



simpco

Dakota City

Comprehensive Plan

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CHAPTER 1: INTRODUCTION

OVERVIEW

This document is a statement of the City of Dakota City's vision for its own future and a guide to achieve that vision through the year 2037. The view of the future expressed in this document is the culmination of the community's values, ideals, and aspirations about the best management and use of the community's resources. The plan is a tool for managing changes to be made to the community in order to achieve the desired quality of life.

PURPOSE FOR PLANNING

Planning is a means of community decision-making through public participation. Throughout the development of a comprehensive plan or any other related community planning documents, planners and individuals of a community collaborate in an effort to serve the best interests, show existing positive and negative aspects, offer priorities and guidelines, and identify where development is possible or should occur in communities. Communities, whether thriving or underachieving, must continually be shaped, guided, and actively managed to effectively adjust to the changing environment and conditions in order to continue to meet the needs of its residents and to retain the quality of life that initially attracted those residents to the community.

Communities across the state of Nebraska have been experiencing substantial growth and change over the past decade. Increasing growth and development pressure can strain local resources, deteriorate the environment, and place a burden on homeowners and residents. No growth or slow growth can also create problematic conditions as well, including stagnant or declining tax revenues and deterioration of public infrastructure. However, through sound-planning principles and concepts, a comprehensive plan can gear a community to foster planned growth that is not haphazard.

COMPREHENSIVE PLAN DEFINED

A comprehensive plan, also known as a general or master plan, is an in-depth document that is intended to guide a community through strategic decision-making in an effort of achieving a future vision. This comprehensive plan has two fundamental purposes; the first provides an essential legal basis for land use regulation such as zoning and subdivision control, and the second a modern comprehensive plan presents a unified and compelling vision for a community, derived from the aspirations of its citizens; and establish the specific actions necessary to fulfill that vision.

Nebraska State Statutes enable cities to adopt zoning and subdivision ordinances to promote the "health, safety, morals, or general welfare of the community." Land use regulations, such as zoning ordinances, recognize that people in a community live cooperatively and have certain responsibilities to one another. These regulations establish rules that govern how land is developed within a municipality and is extraterritorial jurisdiction. However, under Nebraska law, a city may not adopt land use ordinances without first adopting a comprehensive plan. The requirement derives from the premise that land use decisions should not be arbitrary, but should follow an accepted and reasonable concept of how the city should grow. Under state statutes, a comprehensive plan must address the following; Land use, transportation facilities, community facilities, and annexation.

The future vision of a comprehensive plan, along with the strategic decision-making suggested for each guiding principle, is commonly constructed so as to be achievable within a ten or twenty-year period. The guiding principles of a comprehensive plan, which comprise the bulk of the plan, sets the framework on the course of actions needed to take place for the string of components that weld a community together. Consistent with all comprehensive plans, the plan's endgame is to allow a community to create conditions that will enhance the level of standard of living and quality of life. Dakota City's comprehensive plan will not only address the future vision, guiding principles, and strategic decision-making required, but it will also provide an assessment on existing conditions of the various elements of a community, specific goals and objectives for each element of a community, and a course of action needed to implement and evaluate the plan.

Dakota City last adopted comprehensive plan was in the year 2005 which set a future vision for the year 2025. However, since the adoption of the comprehensive plan, much has changed within Dakota City, the state of Nebraska, and legislatively. Such changes have influenced how Dakota City's goals and objectives are fulfilled.

PLAN AND PROCESS OVERVIEW

This document acts as Dakota City's future vision and tool-kit towards implementation of the comprehensive plan. Supporting the future vision are assessments of current conditions, insights on the concept of community elements, identification of existing needs, and the tools and steps that are needed to be taken to transform this vision into reality.

This document will equip the following principles and elements of the plan with texts, exhibits, charts, data, and maps to identify and establish goals and objectives to serve as a stepping-stone for Dakota City. Having established a future vision, goals, and objectives with an understanding of the existing conditions, the comprehensive plan will provide a strategic course of action for whom Dakota City may use to address the ever-changing physical, economical, and social conditions of the community as well as be able to establish a strong form of resiliency to arising issues and threats.

The following listing of sections outlines the major components of the comprehensive plan that have been thoroughly assessed to support the future vision of Dakota City.

Major Components		Location of Section
Community Context	An overview on the longevity of Dakota City and a summary on the existing demographics and characteristics of the community that strongly correlate with the issues addressed in this document are provided.	Chapter 2
Land Use	An assessment of existing conditions and identification of future needs and potential growth areas is provided. Goals and objectives supporting the vision and guiding principles are established.	Chapter 3
Housing and Neighborhoods	An assessment on the existing conditions and trends of the housing market is provided. Goals and objectives supporting the vision and guiding principles are established.	Chapter 4
Economic Development	An assessment of existing conditions and identification on the market trends is provided. Goals and objectives guiding the coordination of growth and development decisions within the city are established.	Chapter 5
Transportation	An assessment on the existing transportation infrastructure and identification of future improvements is provided. Goals and objectives supporting the vision and guiding principles are established.	Chapter 6
Community Facilities and Services	Identification of existing facilities and an evaluation on the conditions of infrastructure is provided. Goals and objectives addressing the provisions to existing services are established.	Chapter 7
Parks, Recreation, and Natural Resources	Identification of existing recreational and natural amenities is provided. Identification of potential improvements and expansion of recreational and natural areas are established.	Chapter 8
Implementation	Identification of performance measures, sources of funding, and priorities are provided. Action steps for goals and objectives are established.	Chapter 9

Formulation of a comprehensive plan requires a great deal of planning, scheduling, meetings, and collaboration amongst residents, business owners, and community leaders to identify and establish the vision, goals, objectives, and direction a community desires to head in. Without coordination amongst all stakeholders involved in drafting a comprehensive plan, a community may misidentify immediate needs, potential opportunities for growth,

direction to take, and the vision a community ought to strive for. An overview of the components on how the plan came to fruition is listed in the following:

Community Participation: Public participation has been the foundation of the comprehensive plan and the planning process. To encourage public participation and for residents to have an input on the context of the plan, city leaders established a schedule of public meetings to allow for all individuals to voice any concerns, questions, or recommendations on the formulation of the plan. The themes on the series of public meetings emphasized on the major components of the comprehensive plan. The feedback generated from the public meetings contributed to the development of the goals and the objectives of the following major components of the comprehensive plan by the Siouxland Interstate Metropolitan Planning Council [SIMPCO]: *Visioning and Guiding Principles, Housing and Neighborhoods, Economic Development, Transportation, Community Facilities and Services, and Land Use*. In addition to the series of public meetings open to the public, the Dakota City Planning and Zoning Board worked directly with the SIMPCO staff in drafting the comprehensive plan.

Community Assessment: The planning process of the comprehensive plan began with the SIMPCO staff providing an assessment on existing conditions, trends, pressing issues, and future needs through fact-finding and data collection with the support of City leaders.

Plan Formulation: The goals and objectives of the comprehensive plan are an accumulation of the feedback from the series of public meetings, discussions and brainstorming amongst residents and stakeholders, findings from the community assessment and fact-finding, and the City's future vision. The goals and objectives formulated by the SIMPCO staff members of each component of the plan are intended to serve merely as a recommendation for the City when deciding on a course of action or direction to take.

Plan Implementation: The final process on the formulation of the comprehensive plan is to adopt the plan, legislatively allowing Dakota City to enforce the plan to spur future growth and development. Some steps that can be taken to ensure the comprehensive plan is efficient and allows a community to have a realistic probability in obtaining their future plan is to establish performance measures before implementation. These will appropriately monitor the progress of the plan, identify priorities, develop a schedule of phases, and identify funding sources to be allocated. As Dakota City's comprehensive plan is enacted, the goals, objectives, action steps, and guiding principles constructed for the future are not meant to be the most definitive strategy to achieve the community's future vision. In fact, throughout the duration of the comprehensive plan, it is critical for the community to monitor the progress and development of each component for communities are prone to unexpected changes and threats. The comprehensive plan should be treated as a living document as in the event that as a community begins to change the components of the plan will have to be adjusted accordingly to accommodate the rising needs, issues, and trends.

VISION AND GUIDING PRINCIPLES

The future vision of the comprehensive plan is a brief and straightforward statement conveying what direction Dakota City is striving for. The future vision is the single-most influencing component that dictates the entire formulation of the comprehensive plan. In the early stages of the comprehensive plan, Dakota City hosted a "kickoff" public meeting that emphasized on visioning and guiding principles. At the public meeting, individuals who

attended were asked to create a list of words and values that characterized the spirit of Dakota City. The following list displays the most common themes generated from the question:

Values and Characteristics	
Bedroom community	Family
Small town	Caring
Homey/hometown	Neighborly
Friendly	Self-Sufficient
Quiet	Community Focused
Value Oriented	Easy access to amenities

To further gain an understanding on a community, it is common for planners and community leaders to conduct a S.W.O.T. Analysis; information about the strengths, weaknesses, opportunities, and threats of a community are recorded through a S.W.O.T. Analysis. Individuals were also asked to create a list of words describing the community's strengths, weaknesses, opportunities, and threats. The following list displays the most common themes of strengths and opportunities generated from the questionnaire:

Strengths and Opportunities	
Progressive	Good Employment opportunities
Small Town	Attractive to Families
Potential for Growth	Keeping everything in good shape
Community Oriented	More Housing
Availability of land for housing growth	

Following the previous list is an additional list displaying the most common themes of weaknesses and threats [Figure 6] generated from the questionnaire:

Weaknesses and Threats	
Infrastructure needs updates	City communication with residents
Small	Lack of transportation services
Age of residents	Water/Sewer rates
Too many amenities around us	Tax base
Housing	

Concluding the series of questions provided at the public meeting, individuals were asked to describe how they would want Dakota City to be like twenty (20) years from now. The following list displays the most common themes generated from the question:

Future Vision	
More housing	Small businesses/more businesses
Annexation/larger	Meeting Place
Paving of roads	Draw young families
Close knit community	Progressive

The public input obtained from the “kickoff” public meeting has helped serve as a basis for creating a vision for Dakota City. Upon gaining the perspective of individuals on various elements of the community through the questionnaire, discussions with local leaders and businesses, and a thorough review of the existing characteristics the City Leaders have used this information to create a vision statement for Dakota City.

VISION STATEMENT

The vision statement expresses the overall wishes and desires of the community for the future. It is very general in nature, broadly defining the kind of community Dakota City should strive to become. Through careful review of all the input and information gathered on Dakota City, a consensus was reached on the following vision statement:

Dakota City is a thriving community of opportunity for everyone. It is a quiet, family-oriented community that:

- ***Provides a small town, hometown feel***
- ***Is community and family focused***
- ***Provides a safe and quiet bedroom community in which to live and raise children***
- ***Invests in the community's future***
- ***Values that welcome all people, progressive, hardworking, and family-friendly***
- ***Has easy access to many entertainment, shopping, and dining amenities***

CHAPTER 2: COMMUNITY CONTEXT

Overview: The City of Dakota City's existing demographics and characteristics is highlighted in this section. A brief overview on the City's history and its current state is provided as well. Developing trends the City is undergoing correlate with the issues identified and the vision and guiding principles formulated throughout the following chapters of the comprehensive plan. The identification of the developing trends along with an in-depth analysis on the data compiled suggests the City of Dakota City is a growing community with many opportunities to continue to build on recent successes.

LOCATION

The City of Dakota City resides along the northeastern border of Nebraska, located on the eastern edge of Dakota County. The City is one of numerous communities that contribute to the prospering of the metro area renowned as Siouxland, a tri-state economic hub region that includes communities from the state of Nebraska, Iowa, and South Dakota. In fact, the City is in the immediate vicinity of where Nebraska, Iowa, and South Dakota's borders intersect, being located less than five miles to the south. Furthermore, the City of Dakota City is in the heart of Sioux City Metropolitan Statistical Area, this Siouxland area is comprised of more than 168,825 people. Major cities and metropolitan that are in close proximity to Dakota City include the following:

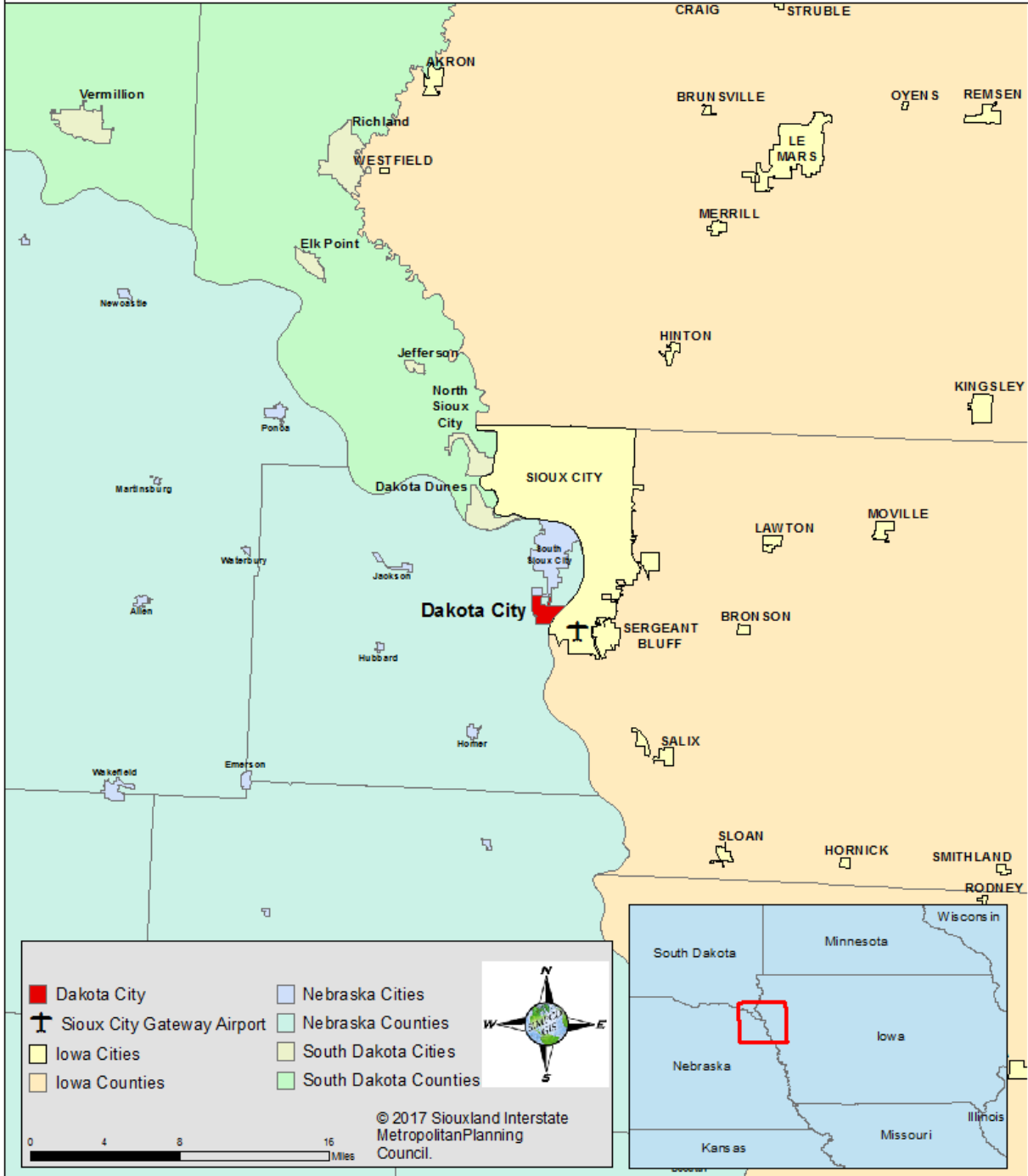
- Sioux City – The southern portion of the city limits is adjacent to the City of Dakota City. The downtown area of Sioux City is located approximately five miles to the north.
- Sioux Falls – 91 miles to the north.
- Omaha – 100 miles to the south
- Lincoln – 120 miles to the south
- Des Moines – 190 miles to the southeast

Dakota City's location puts it within a minutes' drive of various major highways, Interstate 29, and the Sioux Gateway Airport. Dakota City's location amongst the rest of the Siouxland region is displayed on the following location map.

LOCATION MAP NEXT PAGE

MAP 1: LOCATION MAP

LOCATION MAP highlights the City of Dakota City's location using two perspectives. The primary map displays the City's location amongst Siouxland using a regional perspective of the tri-state region. The secondary map displays the City's location amongst the Midwest region of the U.S..



CITY ORIGINS

Dakota City was named after the Dacotah tribe of Indians, who were commonly called Sioux. The Dakota City Land Company was organized in 1856 by Augustus Kountze to promote the growth and development of Dakota City. The founder of Dakota City was J. D. M. Crockwell, who, as an agent of the Dakota City Land Company, filed a plat of the town for record on September 20, 1856.

The town site of Dakota County was laid out nearly two miles long, east and west, with the eastern end of the town site ending on the bank of the Missouri River. Dakota City soon became a port of call by the many steamboats plying the river. Its founders had visions of it becoming a large city, which by its location and rapid growth they had every reason to expect. The main street of Dakota City was laid out east and west and was named Broadway. As the name would imply, the street was designed 150 feet wide. The intent for Broadway was to make it a canal, with a lane for automobiles on either side, so that boat traffic from the Missouri River could get to the middle of the community.

Presbyterians were the first denomination to hold divine worship in Dakota City in the spring of 1857. The Methodists organized here in June 1857. Rev. H. W. Kuhn's, a missionary sent to Dakota City territory, preached the first Lutheran sermon at Dakota City in 1858. For more than 15 years the county records were scattered around in log cabins and rented houses. On January 2, 1860, the county commissioners ordered that steps be taken for the building of a courthouse and jail, but the project failed for want of sufficient funds. A special county election was held June 18, 1870, to vote on a proposition to bond the county for the erection of a \$15,000 courthouse, \$5,000 to be paid by Dakota City. There were 170 voters for and 165 against the bonds.

A two-story brick school house was erected in 1866 at a cost of \$4,500, and a frame building near it, which was used as a high school, was built in 1874. Prior to this time, in 1857, the first school was taught by Mrs. L.C. Packard. In 1892, bonds of \$4,000 were voted, and in the fall of that year an elegant, frame, two-story building was completed.

The first opera house west of the Missouri River was located in a hotel in Dakota City. Traveling shows as well as local groups performed in the opera house. Very early the river began cutting into the town site. In the early 1900s, the river took one-third of the original town site. A part of the present Sioux Gateway Airport was, at one time, a part of the Dakota City town site. Down through the years, the cutting away of the land had been taken by the river. With the building of the great dams on the Missouri River and the stabilizing of its banks, the river is now controlled and the destruction has been stopped.

GROWTH TRENDS ASSESSMENT

A cross-assessment of data published by the U.S. Census Bureau with the City of Dakota City's previous comprehensive plan indicates the community is undergoing growth. Multiple demographic and development trends have been identified supporting the notion that growth is indeed occurring. The following subsections provide a summary on the emerging trends in the City of Dakota City.

Population

The City of Dakota City has experienced sound-growth in total population, accounting for approximately a 5.4% increase from the year 2000 to the year 2010. Further encouraging, Dakota County has also boasted an increase in its total population during the time-span. However, the surrounding counties have experienced mixed-results in changes to their respective population. Three of the four adjacent counties have recorded a decrease in total population over the ten-year span, which includes Dixon and Thurston County of Nebraska, and Woodbury County of Iowa. Union County of South Dakota recorded not only a positive gain in its total population, but recorded the highest growth in regards to the proportion of the total population as well. It should be noted in the surrounding area, the City of Dakota City and Dakota County were the only two areas along with Union County to record an increase in population during the ten-year intervals from the year 1990 to the year 2000, and the year 2000 to the year 2010. Details of the changes in population for the City of Dakota City and the surrounding region are displayed in the following table.

