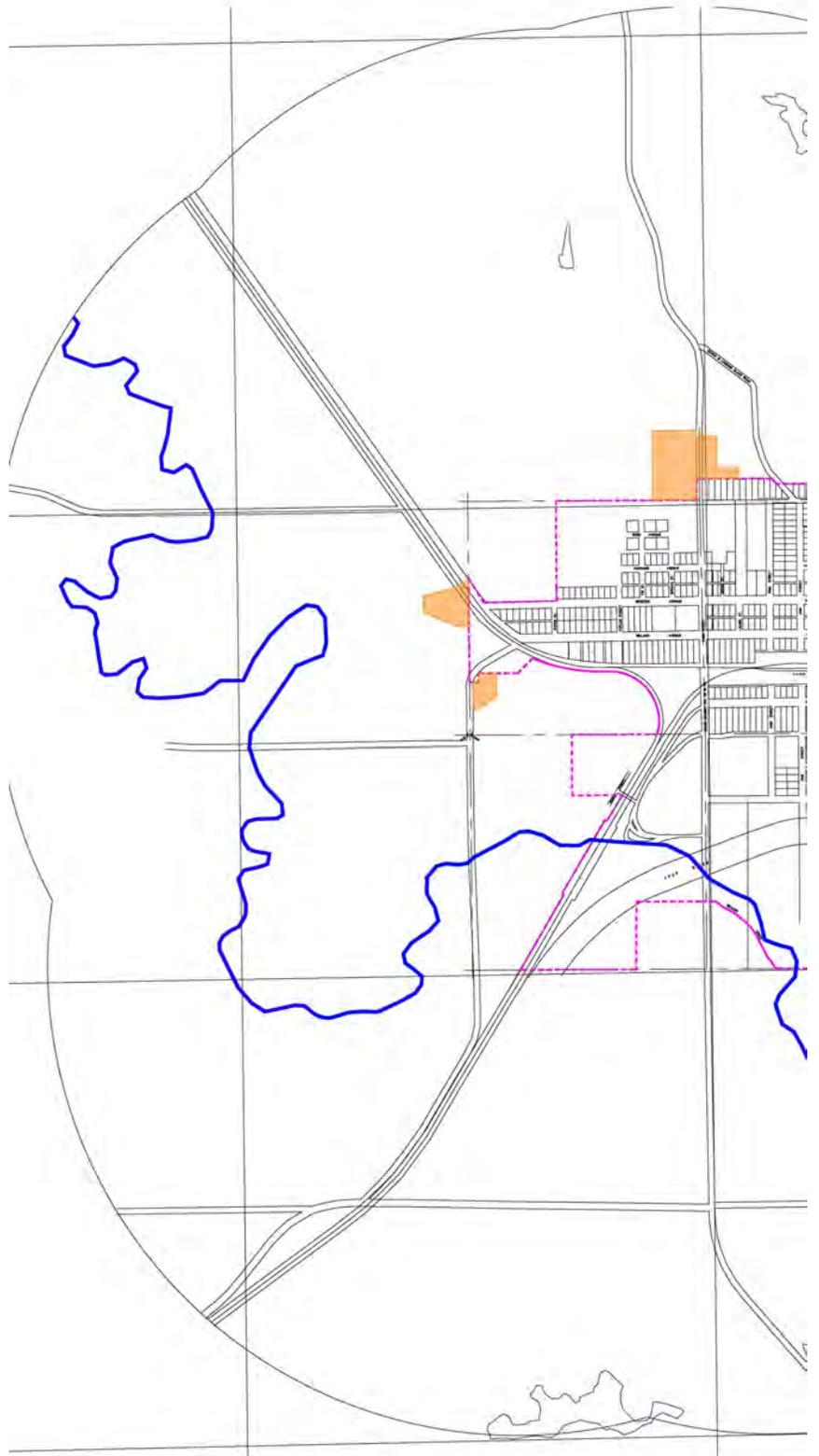
- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous or adjacent lands, lots, tracts, streets, or highways which are urban or suburban in character.

Landowners that desire annexation of land must submit a plat, by a licensed surveyor. This plat must be approved by the City Engineer and filed with the Clerk along a written request signed by all owner(s) of record within the proposed annexed area.