TABLE 1: Area population trends 1990 to 2010

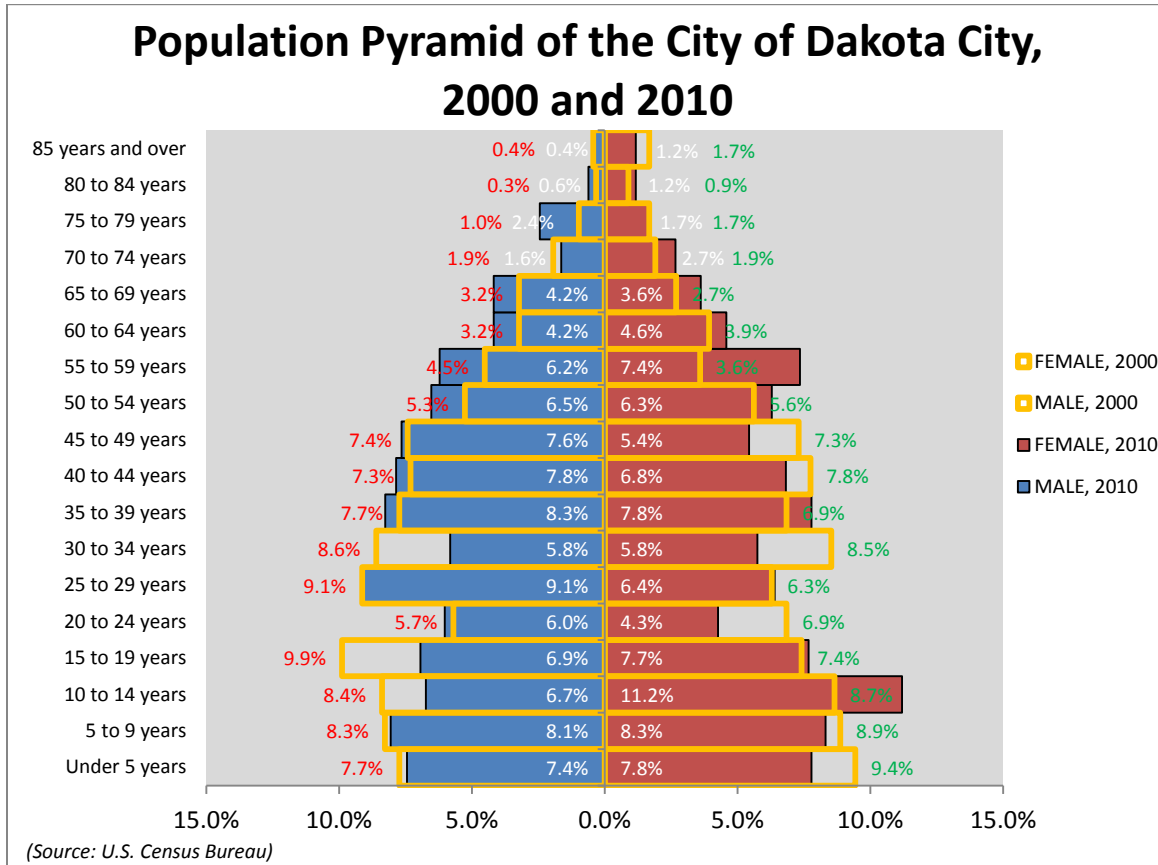
Population					
Place	Total Population			Natural Change	
	1990	2000	2010	1990-2000	2000-2010
Dakota (NE)	16,742	20,253	21,006	21.0%	3.7%
Dixon (NE)	6,143	6,339	6,000	3.2%	-5.3%
Thurston (NE)	6,936	7,171	6,940	3.4%	-3.2%
Union (SD)	10,189	12,584	14,399	23.5%	14.4%
Woodbury (IA)	98,276	103,877	102,172	5.7%	-1.6%
Dakota City	1,470	1,821	1,919	23.9%	5.4%

Source: U.S. Census Bureau

Age and Female – Male Population

On a local scale, the age structure of the City of Dakota City's population has remained relatively stable with minimal increases or decreases in specific age-groups between the years of 2000 and 2010. Grouped in five-year intervals, the U.S. Census Bureau revealed the age-groups whom experienced the largest growth in proportion to the total population in the City were residents between 50 and 59 years of age; age-group whom experienced the largest decrease in proportion to the total population occurred amongst residents between 30 and 34 years of age. The changes that had taken place amongst all other age-groups were no greater than three percent. Although the changes to each age-group have been minimal, it should be noted that four out of the five youngest age-groups recorded a decrease in proportion to the total population. Common sources of cause for a City experiencing a decrease amongst its younger age-groups over a period time include a limited economic base, loss of natural resources, lesser presence as retail and service center, or a major private employer unable to remain in business. A comparison of the City of Dakota City's age structure during the year of 2000 and 2010 is detailed in the follow population pyramid chart.

FIGURE 1:



Ethnic Make-Up

The ethnic make-up of the City is deficient in its diversity as so is Dakota County and the state of Nebraska. The primary races that contribute to a significant proportion of the City’s ethnic make-up are White and Hispanic residents. Although diversity isn’t abundant in the City, the 2000 and 2010 U.S. Census Bureau indicates the ethnic population has taken strides towards greater diversity. The ethnic changes that had taken place over the ten-year span featured a drastic spike in Hispanic residents, nearly accounting for ten-percent more of the total population in the year 2010; the City recorded increases in residents of other ethnicities to a lesser degree as well. The existing proportions of ethnicities for residents that reside in the City of Dakota City in comparison to residents of Dakota County, the state of Nebraska, and the United States are displayed in the following table.

TABLE 2:

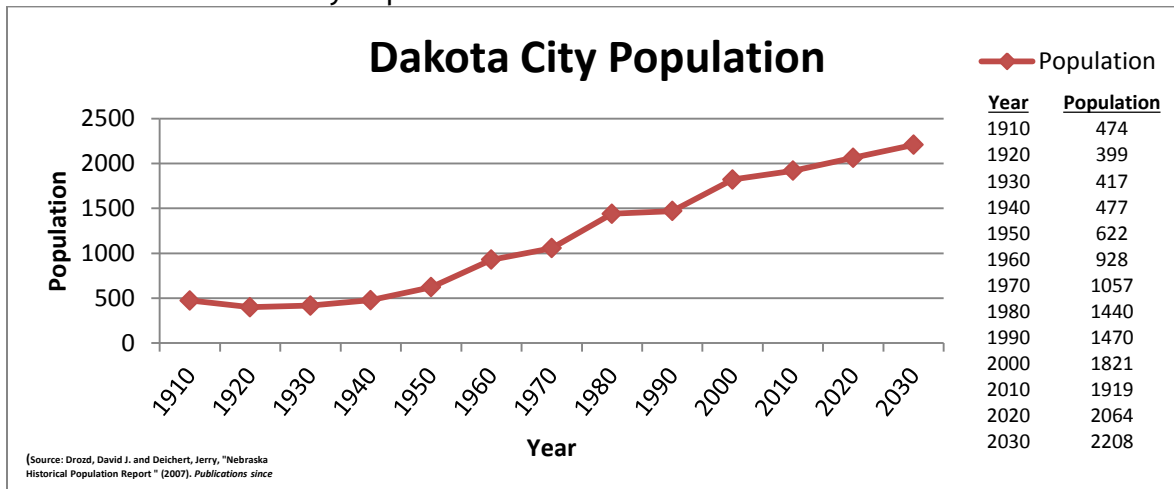
Ethnic Make-Up				
	Dakota City	Dakota County	Nebraska	United States
Ethnicities				
One race	97.9	97.7	97.80	97.1
White	82.4	70.5	86.10	72.4
Black or African American	0.8	3.1	4.50	12.6
American Indian and Alaska Native	1.9	2.7	1.00	0.9
Asian	4.5	3	1.80	4.8
Native Hawaiian and Other Pacific Islander	0	0.2	0.10	0.2
Some other race	8.3	18.1	4.30	6.2
Two or more races	2.1	2.3	2.20	2.9
Hispanic or Latino and Race				
Hispanic or Latino (of any race)	29.3	35.3	9.2	16.3
Mexican	26.7	30.9	7	10.3
Puerto Rican	0	0.2	0.2	1.5
Cuban	0	0	0.1	0.6
Other Hispanic or Latino	2.6	4.3	1.9	4
Not Hispanic or Latino	70.7	64.7	90.8	83.7

Source: U.S. Census Bureau, 2010

Population Projections

The City of Dakota City has established a strong track-record regarding growth in its population for decades. Records detail that the City of Dakota City has boasted a positive gain in total population dating as far back to the year 1920. As comprehensive plans are formulated with the future of a community in-mind, it is common to project demographic data into the future as well. Thus, population projections were carried-out; Extrapolation Equation was used to provide an estimate on the future population of the community. The equation does not integrate any social or economic variables when computing a future population, using decennial population totals since the year 1910. Population estimates for the future of the City of Dakota City are provided in the following table.

FIGURE 2: Dakota City Population



CHAPTER 3: LAND USE

Vision: The land use and zoning elements of this plan will provide the framework for sustainable, long-term growth that will create vibrant and diverse neighborhoods with nearby amenities and employment opportunities for all residents.

EXISTING LAND USE

The existing zoning of Dakota City is shown in the following map and was updated in November of 2016. The map shows that Dakota City has a variety of uses and zones throughout its area. The zoning of a parcel of land determines which types of land use will be permitted on that site. Dakota City has 6 different zoning districts. Each type has certain permissible and conditional uses. The full description of each district and its permitted uses are described in Dakota City's Ordinances¹. A brief summary of each district is shown below:

TABLE 3: DAKOTA CITY ZONING DISTRICTS

A-1	Agricultural District: Agricultural District is designed to preserve agricultural land, to protect agricultural land and operations from the encroachment of incompatible uses, to conserve the use of agricultural resources, and to provide appropriate locations for certain types of establishments primarily serving agricultural producers.
AGT	Agricultural Transitional District: This district is intended to provide for the agricultural use of land while recognizing the district has the capability in terms of land and accessibility to facilities, services and utilities to accommodate low intensity residential development of the land due to the close proximity of the City.
R-1	Low Density Residential District: This district is designed to provide for medium density development of single-family dwellings and provide space for structures, use and institutions which require a residential environment.
R-2	Residential District: This district is designed to provide for medium density development of single-family and multiple developments and provide space for community services and facilities to complement residential areas and institutions which require a residential environment.
C-1	Business District: This District is designed to serve as the central retail and trading district of the City.
I-1	Light Industrial District: This District is designed to provide space for certain commercial and industrial uses which are able to meet certain performance standards and protect nearby noncommercial and non-industrial uses from undesirable environmental conditions.
I-2	Heavy Industrial: This district is designed to provide space for the widest range of industrial operations permitted in the City which are able to meet certain performance standards to protect nearby noncommercial and non-industrial uses from undesirable environmental conditions.

¹ The full Dakota City of Ordinances is available at:
https://library.municode.com/ne/dakota_city/codes/code_of_ordinances?nodeId=COOR_APXAZO

DEVELOPMENT CONCEPTS

Land Use Categories

There are a variety of land uses that are present in every city. Some of the most common uses in Dakota City are residential, business, industrial, conservation, and agricultural. For each type of land use, there are varying densities or intensities of use. High density uses would have a large amount of buildings, dwelling units, or employees per acre while low density uses would have less. The specific conditions and requirements that regulate how each type of land is used are done with land use controls.

Land Use Controls

Land use controls are the methods that are used to enforce proper land use in accordance with the City's plan for development. The most common form of land use control is zoning. The zones that are used by Dakota City are each associated with a set of rules and regulations of how the land can be used for its intended purpose.

For each zone, there is additional land use controls associated with building and construction standards. Other types of land use controls include setbacks requirements, building height restrictions, easements, lot sizes, types of structures, and much more. In Dakota City, easements should be used to ensure that land will be available for the continued development of the community trail. This will help to ensure that the trail can continue to make connections throughout the community. Building height restrictions are of particular importance to the Sioux City Gateway airport, which needs to ensure an unobstructed path for all of its flights.

Land Use Compatibility

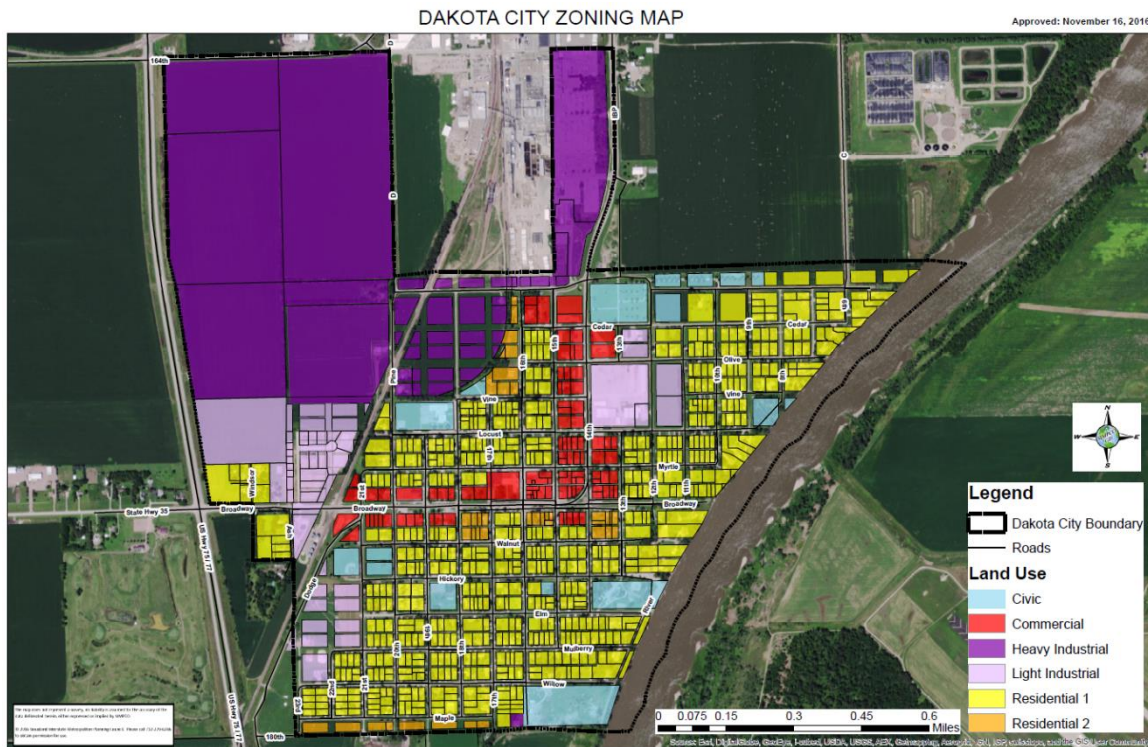
Zoning has many benefits for the community. Zoning can prevent incompatible land uses from being located adjacent to each other. This can prevent nuisances like noise and smell from affecting areas where people live. It can also ensure that properties have adequate lighting and space. The reduction of exposure to such nuisances helps to improve the quality of life of everyone within the community.

Zoning can also help to preserve environmental or sensitive areas. There are often natural areas that are valuable to the community and should be preserved from development. Also, zoning can prevent development in sensitive areas, such as a floodplain. The Missouri River flows to the East of town and has a floodplain. Development should be discouraged in this area in order to prevent damage to developments.

Zoning is also capable of preserving and protecting property values. A zoning code ensures that all developments will be built to a certain standard. This helps to prevent unconventional nuisance properties from being built and lowering the property values of nearby homes.

Zoning also serves as an effective tool for the implementation of this comprehensive plan. Zoning can be effectively used to accomplish the goals of the other chapters of this plan. Zoning can be used to promote necessary housing, transportation improvements, and community development goals.

MAP 2: DAKOTA CITY ZONING MAP



In Map 2 you can see the most updated version of Dakota City's zoning. The following categories Dakota City uses for zoning are:

- Civic
- Commercial
- Heavy Industrial
- Light Industrial
- Residential 1
- Residential 2

Sustainability

Sustainable land use planning and design can have significant benefits for Dakota City. It is important to consider environmentally sensitive areas that should be preserved. For example, the floodplain of the Missouri River is a sensitive area. Within this area, there is a much greater chance of flooding. Development within the floodplain may lead to negative effects on property owners whenever flood conditions exist. The floodplain area could be preserved for recreation activities such as parks and trails.

It is also important to consider the financial sustainability of developments. Property tax revenue is the primary source of income for local governments. Therefore, developments should be planned in a way that increases property values and makes the best use of the limited land that is available. Typically, the most financially sustainable type of development is a dense, mixed use neighborhood. This type of development has a high number of uses on a small amount of land, which maximizes tax revenue. Furthermore, this type of development

minimizes city costs by reducing the amount of public infrastructure, such as roads and public utility lines that need to be built.

Residential, primarily medium density was requested by residents of Dakota City during the public input process of this plan². Many residents expressed the desire to expand the current residential stock, whether it was single family, multi-family, or even mixed use. The need for diversity in housing, and to expand upon the existing housing was evident in both the survey and public input. Beyond this other concerns were to keep the commercial corridor along Broadway intact.

Annexation and Growth Areas

Dakota City's population and labor force are both expected to grow. In order to accommodate this growth, additional land will be required. Furthermore, it is important to plan for the land use outside of the City boundary because all platting that occurs within a two mile radius around the city limits will require Dakota County to consult with Dakota City. For these reasons, it is important to have a plan in place for how the land surrounding Dakota City limits should be used.

The Dakota County zoning designations are:

- A-1: Primary Agricultural
- TA-1: Transitional Agricultural
- CL: City Limits
- C-1: Commercial
- I-1: Industrial
- CO: Conservation Overlay
- R-1: Rural Residential

The first place Dakota City is looking to grow is directly south of the City, in Map 3, Future Land Use; it is marked primarily for expanding the current housing stock of Dakota City. By adding this land Dakota City could vastly improve and diversify the type of housing that is currently available

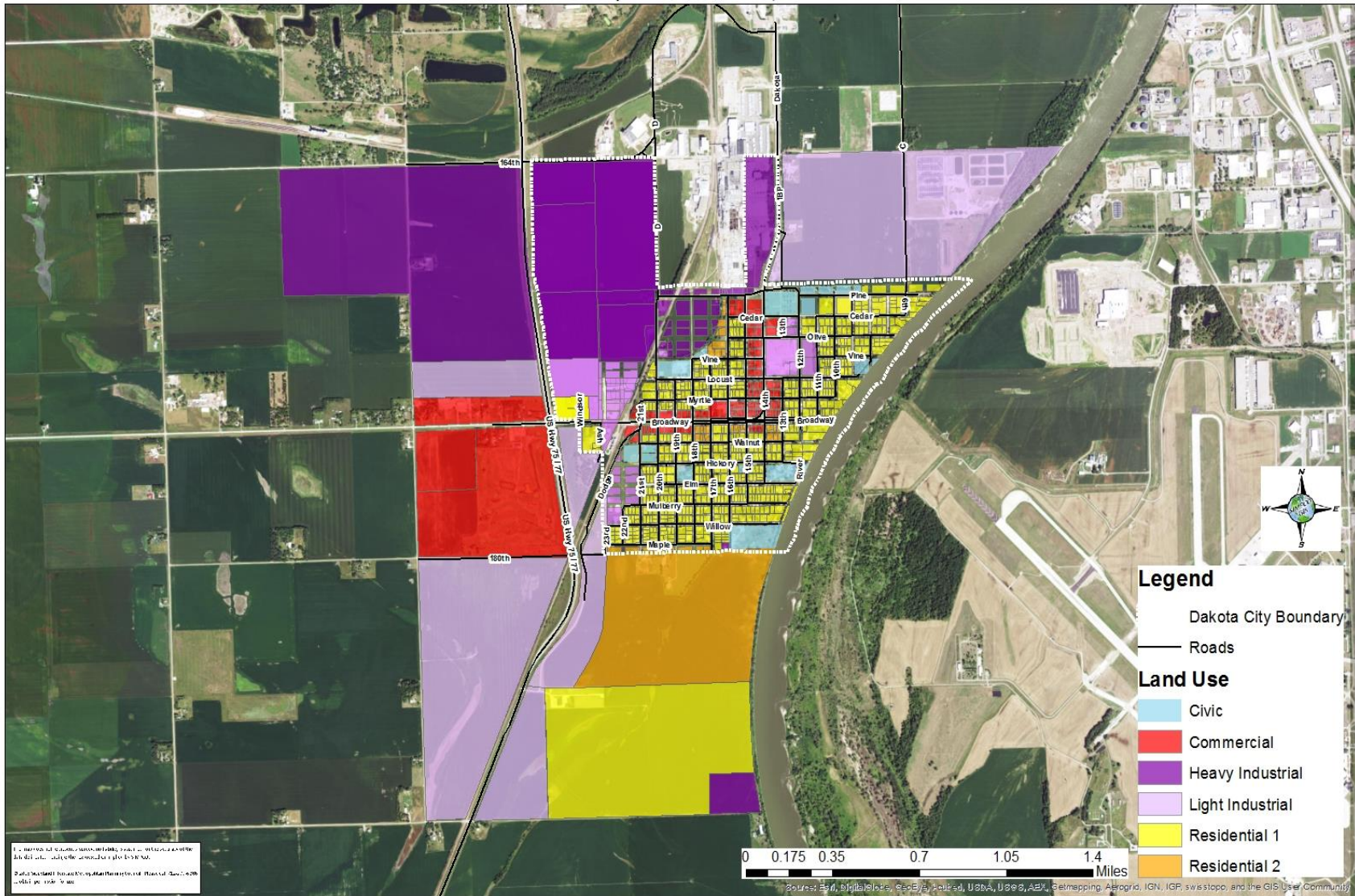
FUTURE LAND USE

The future zoning guide for Dakota City is shown on the following map. This map is only intended to serve as a guide for future development. Actual zoning will likely vary. A current zoning map can be requested from Dakota City. The proposed future land use shows a growth in zoning and development outside of the current city boundary. Dakota City reevaluated their zoning regulations and adopted a new zoning map in November of 2016. There is also proposed development that would expand the city boundary. The new development proposed outside of the city boundary is primarily located to the South boundary of town, as stated in the annexation and growth area part of this chapter. Other areas where the City could expand include northeast of town, just north of the cemetery, and by the golf course just outside of town.

² See Appendix A for a full summary of the public input.

MAP 3: DAKOTA CITY LAND USE MAP

Dakota City Land Use Map



GOALS, OBJECTIVES, AND ACTIONS

Goal 3.1: To maintain Dakota City as a city with diverse and healthy neighborhoods that are closely integrated with each other; conserve open spaces and environmentally sensitive lands; have easy access to employment, recreational and educational facilities; and enable public services to be provided in an efficient manner.

- Objective 3.1.1: Maintain the integrity of residences through effective enforcement of building and housing codes.
- Objective 3.1.2: Protect single family neighborhoods from the intrusion of incompatible residential and non-residential land.
- Objective 3.1.3: Target unstable or declining neighborhoods for revitalization through partnerships between the city, housing and economic development groups and private property owners.

Goal 3.2: To guide growth in the most efficient and cost effective manner possible and stop South Sioux City encroachment.

- Objective 3.2.1: Encourage residential designs that facilitate walking and bicycling rather than increasing reliance on automobiles.
- Objective 3.2.2: Reserve or annex sufficient land to accommodate projected residential and non-residential development in areas that have or can readily be provided with adequate services.

CHAPTER 4: HOUSING & NEIGHBORHOODS

Vision: To develop safe, accessible, diverse neighborhoods with amenities such as parks, beautiful landscaping, street connectivity, trails and sidewalks. Develop diverse housing types that are accessible, affordable, well-maintained, aesthetically pleasing.

DAKOTA CITY HOUSING OPEN HOUSE SUMMARY

The foundation of the Housing & Neighborhoods chapter is centered around a public open house meeting that was hosted by the City on January 26, 2017 in an effort to gather the community's opinion on the existing housing stock. The full results of the public open house meeting, including submitted surveys, are documented in Appendix A. At the public open house meeting, participants engaged in thoughtful discussions and were asked a series of questions. Please find below a summary of the main themes derived from the public comments under each topic.

Characteristics that make a good neighborhood:

- Pride in appearance of homes
- Quality jobs within the community
- Friendly – Connection with neighbors
- Well-kept yards
- Safe
- Low crime
- Clean
- Quiet
- Nearness to parks & community facilities
- Maintained sidewalks and streets
- Social activities

Housing improvements or changes we would like to see:

- Housing evaluation of maintenance – code enforcement
- Clarify code- thresh-hold of well-maintained vs. needs improvement
- Streets, sidewalks, existing sidewalk ordinance
- Building inspection
- Rental property maintenance
- Legal pathways to enforce maintenance
- Improve housing maintenance

Goals for Dakota City's housing:

- Middle housing between senior assisted and single-family, independent living, townhomes, and condos with no exterior maintenance
- New housing
- Cul-de-sacs
- Clarify process of housing rehabilitation through enforcement
- Senior housing – middle between single family and assisted living
- Research of housing rehabilitation programs
- Evaluate housing stock measure level of maintenance

NEBRASKA PLANNING GUIDING PRINCIPLES

The state of Nebraska's Community and Rural Development Division (CRD) of the Nebraska Department of Economic Development (DED) is one of several government organizations that support and encourage community planning throughout the state. Evidence of the organization's support is through the publishing of the Nebraska Planning Handbook; the Nebraska Planning Handbook emphasizes on providing a sense of direction or serves as a guide for counties and municipalities who are in the process of drafting a comprehensive plan. Within the document are recommendations and legislative requirements pertaining to each component of a comprehensive plan for counties and municipalities to abide by, including the housing and neighborhoods component.

The context of the chapter is influenced by the Nebraska Planning Handbook's discussion on the commonality of projecting, analyzing, and projecting the needs and potentials for housing being included in the housing component of a comprehensive plan and the priority of a community providing safe, decent, and affordable housing for all residents.

EXISTING HOUSING & NEIGHBORHOODS CONDITION

Under this section, various housing characteristics are discussed in depth detailing the financial values, residing occupants, and type of structure for example. Throughout this section and the remainder of the chapter, the discussion of housing characteristics and emerging trends will be supported through visuals, charts, and graphs.

Year Residential Structures Built

An alternative to assessing a City's housing and neighborhoods is through an analysis on the date that residential structures were built. Data obtained from the Dakota County Assessor indicates that nearly one-third of the residential structures in the City of Dakota City were built between the years of 1970 and 1979. Throughout the 19th century the City of Dakota City has experienced a gradual outward of residential development from its main street. A breakdown of the City of Dakota City's historic progression of residential development is detailed in the following map. It is important to note that this map does not contain a significant portion of residences within Dakota City, this is due to limitations on data available to complete this map. This area is either grey or does not show up and is therefore white.

MAP 4: DAKOTA CITY RESIDENTIAL STRUCTURES YEAR BUILT

DAKOTA CITY RESIDENTIAL STRUCTURES YEAR BUILT

The Dakota City Residential Structures Year Built map features the year the City's existing residential structures were built. The year residential structures were built is broken down into five timelines; the chosen timelines to categorize each residential structure include 1939 or Earlier, 1940-1959, 1960-1979, 1980-1989, and 2000-2017. Residential structures with no date of construction available were categorized in a separate classification. Dakota County's Property Assessor was used to determine the date of construction for all existing residential properties.

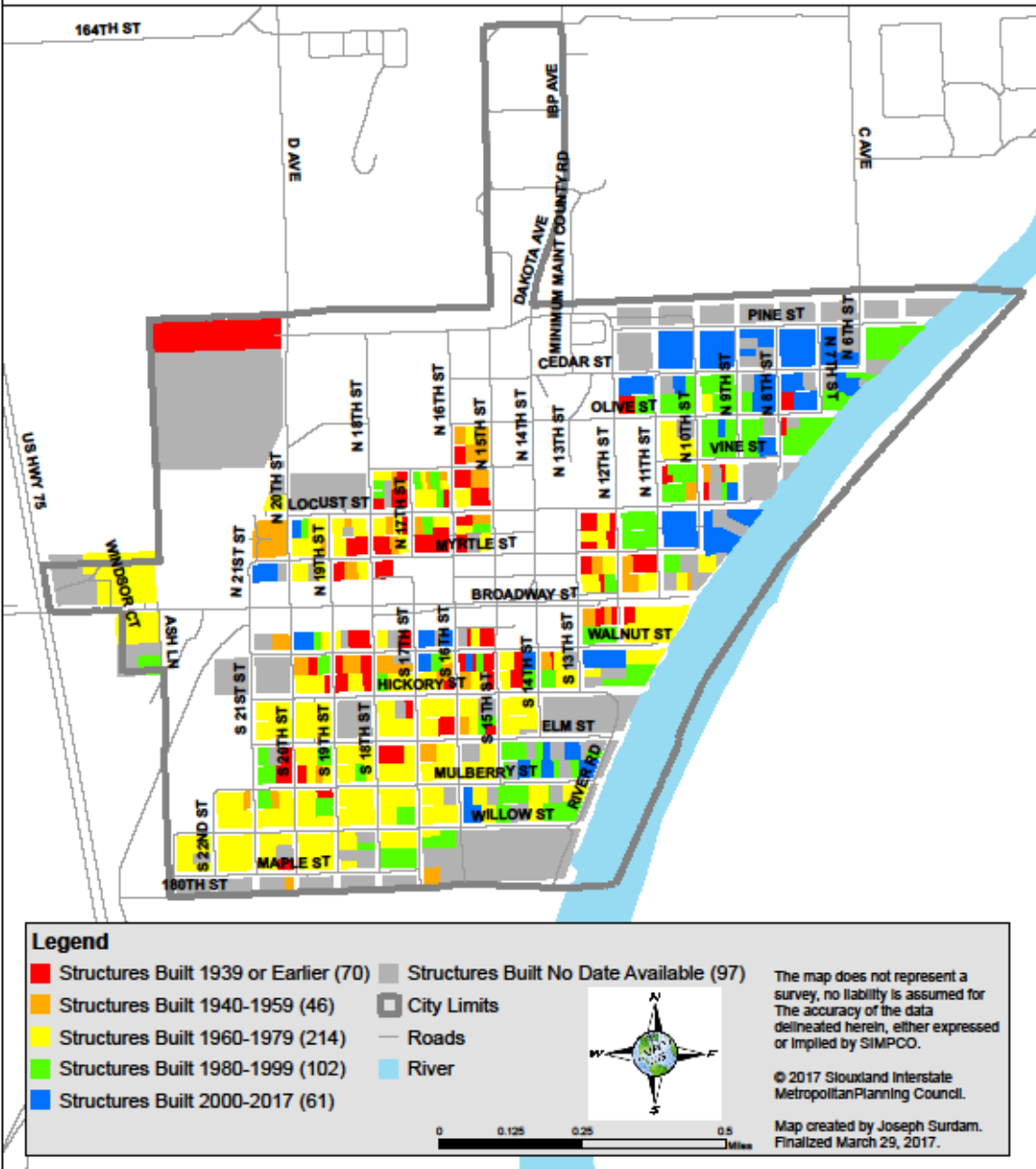
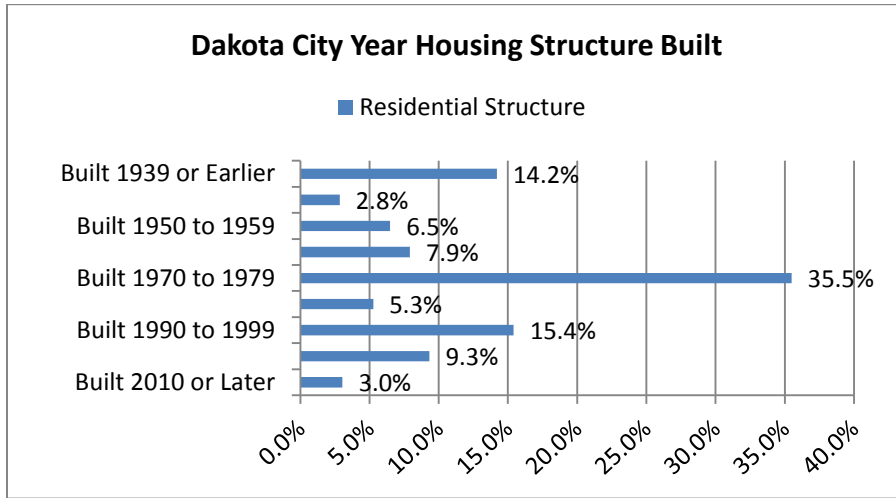


FIGURE 3:



HOUSING OCCUPANCY AND TENURE

Housing Occupancy

The City of Dakota City has seen positive trends in housing growth for the past two decades. According to the U.S. Census Bureau decennial census data, the City of Dakota City has experienced a gradual increase in the number of housing units since 1990. Between the years of 2000 and 2010 the City of Dakota City underwent a 4.8% increase in total housing units, outpacing Dakota County whom recorded only a 1.4% increase during the time span.

Further encouragement to the increase in housing units, statistics revealed the City of Dakota City had undergone a decrease in home owner vacancy rates between the years of 2000 and 2010. Both the City and Dakota County boasts low homeowner vacancy rates. A breakdown of the housing unit and vacancy rate trends experienced by the City and Dakota County is displayed in Figure 4 and Table 3.

FIGURE 4:

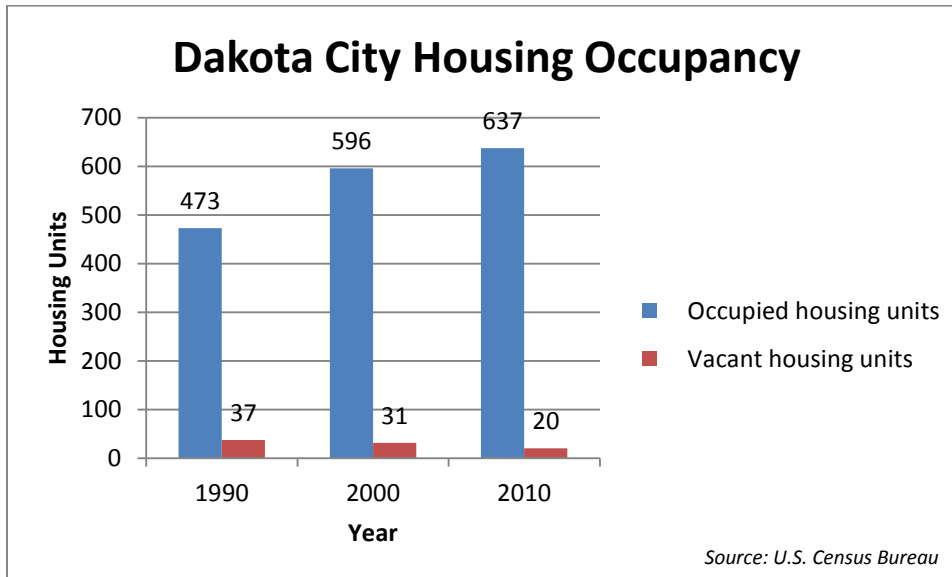


TABLE 3:

Housing Occupancy								
Dakota City	1990		2000		2010		Change 2000-10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	510	--	627	--	657	--	30	4.8%
Occupied Housing Units	473	92.7%	596	95.1%	637	97.0%	41	6.9%
Vacant Housing Units	37	7.3%	31	4.9%	20	3.0%	-11	-35.5%
Homeowner Vacancy Rate	--	0.8%	--	1.7%	--	0.8%	--	-0.9%
Rental Vacancy Rate	--	14.0%	--	5.4%	--	4.8%	--	-0.6%

Dakota County	1990		2000		2010		Change 2000-10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,486	--	7,528	--	7,631	--	103	1.4%
Occupied Housing Units	6,035	93.0%	7,095	94.2%	7,218	94.6%	123	1.7%
Vacant Housing Units	451	7.0%	433	5.8%	413	5.4%	-20	-4.6%
Homeowner Vacancy Rate	--	1.2%	--	1.3%	--	1.0%	--	-0.3%
Rental Vacancy Rate	--	8.4%	--	9.3%	--	7.4%	--	-1.9%

Source: US Census Bureau

Housing Tenure

Gradual increases in both owner and renter housing units have occurred in the City of Dakota City since the 1990's. Between the years of 2000 and 2010, the City underwent a 5.0% increase in owner-occupied housing units and a 12.9% increase in renter-occupied housing units. In comparison, Dakota County has experienced mixed-results, only recording an increase in renter-occupied housing units during the ten-year span. A breakdown of the occupied housing units as well as the average household size trends experienced by the City and Dakota County is included in Figure 5 and Table 4.

FIGURE 5:

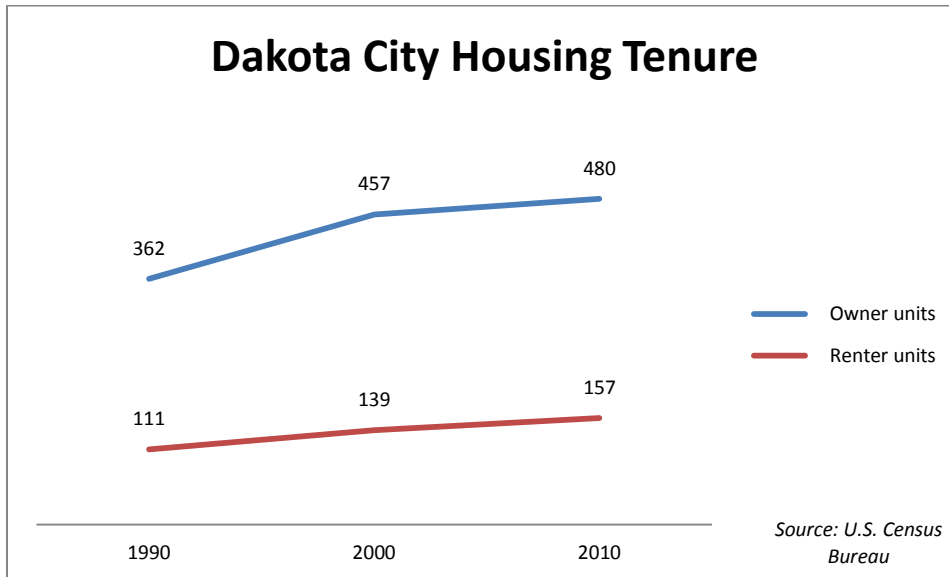


TABLE 4:

Housing Tenure								
Dakota City	1990		2000		2010		Change 2000-10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	473	--	596	--	637	--	41	6.9%
Owner-Occupied Housing Units	362	76.5%	457	76.7%	480	75.4%	23	5.0%
Renter-Occupied Housing Units	111	23.5%	139	23.3%	157	24.6%	18	12.9%
Average Household Size of Owner-Occupied Units	--	--	--	3.1%	--	3.1	--	0.0%
Average Household Size of Renter-Occupied Units	--	--	--	2.6%	--	2.3	--	-0.3%
Dakota County								
Dakota County	1990		2000		2010		Change 2000-10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	6,035	--	7,095	--	7,218	--	123	1.7%
Owner-Occupied Housing Units			4,781	67.4%	4,612	63.9%	-169	-3.5%
Renter-Occupied Housing Units			2,314	32.6%	2,606	36.1%	292	12.6%
Average Household Size of Owner-Occupied Units	--	--	--	3.0%	--	3.0%	--	0.0%
Average Household Size of Renter-Occupied Units	--	--	--	2.5%	--	2.6%	--	0.1%

Source: U.S. Census Bureau

HOUSING VARIETY

An existing diverse housing stock within a community is a vital component in establishing a secure network of assets that support growth in population, households, employment, and community services. Possessing the ability to meet resident's housing needs concerning proximity to work, affordability, availability, and diversity increases a community's potential in attracting new businesses, families, and individuals whom are choosing on where to relocate.

Classifying a community's housing stock can be conducted through a range of factors. General Characteristics and Housing Characteristics are the two primary housing categories the U.S. Census Bureau uses to break down specific housing attributes of a community. A listing of the existing housing attributes the U.S. Census Bureau collects data on for both primary housing categories is listed in table 5, which are further discussed in the following subsections.

TABLE 5:

U.S. Census Bureau Housing Data	
<i>General Characteristics</i>	<i>Housing Characteristics</i>
Average Household Size	Mortgage Values and Median Mortgage Value
Homeowner and Rental Vacancy Rates	Number of Occupants Per Room
Number of Owner-Occupied Housing Units	Rental Values and Median Rental Value
Number of Renter-Occupied Housing Units	Type and Number of Units, Year Structure was Built, and Number of Rooms
Number of Vacant Units in Seasonal, Recreational, or Occasional Use	Value of Owner-Occupied Units and Median Value of Units
Occupied and Vacant Housing Units	Year Householder Moved into Unit and the Lack of Plumbing

Housing Value and Affordability

A well-understanding of affordable housing requires obtaining information on multiple housing attributes. In the following section, a thorough analysis on the City of Dakota City's value of owner-occupied units and gross rents in 2000 and 2010 by the number of units within each financial value-range is discussed. In Figure 6 and Table 6, statistics revealed that majority of the housing stock in the City valued from \$50,000 to \$99,999 in the year 2010, this was followed closely by the \$100,000 to \$149,000.