Following three separate readings of the ordinance (waiver of the three readings is not allowed by State Law under this process), a majority of affirmative votes by the City Council in favor of an annexation is required at each reading, to pass the annexation. The certified map is then filed with the Register of Deeds, County Clerk and County Assessor, together with a certified copy of the annexation ordinance. The City has one year to develop a plan that addresses the providing of services to residents of the annexed area.

With regard to annexation, the City should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the City gets an agreement that states that the SID can be annexed, at the discretion of the City, and the SID will not contest the annexation action.

**Figure 10:
Potential Annexation Map
Genoa**





POTENTIAL ANNEXATION AREAS

LEGEND

-  GENOA CORPORATE LIMITS
-  GENOA ETJ
-  PHASE 1
-  LONG RANGE

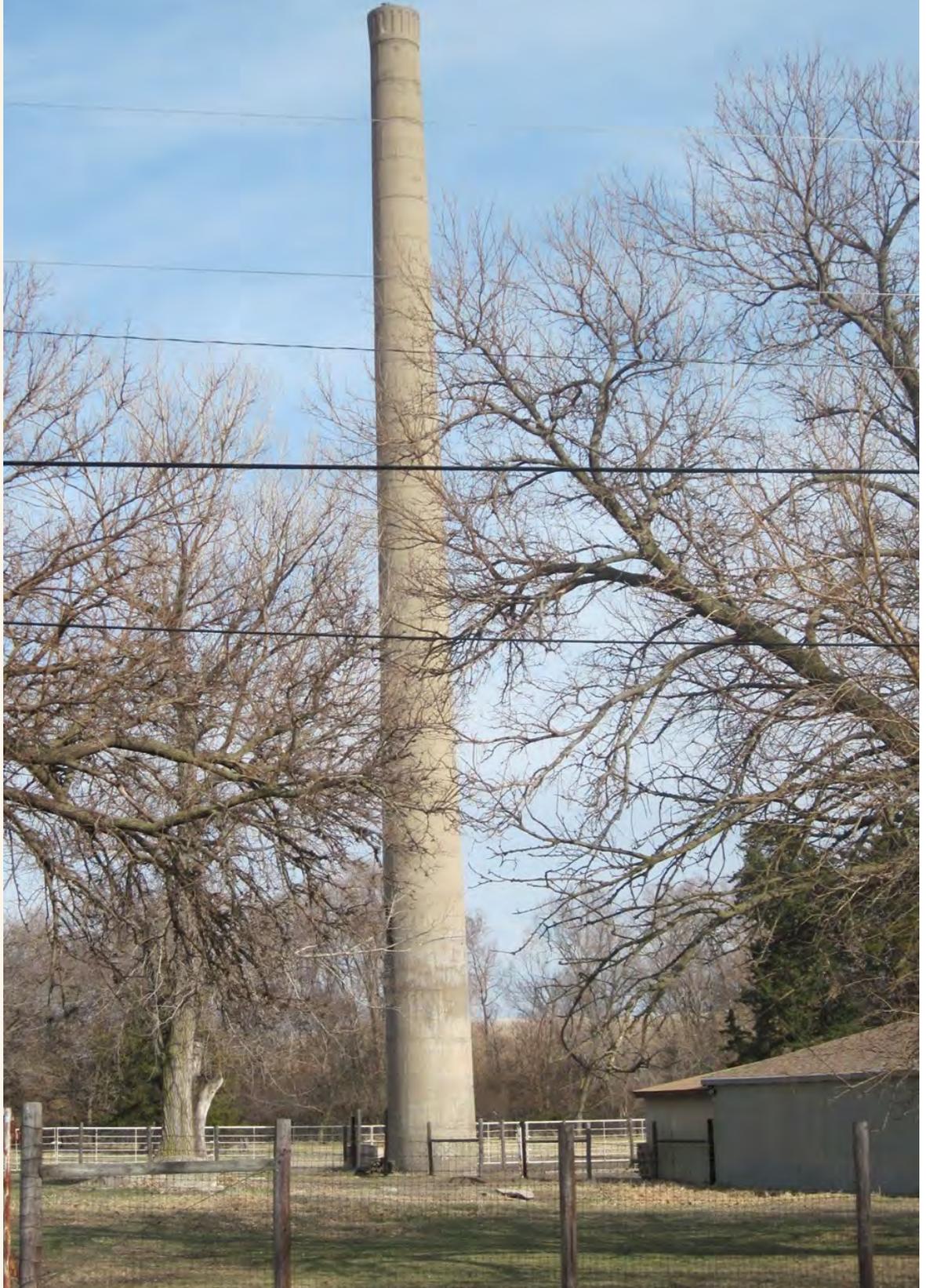


POTENTIAL ANNEXATIONS

Within the extraterritorial jurisdiction and immediately adjacent and contiguous to the existing corporate limits there are several properties eligible for immediate annexation. Most of these areas have larger lots platted for the purpose of dwelling units. See Figure 10 for the specific properties and locations.