FIGURE 6:

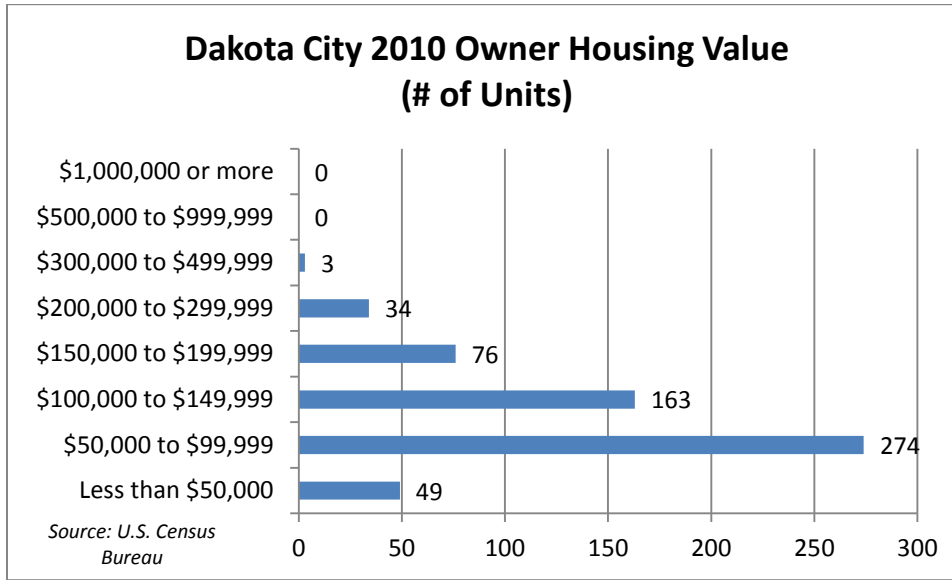


TABLE 6:

Owner-Occupied Housing Value						
Dakota City Owner-Occupied Units	2000		2010		Change 2000-10	
	Number	Percent	Number	Percent	Number	Percent
Total Units	403	--	599	--	196	48.6%
Less than \$50,000	41	10.2%	49	8.2%	8	19.5%
\$50,000 to \$99,999	272	67.5%	274	45.7%	2	0.7%
\$100,000 to \$149,999	66	16.4%	163	27.2%	97	147.0%
\$150,000 to \$199,999	9	2.2%	76	12.7%	67	744.4%
\$200,000 to \$299,999	15	3.7%	34	5.7%	19	126.7%
\$300,000 to \$499,999	0	0.0%	3	0.5%	3	300.0%
\$500,000 to \$999,999	0	0.0%	0	0.0%	0	0.0%
\$1,000,000 or more	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	80,900	--	97,400	--	16500	20.4%

Source: U.S. Census Bureau

Dakota City Gross Monthly Rent

The housing value of renter-occupied units in the City of Dakota City is illustrated. Using data published by the U.S. Census Bureau, the degree of gross rent amid the City’s renter-occupied units is grouped into one of eight financial values ranging from \$200 or less to \$1,500 or more. Between the years of 2000 and 2010, the City’s rent primarily decreased. The decrease in rent is evident from the shift of \$500-\$749 in the year 2000 to \$300-\$499 gross rent accounting for the largest proportion of renter-occupied units in the year 2010; the \$300-\$499 gross rent financial interval accounted for the highest proportion of renter-occupied units with approximately 47.1% of the total units. An in-depth breakdown of the changes experienced amongst the City’s renter-occupied units per gross rent is displayed in Figure 7 and Table 7.

FIGURE 7:

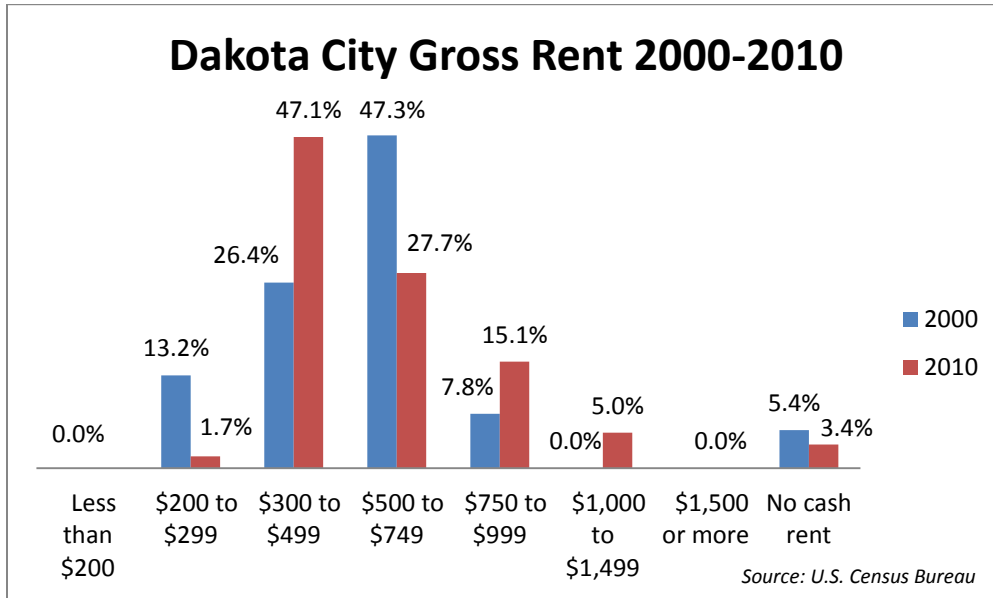


TABLE 7:

Renter-Occupied Housing Value						
Dakota City Gross Rent	2000		2010		Change 2000-10	
	Number	Percent	Number	Percent	Number	Percent
Total Units	129	--	119	--	-10	-7.8%
Less than \$200	0	0.0%	0	0.0%	0	0.0%
\$200 to \$299	17	13.2%	2	1.7%	-15	-88.2%
\$300 to \$499	34	26.4%	56	47.1%	22	64.7%
\$500 to \$749	61	47.3%	33	27.7%	-28	-45.9%
\$750 to \$999	10	7.8%	18	15.1%	8	80.0%
\$1,000 to \$1,499	0	0.0%	6	5.0%	6	0.0%
\$1,500 or more	0	0.0%	0	0.0%	0	0.0%
No cash rent	7	5.4%	4	3.4%	-3	-42.9%
Median (dollars)	533	--	399	--	-134	-25.1%

Source: U.S. Census Bureau

Dakota City Household Income

In both Figure 8 and Table 8, the proportion of householders per degree of household income in the City of Dakota City is illustrated. Published by the U.S. Census Bureau, the degree of household income is categorized into ten financial values ranging from less than \$10,000 to \$200,000 or more. In the year of 2010, annual earnings from \$50,000 to \$74,999 represented the highest proportion of total households in the City of Dakota City.

FIGURE 8:

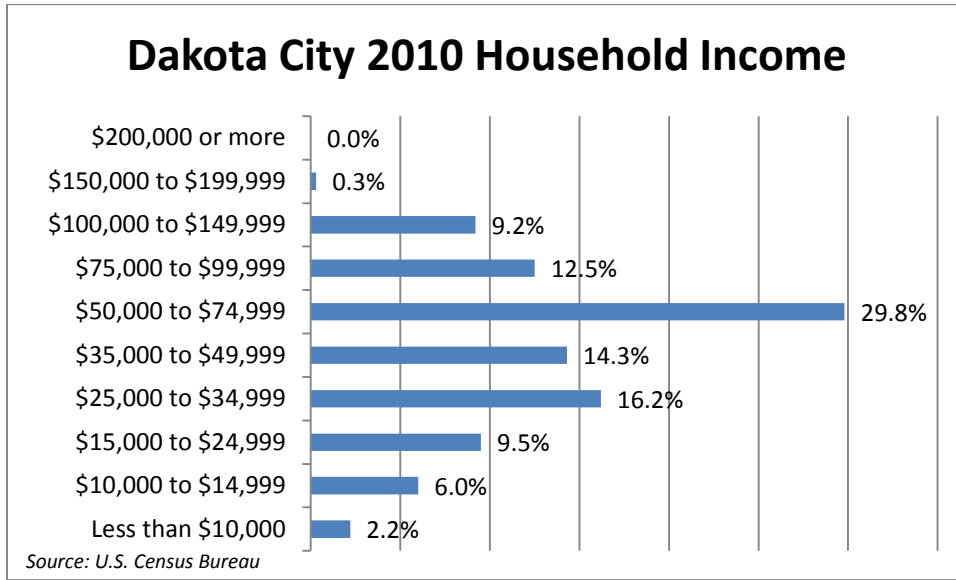


TABLE 8:

Income	Households	Families	Nonfamily
Less than \$10,000	2.2%	4.8%	5.6%
\$10,000 to \$14,999	6.0%	3.2%	12.6%
\$15,000 to \$24,999	9.5%	9.1%	11.2%
\$25,000 to \$34,999	16.2%	14.7%	22.0%
\$35,000 to \$49,999	14.3%	13.7%	5.6%
\$50,000 to \$74,999	29.8%	25.4%	37.9%
\$75,000 to \$99,999	12.5%	16.7%	2.8%
\$100,000 to \$149,999	9.2%	12.5%	1.4%
\$150,000 to \$199,999	0.3%	0.0%	0.9%
\$200,000 or more	0.0%	0.0%	0.0%
Total Number	718	504	214
Median Household Income (dollars)	53,854	54,896	34,583
Mean Income (dollars)	56,346	58,826	44,418

Source: U.S. Census Bureau

Affordable Housing Analysis

Housing serves as more than just shelter. Research has shown that affordable and stable housing can be a platform for families' education, health, and economic wellbeing (Brennan 2011; Brennan and Lubell 2012; Cohen 2011). An adequate supply of housing affordable to all residents contributes to a sustainable and diverse community. Because needs for lower-cost housing generally are not well served by the market, local governments, along with their private-sector and nonprofit partners, play a critical role in building and preserving affordable housing (American Planning Association, Viveiros and Sturtevant, 2014).

The US Department of Housing and Urban Development (HUD) defines the need for affordable housing as families who pay more than 30 percent of their income for housing.

Individuals or families that pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (US HUD.gov). Using this definition we can estimate the affordable annual housing cost as 30% of the City of Dakota City median income (\$16,156).

Home Owner Affordability

It is an industry standard that a household can afford to purchase a home priced about 2½ times their annual income. Based on this standard, a household with the median income (\$53,854) in City of Dakota City could afford a home of roughly \$134,635 in value. This calculation does not consider an individual’s debt or savings in qualifying for housing.

It should be noted that this standard does not factor in equity in an existing home or a substantial personal savings, which would enable some households with the median income⁴ to afford higher priced housing. Conversely, some households with the median income, but with large debt, would not qualify for housing priced at \$134,635. Given that the median price of an existing home in City of Dakota City is \$97,400, most residents earning at or slightly above the median income would be able to purchase a home.

Monthly Rent Affordability and Subsidized Housing

The statistics above can assist with estimating the monthly affordability of housing in City of Dakota City. A householder earning City of Dakota City median income would be able to afford monthly housing costs of \$1,346 (30% of median income). According to the U.S. Census data, the majority of rental units in City of Dakota City in 2010 ranged from \$300 to \$749 per month (74.8%). Residents earning at or above the median income would be able to afford the majority of rental units in City of Dakota City. But residents with large debt or who are earning less than the median income would need some form of assistance to afford rental units.

To qualify for most subsidized housing in City of Dakota City, households must have annual incomes at or below 80 percent for lower and 50% for very low of Dakota County’s median income, depending on household size (U.S. Department of Housing and Urban Development). As of 2017, HUD considers Dakota County’s median income to be \$62,300. Thus, if a household size is four, a resident in City of Dakota City may be eligible if earning \$51,100 (80% of median income) or \$31,950 (50% of median income). The estimates may vary depending on program availability, household size, and income. A breakdown on households per size qualifying for subsidized housing in City of Dakota City using HUD’s FY 2017 Income Limits Documentation System is listed in Table 9.

TABLE 9:

FY 2017 Income Limit Area	Median Income	FY 2017 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Dakota County	\$62,300	Very Low (50%) Income Limits (\$)	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200
		Low (80%) Income Limits (\$)	35,800	40,900	46,000	51,100	55,200	59,300	63,400	67,500

Source: U.S. Department of Housing and Urban Development

Number of Housing Units In Structure

The U.S. Census Bureau collects housing type information including the number of units within a structure. Distribution of the housing units deciphering the housing variety by structure type in the City of Dakota City is illustrated in Figure 9 and Table 10. A description on the housing structure types is provided in the following:

- 1-unit, detached - This is a 1-unit structure detached from any other house, that is, with open space on all four sides. Mobile homes to which one or more permanent rooms have been added or built also are included.
- 1-unit, attached - This is one structure that has one or more walls extending from ground to roof separating it from adjoining [separately owned] units. In row houses, townhouses, double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof. Ex. condominium is a type of ownership that enables a person to own an apartment in a development of similarly owned units and hold joint ownership in common areas.
- 2 units – Duplex, two-family dwelling. These are units in structures containing 2 units.
- Mobile home - Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Excludes: used only for business, extra sleeping space, for sale units, or in storage.
- Boat, RV, van, etc. - This category is for any living quarters occupied as a housing unit that does not fit the previous categories. Ex. houseboats, railroad cars, campers, and vans.

FIGURE 9:

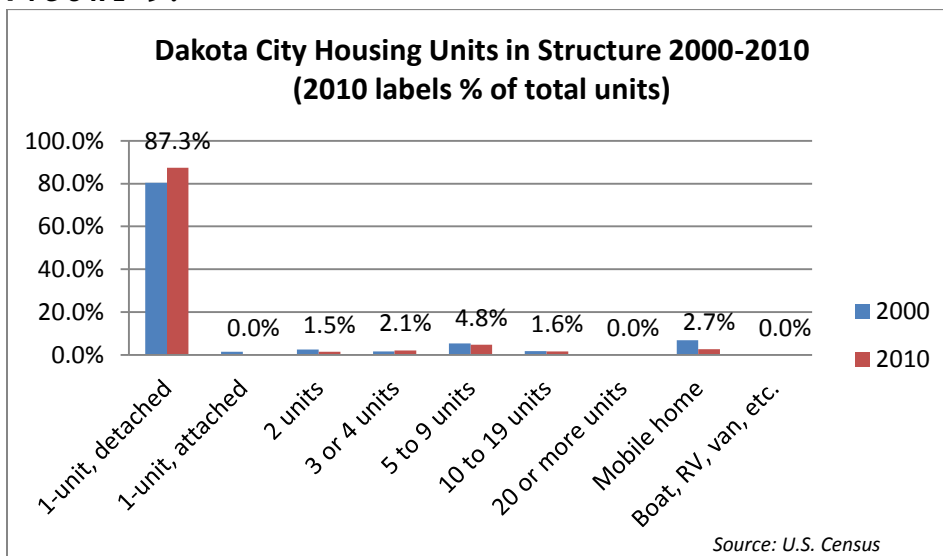


TABLE 10:

Units in Structure						
Dakota City Housing Units in Structure	2000		2010		Change 2000-10	
	Number	Percent	Number	Percent	Number	Percent
Total housing units	624	--	750	--	126	20.2%
1-unit, detached	502	80.4%	655	87.3%	153	30.5%
1-unit, attached	9	1.4%	0	0.0%	-9	-100.0%
2 units	16	2.6%	11	1.5%	-5	-31.3%
3 or 4 units	10	1.6%	16	2.1%	6	60.0%
5 to 9 units	33	5.3%	36	4.8%	3	9.1%
10 to 19 units	11	1.8%	12	1.6%	1	9.1%
20 or more units	0	0.0%	0	0.0%	0	0.0%
Mobile home	43	6.9%	20	2.7%	-23	-53.5%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%

Source: U.S. Census Bureau

Density

Residential housing density is most often calculated as housing units per acre. Using the City of Dakota City Ordinance, the estimated residential density for each zoning district is displayed in the table below. The City of Dakota City ordinance categorizes density by stating minimum lot sizes for single-family, two-family, and multiple-family dwellings. Residential housing is allowed as mixed-uses or stand-alone structures in some of the business and industrial zoning districts (See table below).

TABLE 11: ZONING DENSITY

Districts	SFD Permitted	2-FD Permitted	Min. Lot Size	Lot Width (Min.)	Estimated Min. Density (Units Per Acre)
A-1	Yes	No	5-acres (SFD)	300 ft. (FBL)	5 per acre
AGT	Yes	No	2-acres (SFD w/o Water/Sewage System)	300 ft. (FBL)	2 per acre
			12,000 sq. ft. (SFD with Water/Sewage Systems)	80 ft. (FBL)	
R-1	Yes	Yes	7500 sq. ft.	N/A (No Min?)	
R-2	Yes	Yes	6000 sq. ft. (Family House)	N/A (No Min?)	
			4000 sq. ft. (Duplex)	N/A (No Min?)	
			1000 sq. ft. (All other buildings)	N/A (No Min?)	
C-1	Yes	Yes	4000 sq. ft. (Family House)	N/A (No Min?)	
			2200 sq. ft. (Duplex)	N/A (No Min?)	
			1000 sq. ft. (All other buildings)	N/A (No Min?)	
I-1	Yes	Yes	4,000 sq. ft. (Family Housed)	N/A (No Min?)	
			2,200 sq. ft. (Duplex)	N/A (No Min?)	
			500 sq. ft. (All other buildings)	N/A (No Min?)	
I-2	Yes?	Yes?	N/A	N/A (No Min?)	

Source: Dakota City Municipal Code

SFD: Single-Family Dwelling

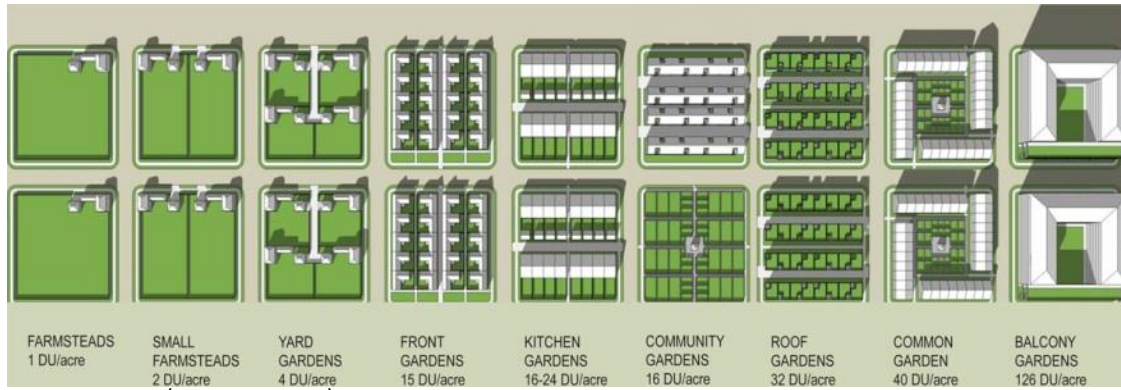
2-FD: Two-Family Dwelling

w/o: Without

N/A: Not Available

The following diagram depicts various residential housing densities. The image shows one acre blocks and a range of densities from 1-126 dwelling units per acre. The image is meant to assist in visualizing the different densities in the table above (e.g. 1 dwelling unit per acre is depicted on the far left of the diagram below).

FIGURE 10: DENSITY PER ACRE



SOURCE: (www.quora.com)

GOALS AND OBJECTIVES

The following goals were drafted based on existing documents and public comment. Sources that were reviewed were: 2017 Comprehensive Plan public input and survey, 2005 Comprehensive Plan, and information compiled in this chapter.

Goal 4.1: To provide ample housing so safe and adequate housing is attainable for rent or purchase by all residents including low-to-moderate incomes families.

- Objective 4.1.1: Construction of energy-efficient affordable single-family housing.
- Objective 4.1.2: Provide incentives for construction of high quality affordable housing.
- Objective 4.1.3: Implement down payment assistance programs and first time buyers programs.
- Objective 4.1.4: Rehabilitation of existing housing stock.

Goal 4.2: To ensure adequate opportunities are provided for the development of housing for seniors and other populations with special needs.

- Objective 4.2.1: Construction of assisted-living housing (with rental assistance) for the elderly based on established needs.
- Objective 4.2.2: Construction of transition townhomes or duplexes for people not ready for assisted living.

Goal 4.3: Develop and retain diverse housing types that are accessible, affordable, well-maintained, aesthetically pleasing.

- Objective 4.3.1: Construction of new housing
- Objective 4.3.2: Diversity of new housing types: Single Family, Townhomes, Duplexes, etc.
- Objective 4.3.3: Clarify housing rehabilitation process through enforcement
- Objective 4.3.4: Continued research of housing programs for new and rehabilitation.

CHAPTER 5: ECONOMIC DEVELOPMENT

Vision: Promote a sustainable economy by revitalizing and creating additional commercial nodes to aid in the recruitment and retention of a range of businesses that generate local employment opportunities, provide necessary goods and services, expands the city's tax base, and improve quality of life.

ECONOMIC DEVELOPMENT PUBLIC INPUT SUMMARY

On January 17, 2017 a public input meeting was hosted by Dakota City to gather the community opinion and foundation for this Economic Development chapter. The full results of the public meeting are stated in Appendix A. At the public input meeting, participants were asked questions the following questions, the results are listed below:

Characteristics of a Strong Economy:

- Keep quality, good jobs
- Infrastructure
- Keep/Attract quality employers
- Create inviting environment where residents and business owners want to locate
- Skilled work force
- Affordable housing
- Money
- Cheap consumables

Businesses or services would you like to have:

- Café- gathering place
- Community center
- Little grocery store
- Restaurants
- Bank
- Ice-cream shop
- Pizza shop
- Hardware store

How we can improve economy, attract new jobs, and improve businesses and industries:

- Traffic through town that spends money in Dakota City
- From/Start a Dakota City Chamber of Commerce
- Downtown improvements: street, façade
- Maintain/Keep-up businesses
- Billboard near Tyson that entices workers to come to Dakota City
- Attract high paying jobs
- Business/Gas station at Hwy 75/Broadway
- Build a sense of place and community
- Research existing state tax programs
- Lobby legislature for tax incentives and business programs
- Unique architectural design standards
- Low maintenance downtown improvements
- Keep utility costs down
- Reduce competition with Sioux City businesses

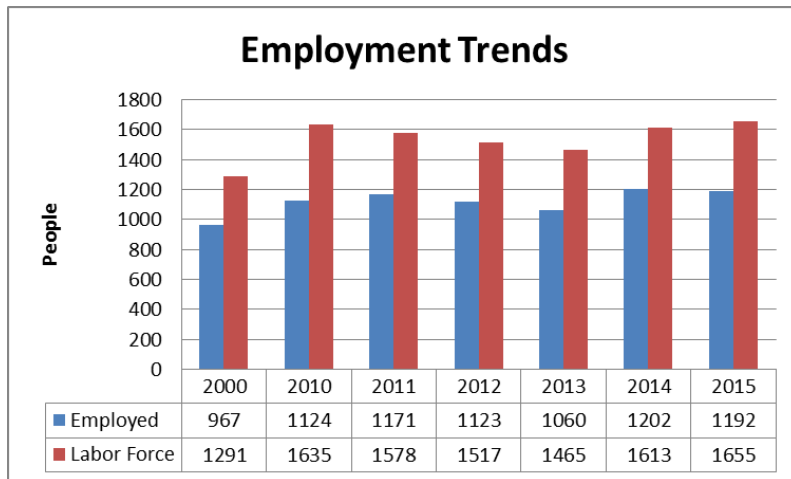
EXISTING ECONOMIC CONDITIONS

Dakota City is economically independent and at the same time dependent on the larger market of South Sioux City and Sioux City. While Dakota City provides numerous jobs and services, various markets are heavily influenced by its close proximity to these larger communities.

Employment Trends in Dakota City

The term ‘Employed’ includes all civilians 16 years old and over who were either at work, or were with a job but not at work (US Census Bureau). The term labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The Civilian Labor Force consists of people classified as employed or unemployed (US Census Bureau). From 2000 to 2010 Dakota City saw a reasonable increase of 344 people in Labor Force, and 157 person increase in Employed. From 2010 to 2015 the Employed level has fluctuated around 1145 on average with a 132 person increase in the past two years. All the while the Labor Force has seen some of the same stagnation, with an average of 1577, and a recent increase of 190.

FIGURE 11:

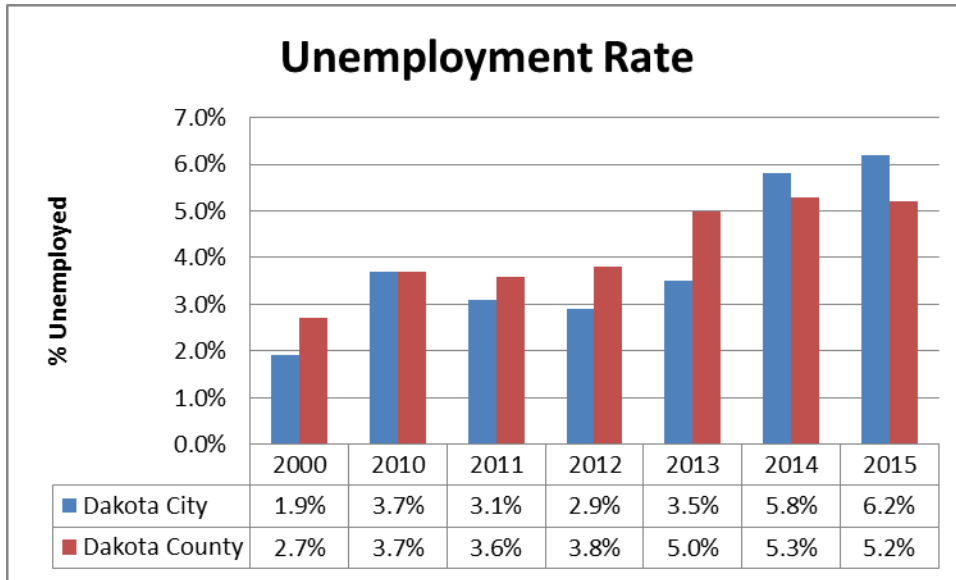


Source: US Census Bureau

Unemployment Rate

The unemployment rate in Dakota City was 6.2 percent in 2015; this is 2.5 percent higher than the year 2010 and 1 percent higher than that of the county (see Figure below). While the overall unemployment for Dakota City has been fluctuating around 3 percent, recent years has seen a spike around 2.3 percent. Overall the employed workforce for Dakota City has remained fairly constant; in 2010 it was 1,063 employed, while in 2015 had a total 1,089 people employed. The increase in unemployment in recent years could be due to a number of factors. There is a job growth rate of 0.25 percent, so it is likely that Dakota City’s unemployment rate will start trending down.

FIGURE 12:



Source: U.S. Bureau, American Community Survey, ACS 5-year estimates 2010-2015

Industry Distribution

Dakota City’s local economy is fairly diverse, even though manufacturing was the biggest industry in 2000, 2010 and in 2015. In 2015 Manufacturing made up 30 percent of Dakota City’s local jobs, followed by Educational and Health Services (14%), and by Retail Trade (10%). In the table below you can see that these three industries have been the cornerstone makeup for residents living in Dakota City.

TABLE 12: DAKOTA CITY INDUSTRY DISTRIBUTION

Industry	2000	2010	2011	2012	2013	2014	2015	Diff 2010-2015
Agriculture, forestry, fishing and hunting, and mining	6	7	12	17	16	24	12	5
Wholesale trade	19	32	19	19	12	19	26	-6
Information	25	14	15	13	12	6	3	-11
Professional, scientific, management, administrative, and waste management services	34	59	77	83	67	103	88	29
Transportation and warehousing, and utilities	38	56	51	53	52	68	77	21
Other services (except public administration)	46	31	33	33	36	27	23	-8
Public administration	49	27	26	31	38	49	36	9
Construction	54	108	103	96	74	71	77	-31
Arts, entertainment, recreation, accommodation and food services	62	77	95	86	76	85	76	-1
Finance, insurance, real estate, and rental and leasing	63	48	53	49	41	60	65	17
Retail trade	72	105	106	89	84	94	115	10
Educational, health and social services	121	143	165	169	158	161	161	18
Manufacturing	347	356	367	341	342	341	330	-26
Total Employed	936	1063	1122	1079	1008	1108	1089	26

Source: U.S. Bureau

TABLE 13: DAKOTA CITY OCCUPATION DISTRIBUTION

Occupation	2000	2010	2015
Management, professional, and related occupations	230	189	190
Service occupations	121	135	197
Sales and office occupations	220	247	237
Construction, extraction, and maintenance occupations	100	130	119
Production, transportation, and material moving occupations	265	362	346
Total Employed	936	1063	1089

Source: U.S. Bureau

Dakota City Employers

The major employers in Dakota City reflect the blue-collar town with the type of the local industries in the surrounding area. A list of all the employers located within Dakota City can be located in Appendix B. This list helps justify the top three industries that are located within Dakota City. Just north of Dakota City is the Roth Industrial Park, where businesses such as Tyson Fresh Meats, Beef Products Inc, Big Ox Energy, and CHS.

Commuting Patterns

Dakota is fairly a small community (1.2 sq miles), with an average commute time of 14.2 minutes in 2015, which is fairly substantial for a community of this size. This further proves that people who chose to live in Dakota City may not actually work in Dakota City, but may work in either South Sioux City or Sioux City. In 2015 the main mode of transportation for Dakota City residents was a personal vehicle-alone which comprised of 90% of commuters.

TABLE 14: DAKOTA CITY COMMUTING PATTERNS

Commuting patterns	2000	2010	2011	2012	2013	2014	2015
Workers	929	1040	1090	1048	989	1089	1075
Car, Truck, Van- alone	772	910	966	925	881	973	967
Car, Truck, Van- carpooled	129	88	69	74	61	80	68
Public transportation	0	0	0	0	0	0	0
Walked	10	7	18	10	7	21	21
Other means	3	21	24	25	24	0	0
Worked at home	15	14	13	14	16	15	19
Mean travel time	17.1	13	13.4	13.6	13.7	13.9	14.2

Source: U.S. Bureau

Income Comparison with Dakota County

Dakota City's median household income has increase 5% since 2010; it was as high as \$59,694 in 2014. Overall Dakota City's income comparisons for all three categories are all marginally higher than Dakota County's since 2010. Overall Dakota City looks favorable as all three categories have trend upwards since 2010.

TABLE 15: DAKOTA CITY VS COUNTY INCOME COMPARISON

Income Comparison						
Year	Dakota City			Dakota County		
	Median Household Income	Median Family Income	Per Capita Income	Median Household Income	Median Family Income	Per Capita Income
2000	\$ 43,438	\$ 45,987	\$ 16,923	\$ 38,834	\$ 46,702	\$16,125
2010	\$ 53,854	\$ 54,896	\$ 19,233	\$ 43,729	\$ 52,771	\$19,048
2011	\$ 56,518	\$ 62,545	\$ 20,118	\$ 43,294	\$ 53,295	\$19,844
2012	\$ 57,039	\$ 63,214	\$ 21,813	\$ 44,928	\$ 53,039	\$20,073
2013	\$ 55,694	\$ 61,154	\$ 21,210	\$ 47,069	\$ 54,721	\$20,179
2014	\$ 59,694	\$ 67,404	\$ 21,480	\$ 48,508	\$ 55,632	\$20,735
2015	\$ 56,711	\$ 64,315	\$ 21,214	\$ 49,786	\$ 54,887	\$20,543
Source: U.S. Bureau, American Community Survey, ACS 5-year Estimates 2011-2015						

Source: U.S. Bureau

ECONOMIC DEVELOPMENT CONCEPTS

Downtown Development

The city should encourage infill and additional residential development to strengthen the businesses while contributing to the uniqueness of the downtown area as a place to live, shop, dine, work and invest. Infill and adjacent development should complement the historic character of the downtown; utilizing similar architectural elements and materials. The city should continue to invest in the Main Street area that would be geared towards maintaining and improving the downtown historic character and expanding the economic base of the area.

Streetscaping and Placemaking

Streetscaping/placemaking approaches aim to create a place as a destination rather than a place to get through. That is a place where people walk, bike and use public transit and drive less; where people can socialize, sit, relax, chat, and have fun. Great public spaces are those places that are easily accessible; where people are comfortable and engage in activities; a place that has a good image, and where people can socialize - one where people meet each other and take people when they come to visit.

As stated earlier, the Dakota City is auto-dependent and dominated by hard concrete surfaces and parking lots (especially the downtown/Broadway area). The city should design the streetscape of the downtown/Broadway area to attract and provide a safe built environment for pedestrians. The city should improve the uniqueness of the downtown by adding in new pavement design to the sidewalk, trees, and landscape strips, provide additional seats, curb extensions at intersections, public art, and screening parking lots with vegetation. The city should screen dumpsters, recycling, and other utility areas to help create clean, inviting spaces. These improvements have the potential to spur local economic activities, revitalize the downtown, increase private investment, and support the development of a good business climate in the city.

Economic Resiliency (i.e. Diversification)

Dakota City's economy is fairly diverse. Manufacturing, Retail Trade, Education and Health Service, and Finance employ the largest percent of Dakota City residents. The Food

Processing Industries/Food Manufacturing dominates the Manufacturing sector in Dakota City. The majority of these Food Manufacturing Industries are dependent on Tyson Fresh Meats. These businesses are likely to relocate should Tyson decide to leave the area. Though this situation will not completely stagnate the local economy, since there are various jobs in the surrounding municipalities, its magnitude will be enough to slow down the growth of the local economy for several years. This situation calls for the need to put in place measures to attract other manufacturing industries that are not dependent on Tyson Fresh Meats and continue to grow and develop the Roth Industrial Park. The additional businesses will provide adequate insulation to the city should Tyson Fresh Meats decide to leave the area. The only way to fortify a city's economy is to ensure that it is diversified; this is what Dakota City should strive to attain.

Tourism

Tourism plays an important role in a city's economy. Tourism supports commercial businesses such as Trade (retail and wholesale), Leisure and Hospitality, Banking and others. Tourism boosts the growth of a city's economy by attracting non-residents to spend their dollars in the city. A facility developed for tourism purpose usually has a limited economic impact if it attracts only residents; this is because the residents do not bring in any new dollars to the economy. Dakota City should ensure that any improvements made to boost the tourism sector have the ability to attract more non-residents to the city. Some of the places in Dakota City that attract people to the city include Cotton Cove Park, Emmanuel Lutheran Church, Dakota City Train Depot, Jim Cahill Memorial Trail.

Industry and Business Attraction, Expansion and Retention

Attracting new businesses, retaining and growing existing businesses are keen to the economic growth of Dakota City. Dakota City should launch a branding and marketing campaign. This campaign is vital for the city to attract new businesses, retain and grow existing ones. The development of Dakota City's brand will set the city apart from other cities competing for the same businesses and residents. Branding of Dakota City will suggest to new and existing businesses, that the city has clear objectives and strategies to marketing the city and is willing to implement initiatives that will promote the reputation of the city. The city should integrate the branding and marketing campaign into the existing marketing materials both within the public and private sectors. The city should market priority sites for infill development, redevelopment, new development and adaptive re-use as well as the available financial tools and incentives to make the project feasible for developers, businesses, and institutions. The city could do this through mailing and distribution of brochure, usage of billboards, website postings, updating listings on relevant real estate sites, and attendance of City staff and other public partners at local, regional and national conferences and trade organization meetings.

The city should continue to maintain a good relationship with the business community both interpersonal and regulatory. The City Hall Staff should exhibit good customer services towards the business community when interacting with them and ensure that their satisfaction is of high priority. The city should continue looking towards building a separate Chamber of Commerce than participating in South Sioux City's. The existing business regulations in the city's ordinance should be clear, and easy to follow. City ordinance exists to promote the health, safety and welfare of the Dakota City community; however, unnecessary regulations can stifle investment and inhibit job growth. The city should review

and update the existing development regulations and processes following the adoption of the comprehensive plan to ensure they are efficient.

The majority of cities in the country have embraced these types of employers as a core element of their economic development strategies. The city has an array of institutions within Education and Health Industries including Buena Vista University, Western Iowa Tech Community College, Briar Cliff University, Wayne State College, and . The city should partner with these institutions to initiate programs such as workforce training programs, curriculum alignment, transportation infrastructure or workforce housing.

Workforce Attraction and Retention

Attracting new workforce/residents and retaining the existing ones can bring life and investment to declining areas of the city, generate new tax revenue for the city and increase the local consumers for businesses. There exist several opportunities in Dakota City to attract new residents, convert commuters and retain students attending the colleges in the city.

As stated earlier the city should look into developing their own Chamber of Commerce to start working with the major employers to determine how they could utilize incentives to promote the conversion of these non-residents. The city should also determine the areas and forms for such incentives. The incentive program may be in the form of a short-term loan or zero percent interest loans. The non-residents can utilize this incentive program to purchase or rent a home in the city. Working with the business community the city should development marketing campaign targeted towards these commuters. The marketing campaign should focus on the housing options in the city, reasons for living in the city and benefits for reducing the commuting time to work.

For the city to attract and maintain young professionals, the city should focus on the following areas:

- Ensure that young professionals have access to information on employment opportunities in the city
- Revitalizing the downtown area and continuing to make it a place to live, have fun and socialize
- Improving the trail and sidewalk network and reducing the need for an automobile, and
- Emphasizing the low cost of living relative to other areas in the marketing campaign targeted towards young professionals.

ECONOMIC OPPORTUNITY AREAS

Workforce Development, Education, and Entrepreneurship

The city should partner with Dakota City Elementary School , South Sioux City High School, workforce development organizations, private companies (Both Profit Organizations and Not for Profit Organizations) to create a healthy environment for community workforce to learn and develop themselves. Partnership with these institutions will offer opportunities to the city to adapt curricula to respond to the employment needs of the city. The city should work with Dakota City Elementary School to encourage Science, Technology, Engineering and Math (STEM) educational programs.

Entrepreneurial support (start-up toolkit and mentor programs) programs should be encouraged to enable new business starters to solidify themselves in the city's economy. These programs will help create and grow young businesses. The city should collaborate with the Colleges and the Chamber of Commerce to create an incubator space (especially in the downtown area) where the city will administer the entrepreneurial support programs.

GOALS, OBJECTIVES, AND ACTIONS

Goal: 5.1: Promote industrial diversification by recruiting, incentivizing, and retaining high-quality businesses

- Objective 5.1.1: Promote a business-friendly environment that encourages the retention, growth, and continuity of businesses.
- Objective 5.1.2: Support regional economic development programs that incentivize development and economic activity that are in line with the city's aspirations
- Objective 5.1.3: Collaborate with the private sector and other housing providers in meeting the housing demands of employers and employees.
- Objective 5.1.4: Embark on branding and marketing campaigns on the area's quality of life and the low cost of doing business to attract new businesses needed to diversify the economy
- Objective 5.1.5: Serve as a coordinator, facilitator, and connector between economic development organizations and local business
- Objective 5.1.6: Continue to provide financial incentives in the form of tax abatement and tax increment financing (TIF) to retain, and recruit new businesses and direct business growth to declining areas of the city.
- Objective 5.1.7: Continue to update and maintain a database of available resources for existing and new businesses
- Objective 5.1.8: Revitalize the downtown area and create additional commercial nodes to encourage business expansion and attract new businesses.

Goal: 5.2: Build and maintain an educated and skilled workforce that meets the needs of local businesses and increases economic opportunities for residents

- Objective 5.2.1: Work with a consulting firm to research the workforce and talent needs and gaps of current and targeted businesses and industries.
- Objective 5.2.2: Partner with the area's educational institution to adapt educational and training programs to fill the employment gaps of the city.
- Objective 5.2.3: Encourage programs that align high schools with Community Colleges and four-year institutions
- Objective 5.2.4: Support training and apprenticeship programs for job seekers and incumbent workers to find and advance in high-value, high-wage jobs.
- Objective 5.2.5: Work with the Chamber of Commerce to initiate internship programs for the youth in the city.
- Objective 5.2.6: Facilitate the marketing of city's job opportunities in higher educational institutions and brand the city as an attractive place to live.