6

PLAN IMPLEMENTATION



ACHIEVING GENOA'S FUTURE

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many city officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan. We recommend reviewing the relevant goals during planning and budget setting sessions to determine what projects may need to be undertaken during the course of the fiscal year.

ACTION AGENDA

The Action Agenda is a combination of the following:

- Goals and Objectives
- Land Use Policies
- Support programs for the above items

It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals and objectives in Genoa.

Support Programs for the Action Agenda

Six programs will play a vital role in the success of Genoa's plan. These programs are:

- 1. Zoning Regulations**—updated land use districts can allow the community to provide direction for future growth.
- 2. Subdivision Regulations**—establish criteria for dividing land into building areas, utility easements, and streets. Implementing the Transportation Plan is a primary function of subdivision regulations.
- 3. Plan Maintenance**—an annual and five-year review program will allow the community flexibility in responding to growth and a continuous program of maintaining the plan's viability.
- 4. Housing Study** – A Housing Study will be critical to use in direct relationship to the Comprehensive Plan due to the need for housing issues in the community. The study will help guide the community in the redevelopment and future development of housing throughout the corporate limits.
- 5. The Blight and Substandard Study and General Redevelopment Plan** – these documents will help guide the community through the overall redevelopment efforts within Genoa. These documents also provide the basis for the use of tax Increment financing now and in the future.
- 6. Strategic Plan** – A Strategic Plan will assist in identifying future economic development

strategies that will tie into the overall planning effort of the community. It will be critical to work with this document and the Plan in unison.

PLAN FINANCING

The Implementation Plan is a reiteration of the goals and objectives; however, the goals and policies have been prioritized by the importance to the community. This prioritization was undertaken during the comprehensive planning process with the Planning Commission and the Plan Review Committee.

COMPREHENSIVE PLAN MAINTENANCE

ANNUAL REVIEW OF THE PLAN

A relevant, up to date plan is critical to the on-going planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-plan corrections on the use of community resources, the plan must be current. The annual review should occur during the month of January.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. At the beginning of each year a report should be prepared by the Planning Commission, which provides information and recommendations on:

- whether the plan is current in respect to population and economic changes; and
- The recommended goals, objectives, and/or policies are still valid for the City and its long-term growth.

The Planning Commission should hold a public hearing on this report in order to:

1. Provide citizens or developers with an opportunity to present possible changes to the plan,
2. Identify any changes in the status of projects called for in the plan, and
3. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Planning Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the Comprehensive Plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan and would be processed as per the procedures in the next section.

Unanticipated Opportunities

If major new, innovative development and/or redevelopment opportunities arise which impact any number of elements of the plan and which are determined to be of importance, a plan amendment may be proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments. The Comprehensive Plan amendment process should adhere to the adoption process specified by Nebraska law and provide for the organized participation and involvement of citizens.

METHODS FOR EVALUATING DEVELOPMENT PROPOSALS

The interpretation of the Comprehensive Plan should be composed of a continuous and related series of analyses, with references to the goals and policies, the land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the Comprehensive Plan should include a thorough review of all sections of the Comprehensive Plan.

If a development proposal is not in conformance or consistent with the policies developed in the Comprehensive Plan, serious consideration should be given to making modifications to the proposal or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

- the character of the adjacent neighborhood
- the zoning and uses on nearby properties
- the suitability of the property for the uses allowed under the current zoning designation
- the type and extent of positive or detrimental impact that may affect adjacent properties, or the community at large, if the request is approved
- the impact of the proposal on public utilities and facilities
- the length of time that the subject and adjacent properties have been utilized for their current uses
- the benefits of the proposal to the public health, safety, and welfare compared to
- the hardship imposed on the applicant if the request is not approved
- comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and policies
- consideration of City staff recommendations