Goal: 5.3: Ensure that Dakota City is a place where people can start and grow their businesses

- Objective 5.3.1: Continue to update and maintain a database of available entrepreneurship resources in the region

- Objective 5.3.2: Consider Tax Increment Finance (TIF) District for financial incentives and infrastructure costs
- Objective 5.3.3: Work with the business community to identify and remove barriers to establishing new businesses within the city.
- Objective 5.3.4: Partner with the higher educational institution in the city to establish business incubators in the downtown area
- Objective 5.3.5: Partner with County, State, and National level entrepreneurial networks to market and promote the city's entrepreneurial efforts

Goal: 5.4: Continue to update and maintain infrastructure to support existing and new businesses

- Objective 5.4.1: Utilize public-private partnership model to develop, fund and deliver critical infrastructure
- Objective 5.4.2: Continue to use capital improvement plans to prioritize infrastructure investments.
- Objective 5.4.3: Partner with state agencies dedicated to financing important critical infrastructure needed for economic development

Goal: 5.5: Ensure that Dakota City is a Place where people will want to live, work, play and learn

- Objective 5.5.1: Invest in updating and maintaining amenities such as parks, trails, recreation spaces, cultural places, and community spaces to make Dakota City a choice for businesses and residents
- Objective 5.5.2: Support the development of a complete multimodal transportation network that considers pedestrians, bicyclists, transit and automobiles.
- Objective 5.5.3: Encourage the expansion and diversification of retail opportunities to allow residents to meet more of their needs locally.
- Objective 5.5.4: Collaborate with the School District to ensure they offer the highest quality of education curriculum for residents
- Objective 5.5.5: Ensure that a diverse; attractive and affordable housing options are available for existing and potential workforce

Goal: 5.6: Support Tourism Based-Economic development

- Objective 5.6.1: Continue to expand, update and maintain meeting spaces and recreational facilities to attract people to the city
- Objective 5.6.2: Improve the uniqueness and sense of place of the city by identifying and preserving the city's heritage and cultural resources
- Objective 5.6.3: Support and promote arts and culture in Dakota City
- Objective 5.6.4: Increase marketing campaign on attractive areas, arts, and heritage festivals to expand cultural tourism.

CHAPTER 6: TRANSPORTATION

Vision: The transportation network of Dakota City should be a well-maintained system that promotes multimodal, complete-streets policies that improve the safety, efficiency, and connectivity for all users

DAKOTA CITY PUBLIC INPUT MEETING

The foundation of the Transportation Chapter is centered around a public input meeting that was hosted by the city on February 27, 2017 in an effort to gather the community's opinion on the transportation infrastructure of the city.

What characteristics make up a good transportation network?

- Good Roads
- Transit Buses- Affordable, easily accessible to all, easy to follow schedule
- Easy Access
- Safe Intersections
- Signage
- Adequate drainage
- Well maintained
- Speed control- speed bumps
- Connectivity-for all modes
- Congestion control-if bike lanes/transit is added

What transportation goals or priorities should Dakota City try to reach?

- Better roads
- Better signage- especially around crosswalks
- Sidewalks in all areas- along Broadway
- Safer crosswalk- around school, Broadway
- School Bus drop off areas
- Regional Transit/vans/buses
- Continue Bike trail/more bike trails- school-library-park

What improvements do you want to see for Dakota City's transportation network as a whole?

- Better roads
- Signage Transit/bus stops
- Safe routes to school
- Continuation of trails
- More sidewalks
- Bike lanes

What improvements do you want to see for each mode of transportation?

- Bike/Pedestrian improvements
- Maintain existing, and addition of new sidewalks –Broadway/S. 18th St
- Paving of roads
- Bike path continuation

EXISTING TRANSPORTATION INFRASTRUCTURE

Pedestrian

Walkability is an incredibly important for of transportation for many people. Sidewalks and walkable options provide a means of transportation for children, people who cannot afford a vehicle, and the general public. Sidewalks provide an excellent way to easily travel short distances throughout town. Dakota City has very little sidewalks throughout the community. There are also important health benefits from walking. Walking is a form of active transportation. Walking gives people exercise while they move. A more active population has fewer instances of obesity and obesity related diseases.

Bicycling

There are no existing bicycle lanes within Dakota City. There are approximately 1 mile of trails. The benefits of bicycling are numerous. Bicycling is an active form of transportation and help to improve the health of each person who bicycles. Installing bicycle lanes makes the street much safe for road users. Bicyclists are less likely to get in an accident when they are using on-street bicycle infrastructure. This could be a cost-effective way that Dakota City could use to expand their current trail system to other parts of town. Also, bicycling is much more environmentally friendly than driving a vehicle, since bicycling does not create any greenhouse gas emissions. Bicycling also improves quality of life by providing a beneficial recreational amenity.

Transit

Dakota City does not have its own public transit service and is generally considered too small of a community to benefit from the addition of a traditional fixed-route transit service. However, with Tyson Fresh Meats located just north of the community there have been several discussions with Sioux City Transit System on expanding the current South Sioux City route to include Dakota City. Other possibilities to gain access to transit include Siouxland Regional Transit System, which currently does not operate within Dakota City, but could expand if the necessary State and Federal funds would become available.

Rail

Rail freight is critically important to moving freight and goods in the area. The existing railroad is owned by Burlington Northern Santa Fe. The existing rail lines provide access to local industries. This allows industries to move their goods with ease. The rail lines that pass through Dakota City is a major way to attract industries to the area, especially in the Roth Industrial Park, and help drive economic development. There is no commuter or passenger rail service available in Dakota City.

Airport

Dakota City is approximately 8 miles away from the Sioux Gateway Airport, a public and military use airport. Sioux Gateway Airport has non-stop flights to and from Chicago and Dallas Fort Worth. This is important when attracting new businesses and industries to the area that might need access to airports.

Vehicles

The majority of people in Dakota City travel by vehicle. Vehicles include typical passenger automobiles such as cars, trucks, and vans. The majority of Dakota City residents rely on vehicles to make their daily commute to work. Many of these commuters also drove alone rather than carpooling. This is the typical commuting trend of most American cities.

Maintaining road infrastructure is important in order to prevent costly damages from being incurred on motor vehicles.

Waterways

The major waterway flowing along the Eastern boarder of Dakota City is the Missouri River. The Missouri River does not currently carry any amount of trade, or commerce but is used primarily for recreational uses. Dakota City has one boat ramp located at Cotton Cove Park.

TRANSPORTATION CONCEPTS

Complete Streets

Some of the best street networks are the ones that take into account all modes of transportation. A complete street is a street that has been designed with all road users in mind. These streets typically have sidewalks, bike lanes, and vehicle lanes. This allows for the safe and effective travel of pedestrians, bicyclists, and vehicles. Infrastructure for all modes of travel increases safety for road users. A lack of sidewalks or crosswalks for pedestrians or a lack of bicycle lanes for bicyclists can make travel more dangerous. Also, not everyone is able to afford or operate a motor vehicle. Providing additional transportation options allows everyone to be equally able to move throughout the community.

Connectivity

Connectivity is an important part of any transportation system. Cul-de-sacs and gridiron road networks were both requested from the public during the public participation meeting for transportation. A grid layout of streets leads to improved connectivity and also makes the street layout friendlier to pedestrians and cyclists by decreasing the distance to destinations. The connectivity of a grid layout also can help to decrease emergency response times. Cul-de-sacs have less connectivity because they are dead ends that limit access to other nearby areas. This also contributes to cul-de-sac streets having less traffic and lower than average vehicle speeds compared to grid layouts.

Freight

Transportation moves much more than just people. The transportation network is critically important in moving freight to and from the area. The transport of freight is critically important for local industries. Having an effective way to move bulk amounts of product creates an appealing atmosphere for business and economic development.

Safety

One of the largest concerns with transportation is moving people safely. Preventing crashes a top priority in transportation planning. Safety needs to be addressed for every mode of transportation. One way to improve safety is to improve the infrastructure for each mode of transportation. More sidewalks, crosswalks, and pedestrian crossing signals can help to improve safety for pedestrians. The addition of bicycle lanes and other on-street bicycle infrastructure can make bicycling safer for road users. Reducing vehicle lane widths can reduce speeding by vehicles, which can lead to fewer and less severe crashes.

FUTURE TRANSPORTATION IMPROVEMENTS

There are many ways to improve upon the existing transportation infrastructure in Dakota City. Many great suggestions were put forward by the public during the transportation public input meeting. A full list of the comments provided by the public can be found in Appendix A.

Pedestrian

The existing sidewalk network could be improved by a variety of means. Sidewalks could be added to the main corridors and along school routes where there are currently no sidewalks. This would significantly improve pedestrian connectivity and create safe routes for children to travel to and from school. Furthermore, additional curb cuts can be added to improve accessibility for individuals with mobility impairments. This would involve adding a slope to the street from the sidewalk and adding ADA truncated dome pads at all intersections. Intersection crosswalks could be painted to clearly warn motorists to be aware of crossing pedestrians.

Bicycle

Another improvement is the expansion of the bicycle network. This can include bicycle lanes, recreational trails, and bike racks. Continued growth of the current trail network could greatly benefit Dakota City, as the current trail is already connected to South Sioux City.

Transit

Dakota City should continue to communicate with Sioux City Transit System on the needs of having a transit system that includes Dakota City residents.

Rail

Continued research on how the BNSF can better serve Dakota City and its Roth Industrial Park.

Airport

Currently there are no plans to expand current airports within Dakota City.

Waterways

Improvements and expansions to the current boat ramp could be a possible priority for Dakota City. With talks of future City annexation possibilities to expand Dakota City's presence on the Missouri River should be taken into consideration with things such as a marina or another boat ramp.

Vehicles

Paving, maintaining and fixing the road network should be a priority. This was the most frequently cited concern of the public. Furthermore, the road system carries the majority of traffic throughout Dakota City. Paving and maintaining the road network will provide numerous benefits for the majority of road users.

GOALS AND OBJECTIVES

Dakota City will strive to achieve the following transportation goals and objectives:

Goal 6.1: Maintain the existing transportation infrastructure in order to keep in excellent condition.

- Objective 6.1.1: Properly maintain streets and roads to keep them free from potholes and cracks.
- Objective 6.1.2: Ensure property owners are adequately maintaining their sidewalks.
- Objective 6.1.3: Continue to work on paving of streets that are still gravel

Goal 6.2: Expand the existing bicycle network.

- Objective 6.2.1: Create an on-street network of bicycle lanes.
- Objective 6.2.2: Expand the off-street network of recreational trails.
 - Action 6.2.2.1: Continue the existing trail south from where it terminates at the school and continue to Bearman Park and the Library.
- Objective 6.2.3: Provide more bicycle parking in public locations.

Goal 6.3: Improve the pedestrian experience.

- Objective 6.3.1: Expand the sidewalk network, especially along the Broadway corridor.
- Objective 6.3.2: Clearly mark pedestrian crossings.
- Objective 6.3.3: Work towards creating Safe Routes to School
 - Action 6.3.3.1: Clearly mark crosswalks on streets around the school.

CHAPTER 7: COMMUNITY FACILITIES & SERVICES

Vision: To enhance existing community facilities and services to establish a network of facilities and services complimenting one another strengthening the connectivity and spirit of the community.

COMMUNITY FACILITIES & SERVICES OPEN HOUSE SUMMARY

The foundation of the Community Facilities and Services chapter is centered around a public open house meeting that was hosted by the City on March 20, 2017 in an effort to gather the community's opinion on the existing community facilities and services. The results of the public survey can be found in Appendix A. At the public open house meeting, participants engaged in thoughtful discussions and were asked a series of questions. Please find below a summary of the main themes derived from the public comments under each topic.

Community facilities and services improvements or changes we would like to see:

- Pavement
- Improvements to Depot
- Library Improvements (Paving/Item Drop-Off Box)
- Recreational & Community Center
- Yard Waste

New community facilities or services we would like to see

- Community Building

Goals for community facilities and services

- Recruitment & Retention of Firefighters
- Expansion of Community Events
- Improvement to Ballpark
- An Increase in Police Patrol During Peak Commute Hours
- An Increase in Community Events for all Ages & Time of Year
- An Increase in Part-Time Staff

UTILITIES

Decisions leading to the maintenance or installation of a City's existing utility services, whether publicly or privately owned, are vital towards maintaining a quality environment, remaining in good standing with the Environmental Protection Agency and federal laws, and increasing the stability or longevity of services provided. In contrast, an existing inefficient utility system can place a heavy burden on a City leading to the formulation of hazardous sites, a non-cost-effective city budget, and a greater deterrence on new businesses and families.

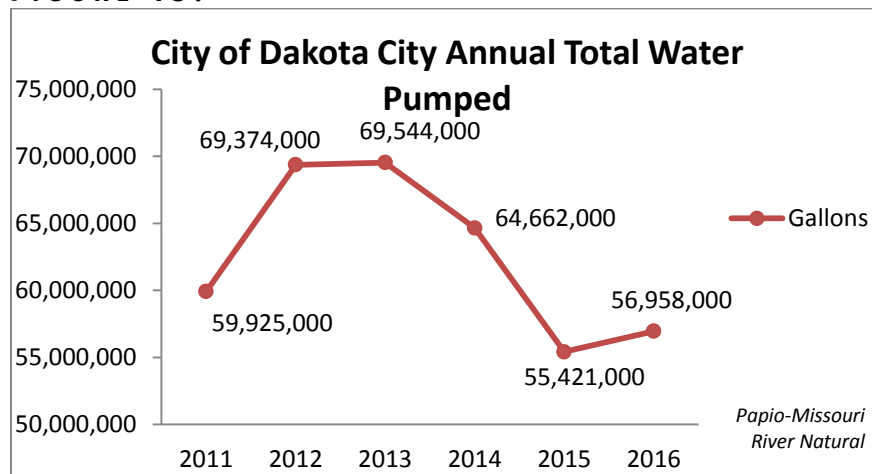
A thorough understanding on a City's existing utility services will allow a City to implement more effective actions in to absorb future demands and capacity more efficiently. As utility services place great influence on the pattern of growth a City experiences, it is good practice for government officials and residents to agree on future growth areas for each category of land (e.g., residential, commercial, industrial) upon implementing a comprehensive plan. Agreement on the direction of a City's future growth can spur decision-making for phased improvements to existing utility services and development can be restricted to areas along new or proposed utility lines and easements in an orderly and efficient manner. In the

following subsections, details on the City of Dakota City’s existing utility services are provided.

Water

The City of Dakota City owns and operates its own municipal water department. Dakota City treats it and supplies water to the Dakota County Rural Water system. In 2014 Dakota City completed a rehab project on their water treatment plant, worth \$2 million the City of Dakota City and JEO Consulting Group, Inc. where awarded the 2016 Engineering Excellence Awards from the American Council of Engineering Companies for this proejct. The distribution, delivery, and pressure capability for the groundwater traveling throughout the approximately 14.8 miles of pipeline is carried out by both a 300,000 ft. elevated water tower and a pump station with a 57,500 gallon clear well. The City has been in good standing on abiding to environmental and federal regulations, accounting for zero violations of drinking water regulations as of the year 2016. Further encouraging, the previous four annual water quality reports for Dakota City have accounted for zero violations as well³. Concerning the distribution of water supply to all of the Cities and Villages, the Dakota County Water System accounted for approximately 56,958,000 gallons of water being pumped in the year 2016. A breakdown of the total amount of water pumped between the years 2011 and 2016 is displayed in the following graph.

FIGURE 13:



Wastewater

Prior to the year 2015 existed a forty-year old wastewater treatment facility that was owned and operated by the City of Dakota City. Acting as an extended aeration treatment wastewater treatment facility, the facility was composed of four small satellite lift stations and one main lift station. In the year 2015, the facility on average collected and treated 0.107 million gallons of wastewater per day through sewer mains ranging from six to fifteen inches from approximately 616 residences and 37 businesses. In the following year, the City contracted with the JEO Consulting Group, Inc. whom conducted a preliminary engineering report. The engineering report concluded that the wastewater treatment facility’s solids contact unit basin mechanism was in poor condition and essentially inoperable and that the

³ For more information or a copy of the report contact The City of Dakota City Water/Waste Water Department at 402.987.3274

existing gravity filters were in need of several improvements. Upon the findings of the report, the JEO Consulting Group, Inc. drafted a design of renovations to be made to the facility.

Primary renovations proposed to the existing wastewater treatment facility included an upgrade to the four satellite lift stations. Concerning the new wastewater treatment facility to be constructed one mile south of the existing wastewater treatment facility, one 15-inch gravity main will connect the two wastewater treatment facilities transporting sewage to the new facility. Features to be included into the design of the new wastewater treatment facility include the installation of a new influent pump station, parshall flume, an ultrasonic flow meter, and fine mechanical screen and grit removal added to the entrance of the facility. Features of the existing wastewater treatment facility that will support the new facility are included in the following table. Construction of this facility broke ground on July 20, 2017.

TABLE 16:

Wastewater Treatment Facility Features			
Building Housing Laboratory/Blowers	Chlorine Contract Basic	Communitor	Influe Flow Measurement
Lift Station	Sludge Storage Tank	Two Extended Aeration Tanks	Two Final Clarifiers

Groundwater

The City of Dakota City’s groundwater management system is associated with the Papio-Missouri River Natural Resource District, one of Nebraska’s 23 natural resource districts whom are responsible for protecting and enhancing natural resources. Natural resources under responsibility of each natural resource district is determined by major watersheds and river basins, thus defining each district’s boundary; Papio-Missouri River Natural Resource District [Figure A] is responsible for overlooking natural resources amongst communities and counties stretching along the eastern border of Nebraska. The City of Dakota City is currently enforcing its 1995 Under Groundwater Management Plan. The primary objectives of the 22-year old plan are listed in the following:

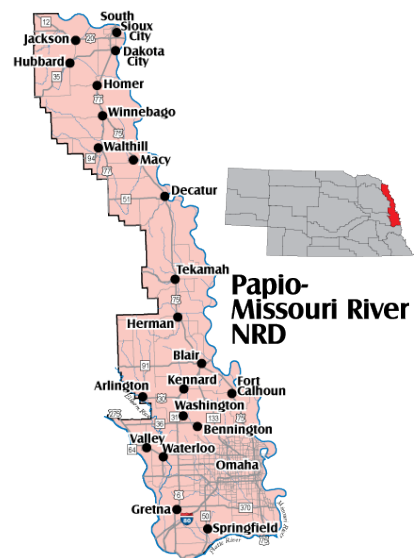


Figure 14
Papio-Missouri River Natural Resource District

- Testing the water of 100 wells for nitrates and other contaminants every five years.
- Measuring static groundwater elevations in over 40 wells across the District to monitor potential groundwater storage decreases.
- Continuing to administer permits for chemigation.
- And evaluating the need of rural landowners for a dependable drinking water supply.

Storm Water

Storm water management in the City primarily relies on a series of drain ditches to facilitate storm sewers that have a clay tile composition. However, in the southeast and southwest section of the City, storm water management is dependent on curbs and gutters to facilitate storm water into a drainage ditch that resides along U.S. Interstate 29.

Solid waste



The City of Dakota City initially disposes of its solid waste at the GILL Hauling, Inc., a solid waste company residing in the Village of Jackson. The company owns and operates a solid waste transfer station and recycling center that provides the option to businesses and residents whom prefer to transfer their own garbage and recycling to drop off items at the site. The solid waste company takes the responsibility of transferring all received solid waste to a nearby landfill that is located in the Village of Jackson as well. Furthermore, all recycling materials received are baled and then shipped to various markets. The City of Dakota City maintains their disposal of solid waste through a city wide clean-up program that goes into effect twice on an annual basis. The city wide clean-up program is oriented towards the spring and fall seasons. Items collected by the City include metal, yard waste, tree branches, limbs, etc.

Electricity

The primary electric utility provider for the City of Dakota City is the Nebraska Public Power District [NPPD]. Renowned for being the state's largest electric utility company, NPPD provides services to 86 of the 93 counties. The company's electric grid system is approximately composed of 5,200 miles of transmission lines and is estimated in providing power to roughly 600,000 Nebraskans through both wholesale and retail power supply.



Natural Gas

The primary natural gas provider for the City of Dakota City is MidAmerican Energy. Renowned as one of the predominant natural gas services across the Midwest, MidAmerican Energy provides services to approximately 733,000 natural gas customers in the states of Iowa, Illinois, Nebraska, and South Dakota.



Fiber Optics

The two primary fiber optics providers in the City of Dakota City include Cable One and FiberComm. Cable One, responsible for the City's high speed internet, is one of the ten-largest cable companies in the U.S. providing services to approximately 700,000 customers amongst 19 states. FiberComm, responsible for the City's cable services, is headquartered in Sioux City, Iowa.



S O C I A L S E R V I C E S

Several social services and programs within the City of Dakota City catering to the needs of all demographics and levels of income exist. Services and programs available in the City and in nearby communities are discussed in the following.

American Legion Hanson-Greenleaf (Post 376)

The American Legion Hanson-Greenleaf (Post 376), located at the west end of the City, is an organization whose primary purpose is serving U.S. veterans. Officially chartered in the year 1963, the Legion Hall was constructed by veterans shortly after in the year 1972. The Legion is responsible for organizing events and commemorative celebrations for veterans and often partakes in lobbying for their well-fare and interest regarding pensions and health programs for example. Common outcomes of the Legion's services include improvements in veteran's

health care, jobs, benefits, aide to family members, and overwhelming support. Adding to the American Legion, the Nebraska Department of Veterans' Affairs Satellite Office located in the Dakota County Court Building offers similar opportunities for veterans as well.

Cemetery

Residing in the northwest quadrant of the City is the one existing public cemetery. Established in the early 1800's, the City of Dakota City staff is responsible for the maintenance of the site, accommodating the needs of residents.

CULTURE AND HISTORY

There is an abundance of opportunities to become acquainted with Dakota City's rich culture through a variety of historical sites, landscapes, attractions, services, clubs, organizations, programs and events. The following facilities and attractions in and around City of Dakota City contribute to the established cultured region in northeast Nebraska.

Dakota City Train Depot



Residing one block northeast of the Dakota City Public School is the National Register of Historic Places eligible Dakota City Train Depot. Constructed in the year 1922, the one-story depot served as a primary connection for the Omaha-Minneapolis rail corridor before being abandoned in the year 1957. Individuals who used the depot services often traveled to Norfolk, South Dakota, reconnecting to another railroad to travel to the western region of the United States and to Omaha reconnecting to another railroad to travel to the eastern region of the United States. In the year 2006, the City received financial-aid to preserve the no-longer-in-use facility being awarded \$129,952 in funds for renovation. The funds allocated to the depot resulted in renovations to both the exterior and interior of the facility followed up by a conversion into a trailhead facility.

Lewis And Clark Overlook

The tri-state region, specifically the bluffs along the Missouri River, is one of the numerous paths where the renowned pioneers Lewis and Clark traveled through on their journey throughout the United States. Multiple cities along the Missouri River in the region were the precise location where the two pioneers traveled, rested, and camped at including the historical site known as Lewis and Clark Wayside in Dakota City. The site offers individuals an aesthetic view of the Missouri River and was recorded as being approximately three miles of the longest encampment Lewis and Clark experienced and four miles from the location where the two reported catching over 1,300 fish in one day.



Emmanuel Lutheran Church



The Emmanuel Lutheran Church, located in the heart of Dakota City, was the first Lutheran Church built in the state of Nebraska. Constructed in the year 1860, a local carpenter and the lead designer of the building by the name of Augustus T. Haase, emphasized heavily on the Greek Revival architectural style. Shortly after the construction of the Lutheran Church, the building was dedicated as a

historical landmark with the recognition as the *Little White Church on the River* in the year 1864. Periodically, the building served as a Territorial courthouse for several years after as well.

O'Connor House

At the southern end of the County, approximately two miles east of Homer Village, is the renowned O'Connor House.

Constructed over a ten year period from the years of 1865 to 1875, the 14-room mansion with curving staircases and an Italian fireplace that was built on rock is registered to the National Register of Historic Places. The lead designer and owner of the house, Captain Cornelius O'Connor, was an Irish immigrant whose early professional career involved carpeting whom later specialized in the farming profession after relocating to Nebraska.

Captain Cornelius O'Connor made significant contributions to the County including the establishment of the first school in the County. Today, the house is preserved and operated by the Dakota County Historical Society, whom opens the house for public viewing periodically throughout the year.



Cottonwood Days



Originating in the year 2012 is the newly established tradition of Cottonwood Days, a community-wide festival in the City of Dakota City. On an annual basis the Cottonwood Days event takes place in the summer season welcoming local residents and other communities in the tri-state region to partake in a wide variety of events. Events and activities showcasing the City of Dakota City's strong sense of pride include barbeque cookouts, dancing, outdoor movies, volleyball tournaments, beer garden, parades, and a car show.

E D U C A T I O N A L S E R V I C E S

Dakota City Public Library

The City of Dakota City's Public Library currently holds a Bronze Accreditation Designation from the Nebraska Library Commission. The designation is based off an accrued point system that encourages libraries to strive towards meeting specific standards, services, benchmarks, and practices that represent the qualities of an exceptional library. The Dakota City Public Library prides itself being in support of lifelong enjoyment of reading and learning for all ages by serving the community as a resource for information, entertainment, cultural opportunity, educational development, and by making materials available in print and electronic form, thereby enhancing and enriching the lives of its users.



Library Operation

The Dakota City Public Library is open to customers 30 hours a week, between Monday and Saturday. The library's inventory is composed of approximately 9,060 items that features 4,620 children's books, 3,390 adult books, 860 DVDs, 50 books on CD, 15 magazine subscriptions, and a large collection of large print. In the year 2016, the public library

recorded 1,014 registered patrons and a circulation of 5,748 items. Adding to the public library’s inventory, a wide range of services are provided including six public computers, free wifi, an online database, monthly story hour, monthly reading challenge, monthly book club, summer reading programs, and participation in the Cottonwood Days and City Holiday Open House events.

Dakota City Elementary School

Dakota City Elementary School is the lone school facility located in the City of Dakota City. A member of the South Sioux City Community School District, the school is composed of students between grades K-5. Over the course of the past five years the Dakota City Elementary student body has academically performed relatively below average in comparison to the state of Nebraska. However, the dedicated staff has been committed to catering to all individual students through Professional Learning Communities which has contributed to the school thriving in the subjects of Reading and Science in comparison to the state of Nebraska. Breakdown of academic performances recorded by Dakota City Elementary School and state averages is detailed in the following table.

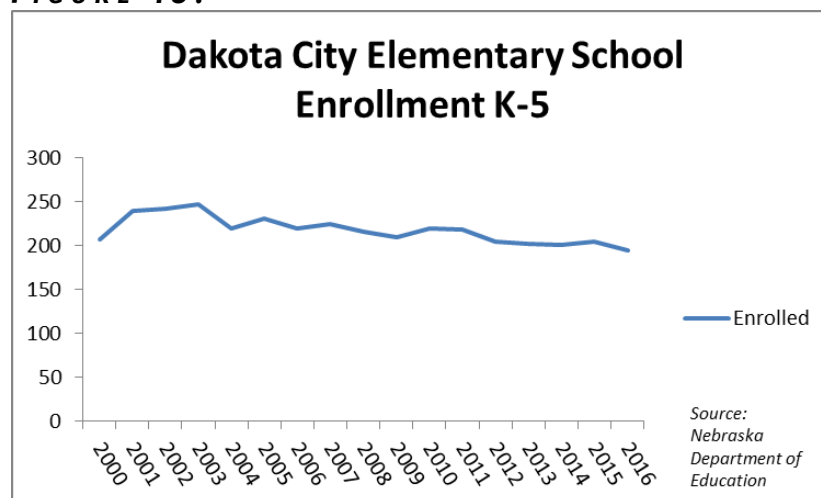
TABLE 17:

	Dakota City Elementary School				Nebraska			
	<u>Mathematics</u>	<u>Reading</u>	<u>Science</u>	<u>Writing</u>	<u>Mathematics</u>	<u>Reading</u>	<u>Science</u>	<u>Writing</u>
2011-2012	43%	65%	53%		67%	74%	67%	
2012-2013	55%	78%	50%	50%	69%	77%	70%	68%
2013-2014	66%	80%	65%		71%	77%	72%	
2014-2015	67%	78%	78%	58%	72%	80%	72%	72%
2015-2016	70%	87%	92%	67%	73%	82%	72%	71%

Source: Nebraska Education Profile

The enrollment of the student body has remained relatively steady for a number of years. As of the year 2000, the Dakota City Elementary School on average had approximately a total of 218 students enrolled annually. Details of the fluctuations in school enrollment at the Dakota City Elementary School are displayed in the following graph.

FIGURE 15:



South Sioux City Community School District

The South Sioux City Community School District offers both primary and secondary education. The school district is composed of five elementary schools, one pre-school, one middle school, and one high school. A highly diverse and a high proportion of English language learners characterize the existing student body. Accommodating the diverse student body includes approximately 350 certified and 230 classified staff members whom have positively contributed to the progressive culture of the school district through quality educational experiences. A Breakdown of the academic performances recorded by South Sioux City Community School District and state averages is detailed in the following table.



TABLE 18:

	South Sioux City Community School District				Nebraska			
	<u>Mathematics</u>	<u>Reading</u>	<u>Science</u>	<u>Writing</u>	<u>Mathematics</u>	<u>Reading</u>	<u>Science</u>	<u>Writing</u>
2011-2012	46%	62%	53%		67%	74%	67%	
2012-2013	53%	66%	55%	55%	69%	77%	70%	68%
2013-2014	58%	67%	53%		71%	77%	72%	
2014-2015	62%	72%	63%	62%	72%	80%	72%	72%
2015-2016	64%	76%	60%	64%	73%	82%	72%	71%

Source: Nebraska Education Profile

Higher And Continuing Education

The City of Dakota City is in close proximity to a series of institutions offering post-secondary education in the Siouxland region and beyond. There are a total of eight post-secondary institutions within 75 miles of the City of Dakota City. Institutions offering post-secondary education in close proximity to the City of Dakota City include the following:

- Nebraska Indian Community College – 5 miles North
- College Center—5 miles north
- Morningside College – 8.5 miles Northeast
- St. Luke’s College – 9 miles North
- Western Iowa Tech Community College – 10 miles East
- Briar Cliff University—10 miles North
- Le Mars Beauty College Inc. – 33-35 miles North
- Wayne State College—39 miles Southwest
- University of South Dakota – 40-45 miles Northwest
- Northeast Community College 69 miles Southwest
- Buena Vista University – 70-75 miles East

PUBLIC SAFETY

Police

The City of Dakota City does not own nor operate its own police department. As an alternative, the City has an existing contract with law enforcement services of Dakota County Sheriff’s Department. The department is composed of 17 full-time employees, of whom 16 are sworn officers and one civilian officer, and four part-time employees, of whom three are

sworn officers and one civilian officer. The employees of the Dakota County Sheriff Department are responsible for the safety and well-being of a population of approximately 7,192, which translates to an average of 2.2 officers per 1,000 population on-hand. On behalf of the Nebraska Crime Commission, detailed crime statistics in Dakota County for the year 2015 are displayed in the following table.

TABLE 19:

Nebraska Crime Commission	All Arrests	Violent Offense	Property Offense	Violent & Property Offense
Dakota County Sheriff Department	612	15	50	65
South Sioux City Polic	593	18	438	456
Nebraska State Patrol	34			
Average Rate per 1,000 people	58.2	1.5	22.9	24.5

Fire & Rescue

The City of Dakota City’s fire & rescue services is managed and operated by their renowned and long-standing Dakota City Volunteer Fire Department. Prior to originating in the early 1920’s, the City relied on any individual who was available to take part in a fire & rescue operation when the need was imminent. In the first few years of the department, only seven



members were on-hand; however the membership spiked to 24 in the year 1927. In the year 1929, Dakota City purchased a 1930 Ford Truck, serving as the department’s first motorized vehicle. Prior to the purchase of the Ford Truck, the department relied on hand-pushed hose carts during fire rescue operations. Still in effect to this day, the Dakota City Volunteer Fire & Rescue Department expanded its services by reaching an agreement with the Dakota Covington Rural Fire Protection District in the year 1950. The agreement primarily focused on assigning the

Dakota Covington Rural Fire Protection District to manage fire rescue services and all fire equipment in the rural districts of the County; areas included in the rural district of the County is the Village of Jackson, Tyson Industrial Area, and other rural areas. Furthermore, the City’s existing fire station was constructed around the time of the agreement between the Dakota City Volunteer Fire & Rescue Department and Dakota Covington Rural Fire Protection District.

However, the project of installing a 2.2 million-dollar fire station to replace the existing fire station has been approved. Construction of the new fire station began in August 2016, and should be completed by August 2017. Once constructed, the design of the new fire station is estimated to have the capability of effectively serving the community for the next 100 years.



HEALTH

The void of no existing hospitals in the City of Dakota City is filled by several medical facilities being close proximity to the City located in adjacent communities and throughout the Siouxland Region. One of the predominate hospitals in area is the St. Luke’s Regional Medical Center, residing in Sioux City, Iowa. Details of the hospital and other complimenting medical facilities in close proximity are discussed in the following.

Hospitals



UnityPoint Health
St. Luke's

As one of the larger hospital in the Siouxland Region, St. Luke's Regional Medical Center is a family-centered hospital composed of 158 staff members. Also in the region is Mercy

Medical Center. On average, St. Luke's Regional Medical Center provides services to over 77,000 patients annually throughout the tri-state region. The following table displays the variety of services the medical center offers, including educational programs as well:

TABLE 20:

Medical Center Services				
Acceleration	Diabetes Education	Lab	Palliative Care	Surgery
Birth Center	Emergency and Trauma	Lung Health	Foot & Ankle	UnityPoint at Home
Business Health	Family Medicine	Manage Your Health Online	Poison Center	UnityPoint at Work
Cancer Care	Health Education	Mental Health	Radiology & Breast Screening	UnityPoint Clinic
Cardiology and Heart Care	Hospitalist Program	Orthopedics	Rehabilitation & Therapy Services	Wellness and Healthy Living
Children's Health	Infusion	PACE	Sleep Health	Women's Health

Clinics



Adjacent and in closest proximity to the City of Dakota City is the Family Health Care of Siouxland, located in South Sioux City. The Family Health Care of Siouxland in South Sioux City is one of the six

satellite sites that are distributed throughout the Siouxland region. The medical clinic is composed of five physicians, one physician assistant, and one nurse practitioner; currently a total of 29 physicians are employed amongst the six Family Health Care of Siouxland facilities. Supporting the network of physicians are three Urgent Care Facilities and one state-of-the-art Imaging Center. Family Health Care of Siouxland offers a wide-variety of medical services for all ages which include the following:

TABLE 21:

Medical Center Services				
General Medical Care	Minor Emergencies	School Physicals	Emotional Health	
Preventative Health Care	Minor Procedures	Inpatient Hospital Care	Dexa Bone Density Study	
Adult and Geriatric Care	Vasectomy	EKG Services	Ultrasound	
Gynecological Services	Endoscopy (offered as an outpatient procedure at the hospital)	Hospice Care	Open MRI	
Obstetric Care	Laboratory Services	Treadmill	CT	
Newborn, Pediatric and Adolescent Care	Radiology Services	Orthopedic Care	Sleep Studies	



Adjacent and in close proximity to the City of Dakota City is the Mercy Medical Clinic , located in South Sioux City as well. The facility is one of the twelve specialty clinics in Iowa and Nebraska serves as a branch of the main Mercy Medical Center facility located in Sioux City, who provides services to

a region of 33-counties that include communities in western Iowa, eastern Nebraska, and southeastern South Dakota. The South Sioux Mercy Medical Clinic is composed of three Doctors of Medicine and one Certified Physician Assistant employee. The clinic offers a variety of medical services which include the following:

TABLE 22:

Medical Services		
General Family Practice Medical Care	Gynecology	Radiology
Well Child Exams/Immunizations	Obstetrics	Laboratory services
Pediatrics	Minor Surgery Procedures	
Geriatrics	Fracture Care	

GOVERNMENT BUILDINGS

City Hall

In the heart of City of Dakota City is the location of the City Hall. This building houses many City department, the City Council Chambers, among many other things. The body of the City Council features the City’s Mayor and four Council members who are elected at large every four years. Appointed Council members serve as a part-time policy making and legislative body.



Dakota County Courthouse

Adjacent to the City Hall is the two-story Dakota County Courthouse. Constructed in the year 1940, the Dakota County Courthouse is occupied by multiple County departments and offices. Existing departments include the Health, Highway, Planning and Zoning, and the County Sheriff Department. Adding to the existing departments, offices in place include the Assessor, Attorney, Board of Commissioners, Clerk, Election Commissioner, District Court, Emergency Manager, Public Defender, Register of Deeds, Treasurer, University of Nebraska – Lincoln Extension, and the Veterans Service Office.



GOALS, OBJECTIVES, AND ACTIONS

The following goals and objectives were drafted based on existing documents and current research. Sources that were reviewed and used to draft the following goals and objectives include: 2017 City of Dakota City Comprehensive Plan open house summary, 2005 City of Dakota City Comprehensive Plan, and information compiled and discussed in this chapter.

Goal 7.1: Establish a network of community facilities and public infrastructure that are in unison with the needs of residents and businesses.

- Objective 7.1.1: Create an inventory on utility services measuring demand, finance, and conditions.
- Objective 7.1.2: Preserve or modify existing utility public infrastructure to ensure standards are met.
- Objective 7.1.3: Analyze the relationship between the network of utility infrastructure and existing land uses.
- Objective 7.1.4: Place greater emphasis on recycling; establish additional recycling programs or groups.
- Objective 7.1.5: Explore options for feasible improvements towards the existing fiber optics system.

Goal 7.2: Conduct an evaluation on social services established throughout the City.

- Objective: 7.2.1: Examine the relationship between existing social services and demographics of the City.
- Objective: 7.2.2: Explore the establishment of additional social services.

Goal 7.3: Preserve or enhance existing cultural and historic amenities and infrastructure.

- Objective 7.3.1: Continue the preservation of the following cultural and historic amenities and infrastructure:
 - Cottonwood Days
 - Dakota City Train Depot
 - Emmanuel Lutheran Church
 - Lewis and Clark Wayside
 - O' Connor House
- Objective 7.3.2: Strengthen the relationship between the City and existing historical societies and groups.
- Objective 7.3.3: Explore funding options to support and improve recreation and tourism.

Goal 7.4: Identify existing needs or issues amongst the City's education facilities.

- Objective 7.4.1: Identify most pressing educational needs in the community.
- Objective 7.4.2: Explore funding options or federal and state financial assistance.
- Objective 7.4.3: Evaluate existing educational equipment and technology.
- Objective 7.4.4: Explore funding options for the Dakota City Public Library.
- Objective 7.4.5: Explore the addition of educational programs or groups.

Goal 7.5: Support and explore means of improvements to public safety services, facilities, and staff.

- Objective 7.5.1: Evaluate existing public safety services and facilities.
 - Action 7.5.1.1: Identify strengths and weaknesses
 - Action 7.5.1.2: Identify opportunities for improvements.
 - Action 7.5.1.3: Research funding opportunities for community center
- Objective 7.5.2: Identify means of staff improvement and expansion.
 - Action CFS 5.2.1: Explore the addition of new training programs or means of training.
- Objective 7.5.3: Explore or research funding opportunities.
 - Action 7.5.3.1: Research funding opportunities targeting facility infrastructure improvements.
 - Action 7.5.3.2: Research funding opportunities targeting staff training.
 - Action 7.5.3.3: Research funding opportunities targeting improvements or additional equipment.

Goal 7.6: Support and explore means of improving City health services.

- Objective 7.6.1: Identify existing needs and opportunities for improvement.
- Objective 7.6.2: Evaluate the relationship between the existing health services and current demographics.
- Objective 7.6.3: Evaluate the degree of existing health services being adequately equipped and staffed.
- Objective 7.6.4: Explore funding opportunities emphasizing expansion or improvements to facilities, new equipment, additional programs, and training.

CHAPTER 8: PARKS, REC & NATURAL RESOURCES

Vision: To create a clean, safe, and small town atmosphere striving towards a patterned growth in development that preserves the existing natural environmental, parks, cultural and recreational amenities, and open space areas.

PARKS, REC & NATURAL RESOURCES OPEN HOUSE SUMMARY

The foundation of the Parks, Rec, and Natural Resources chapter is centered around a public open house meeting that was hosted by the City on March 20, 2017 in an effort to gather the community's opinion on the existing natural and recreational amenities. The full results of the public open house meeting are documented at the conclusion of the chapter. At the public open house meeting, participants engaged in thoughtful discussions and were asked a series of questions. Please find below a summary of the main themes derived from the public comments under each topic.

Natural and recreational improvements we would like to see

- Parking Addition to Odd Fellows Park
- Expansion of Odd Fellows Park
- Concessions at Lundberg Field & Updated Building
- Ballpark Maintenance at Stars Park
- Connecting Trails to Parks
- Installation of Public Bathrooms at Parks

New Natural or Recreational Amenities we would like to see

- Expansion of Trails
- Seasonal Park
- Marina
- Community Garden
- Splash Pad
- Skate Park

Goals for Natural and Recreational Amenities

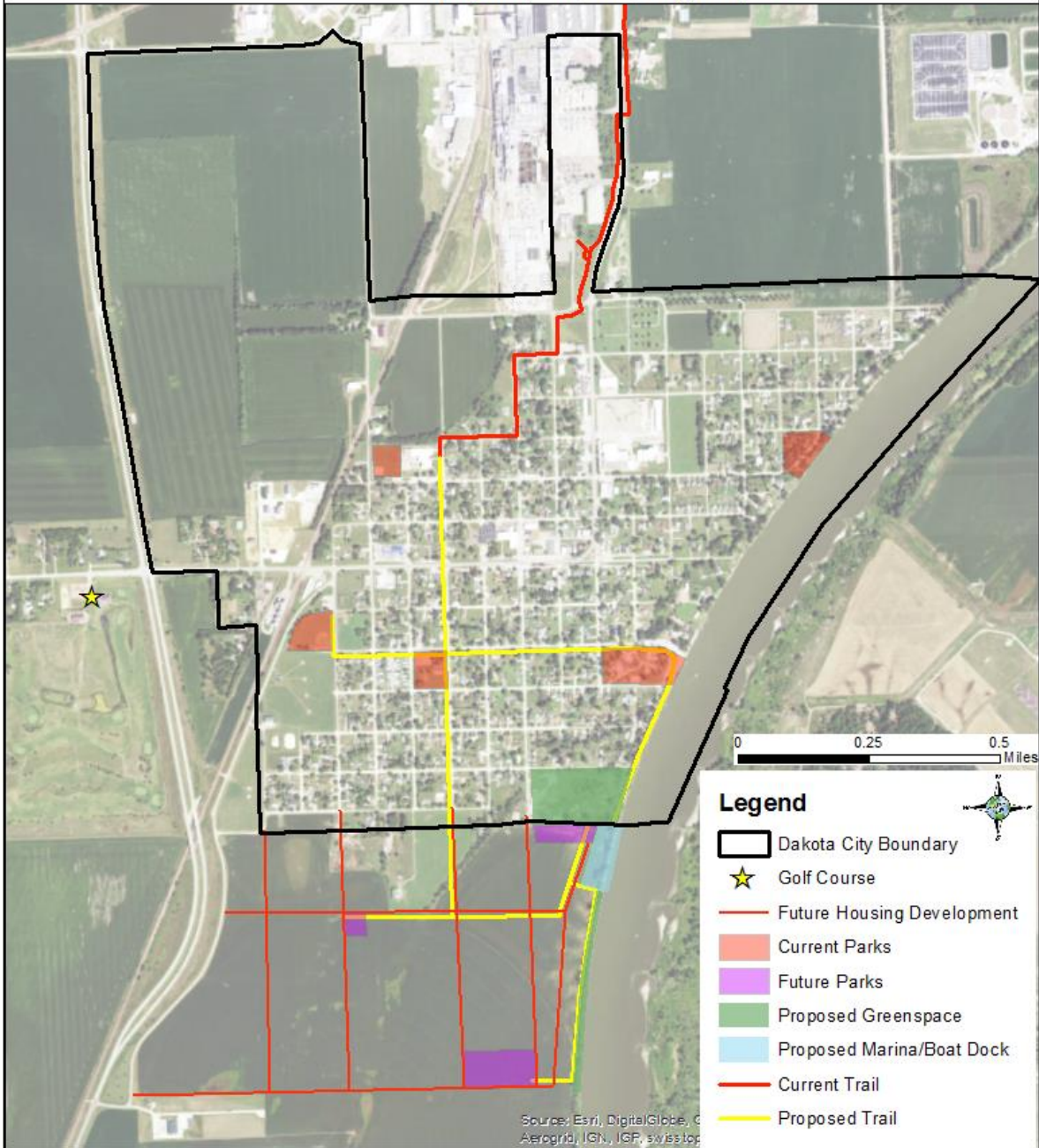
- Continuation of Trails & Safety
- Make City Unique (Stand-Out)
- Expand River/City Cleanup
- Sponsored Benches
- Convert Wastewater Dump Area into Greenspaces
- Include Parks and Trails with Future Development

Following the series of questions, participants were asked to make annotations to a map of the City indicating what types of development they desire and the location of the potential development they feel would be most suitable for the City. On the following page, locations of the desired developments participants wish to see added to the City are displayed.

MAP 5:

**Proposed Parks
& Recreation**

This map highlights the feedback received at the City Hall during the Community Facilities & Services Chapter and the Parks, Rec, and Natural Resources Chapter public input meeting. Participants were asked to annotate an aerial map of the City with what types of developments they would like to see as well as location of said developments. Within this map contains current and proposed parks, trails, and greenspaces.



EXISTING CULTURAL AND RECREATIONAL AMENITIES

The City of Dakota City offers a variety of parks and recreational facilities for residents and visitors to enjoy. The five existing parks and tri-state regional trail offers a wide variety of amenities and activities to partake in, increases the level of connectivity with the natural environment, and enhances the well-being of individuals.

Beermann Park

Located in the heart of the City's residential neighborhood resides Beermann Park. The park offers a mix of recreational amenities including a tennis court, soccer field, and a neighborhood playground. In addition to the available recreational amenities is an existing shelter house.



Cottonwood Cove Park



Largest of the City's five parks is the 4.5 acre Cottonwood Cove Park and Campground. Situated along the banks of the Missouri River, the surrounding aesthetic view is accompanied with 13 individual sites within the campground that support basic camping equipment. Supporting the camping-friendly site is a variety of recreational features including a boat dock, sand volleyball courts, horseshoes, shelter houses, picnic tables, and various playground equipment.

Jim Cahill Memorial Trail

The Jim Cahill Memorial Trail is the lone existing trail in the City of Dakota City. However, the trail is interconnected to regional trail system known as the Siouxland Trails. The Siouxland Trails system expands for countless miles and reaches communities not only in Nebraska, but in the state of Iowa and South Dakota as well. The Jim Cahill Memorial Trail is located at the southern end of the Siouxland Trails system and stretches approximately 2.6 miles long connecting to the Al Bengston Trail Network located in South Sioux City.

Lundberg Field

Located at the western end of the City, Lundberg Field is a ballpark that proudly hosts local competitive baseball and softball games. Dakota City has an agreement with the STARS program for use and maintenance of the field. The layout of the recreational facility provides a great family-friendly atmosphere.



Odd Fellow Lodge Park

Situated in the northeast quadrant of the City, Odd Fellow Lodge Park reaps the benefit of sitting along the banks of the Missouri River, providing an aesthetic view. The park provides multiple neighborhood playgrounds and a shelter house as well.

Old Dane Golf Club

What was originally an 18-hole course, the nine-hole par-three course has been open to the public since the year 2012. Originally named Iron Horse Golf Course, the course had become dormant multiple years before the re-opening. The course is approximately 3,300 yards in distance with a signature hole that features water along the left side.



Sportsmanship Field



An additional recreational facility with a family-friendly atmosphere similar to Lundberg Field is the Sportsmanship Field. Located in the northwest quadrant of the City, the recreational facility serves as a host for t-ball only.

EXISTING NATURAL AMENITIES

Missouri River

The most renowned natural amenity running along the eastern city boundary limits of City of Dakota City is the Missouri River. Easily accessible, the Missouri River offers residents an aesthetic view that is complimented by a series of nature-related amenities along the banks including parks, camping sites, and recreational activities.

SOILS AND TOPOGRAPHY

Land Use planning is a critical component to a community's future physical and spatial development. An understanding of an area's natural environment and resources allows for a community to conduct planning practices that will minimize runoff and flooding, promote environmental conservation, and spur cost-effective decisions. The City of Dakota City resides in the Albaton-Haynie-Sarpy Soil Association; a group of soils that are closely associated geographically and occur in a characteristic pattern. This soil association nearly stretches along the entire eastern border of Nebraska but accounts for an insignificant proportion of the total land area in the state however.

The topography and soils that have accumulated overtime across the City of Dakota City and the surrounding region is the result of glacial action depositing glacial material on its retreat. Data collected from the United States Department of Agriculture Natural Resources Conservation Service indicates there is a large concentration of two major soil series (types) distributed across the City of Dakota City accounting for nearly two-thirds of the total soils. A description of two major soil series as well as additional soil series existing throughout the area is included in the following:

- 1) **Luton** – The existing Luton series is a poorly drained soil with a slow level of permeability that resides in flood-plain vegetation. Appearing from dark to very dark shades of gray, the soil possesses a silty clay thin texture. Accounting for the highest proportion of soils within the City of Dakota City, the Luton series is concentrated on long uniform slopes that range from zero percent to two percent. Principals crops associated with the series include corn, soybeans, and wheat.
- 2) **Haynie** – Nearly as predominant as the Luton series in the City of Dakota City, the Haynie series possess contrasting characteristics. The series is a well-drained soil with a moderate level of permeability that resides in flood-plain vegetation. Appearing from dark to grayish brown, the soil possesses a silt loam texture. Accounting for the second highest proportion of soils within the City of Dakota City, the Haynie series is concentrated on slopes that range from zero to two percent. Principal crops associated with the series include corn, soybeans, small grain, and hay. In addition to the Luton and Haynie series, soils that account for a noticeable proportion of the total soils in the City include the Owego and the Albaton soil series.
- 3) **Owego** – Accounting for nearly ten-percent of the City’s total soils, the Owego series is a poorly drained soil with a slow level of permeability that resides in flood-plain vegetation. Appearing from different shades of brown and gray, the soil possesses a silty clay texture. Within the City of Dakota City, the Owego series is concentrated on long uniform slopes that range from zero percent to two percent. Principals crops associated with the series include corn, small grain, and soybeans.
- 4) **Albaton** - Similar in proportions as the Owego series is the Albaton series. The series is even more similar in characteristics, possessing the same level of permeability, type of vegetation and the degree of slope regarding land Albaton soil resides in, color, texture, and principle crops.

A brief description of the attributes associated with the major soil series is provided following the upcoming soil attribute table.

TABLE 23: SOILS

Soils	Attributes					
	Land Capability Class	Hydrological Group	Surface Bulk Density	Permeability	Drainage Class	Flooding Frequency
Luton	3w	D	1.25 - 1.3	Slow	PD	Rare
Haynie	1	B	1.25 - 1.3	Moderate	WD	Occasional
Owego	3w	D	1.25 - 1.35	Slow	PD	Occasional
Albaton	3w	D	1.4 - 1.6	Very Slow or Slow	PD	Occasional

Soil Attribute Descriptions

Land Capability Class – The attribute indicates the soil’s suitability for crop production. Suitability of a soil is determined by its limitations, risk of damage, and how responsive to management it is during crop production. The suitability of a soil is grouped into Capability

Classes in ascending order on the severity of its limitations. In addition to the eight Capability Classes, soils are further classified into Subclasses. Description on each Capability Class and Subclass is provided in the following tables.

TABLE 24: SOILS CAPABILITY CLASS

Capability Class	
1	Soils have slight limitations that restrict their use.
2	Soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.
3	Soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.
4	Soils have very severe limitations that restrict the choice of plants or require very careful management, or both.
5	Soils have little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
6	Soils have severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
7	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.
8	Soils and miscellaneous areas have limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for esthetic purposes.

(Source: United States Department of Agriculture – Natural Resources Conservation Service)

TABLE 25: SOIL SUBCLASSES

Subclasses	
e	Susceptibility to erosion is the dominant problem or hazard affecting their use. Erosion susceptibility and past erosion damage are the major soil factors that affect soils in this subclass.
w	Excess water is the dominant hazard or limitation affecting their use. Poor soil drainage, wetness, a high water table, and overflow are the factors that affect soils in this subclass.
s	Soil limitations within the rooting zone, such as shallowness of the rooting zone, stones, low moisture-holding capacity, low fertility that is difficult to correct, and salinity or sodium content.
c	Climate (the temperature or lack of moisture) is the major hazard or limitation affecting their use.

(Source: United States Department of Agriculture – Natural Resources Conservation Service)

Hydrologic Group – The attribute classifies a soil’s runoff potential into one of four groups which is described in the following table.

TABLE 26: SOIL HYDROLOGIC GROUPS

Hydrologic Groups	
A	Is sand, loamy sand or sandy loam types of soils. It has low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands or gravels and have a high rate of water transmission.
B	Is silt loam or loam. It has a moderate infiltration rate when thoroughly wetted and consists chiefly or moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures.
C	Soils are sandy clay loam. They have low infiltration rates when thoroughly wetted and consist chiefly of soils with a layer that impedes downward movement of water and soils with moderately fine to fine structure.
D	Soils are clay loam, silty clay loam, sandy clay, silty clay or clay. This HSG has the highest runoff potential. They have very low infiltration rates when thoroughly wetted and consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface and shallow soils over nearly impervious material.

(Source: United States Department of Agriculture – Natural Resources Conservation Service)

Surface Bulk Density – Bulk density is an indicator of soil compaction and soil health. It affects infiltration, rooting depth and restrictions, available water capacity, soil porosity, plant nutrient availability, and soil microorganism activity, which influence key soil processes and productivity. The levels of bulk density and its impact are presented in the following table.

TABLE 27: SOIL TEXTURE

Soil Texture	Ideal bulk densities for plant growth (grams/cm³)	Bulk densities that affect root growth (grams/cm³)	Bulk densities that restrict root growth (grams/cm³)
Sands, loamy sands	< 1.60	1.69	> 1.80
Sandy loams, loams	< 1.40	1.63	> 1.80
Sandy clay loams, clay loams	< 1.40	1.60	> 1.75
Silts, silt loams	< 1.40	1.60	> 1.75
Silt loams, silty clay loams	< 1.40	1.55	> 1.65
Sandy clays, silty clays, clay loams	< 1.10	1.49	> 1.58
Clays (> 45% clay)	< 1.10	1.39	> 1.47

(Source: United States Department of Agriculture – Natural Resources Conservation Service)

Permeability – Soil permeability is the property of the soil to transmit water and air and is one of the most important qualities to consider for fish culture. The permeability of a soil is grouped into one of seven classes based on its rate of transmitting water and air. The following table presents the classes and rates associated with each.

TABLE 28: SOIL PERMEABILITY

Soil permeability classes	Permeability rates	
	cm/hour	cm/day
Very slow (VS)	Less than 0.13	Less than 3
Slow (S)	0.13 - 0.3	3 - 12
Moderately slow (MS)	0.5 - 2.0	12 - 48
Moderate (M)	2.0 - 6.3	48 - 151
Moderately rapid (MR)	6.3 - 12.7	151 - 305
Rapid (R)	12.7 - 25	305 - 600
Very rapid (VR)	More than 25	More than 600

(Source: Food and Agriculture Organization of the United Nations)

Drainage Class – The attribute determines the frequency and duration of wet periods under conditions similar to those under which the soil developed. A soil’s drainage is classified as *Excessively Drained (ED)*, *Somewhat Excessively Drained (SWD)*, *Well Drained (WD)*, *Moderately Well Drained (MWD)*, *Somewhat Poorly Drained (SPD)*, *Poorly Drained (PD)*, or *Very Poorly Drained (VPD)*.

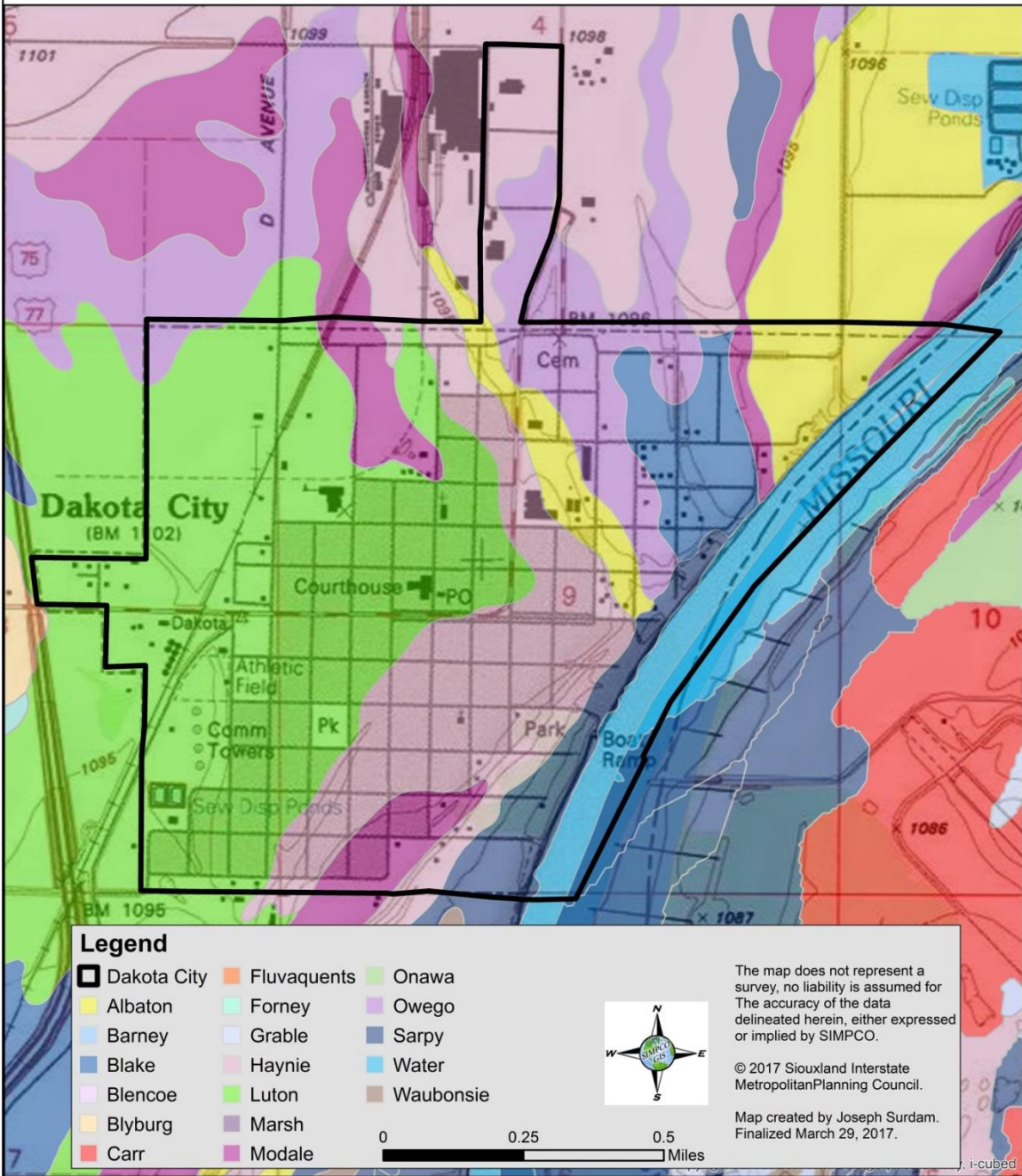
Flooding Frequency – The attribute determines how likely flooding is to occur for each soil series.

A breakdown on the distribution of soils amongst City of Dakota City is illustrated in the following *Dakota City Soils & Topography* map.

MAP 6:

Dakota City Soils & Topography

Dakota City Soils & Topography Map highlights the predominant existing soils that are distributed within the City limits of City of Dakota City and the surrounding areas as well.



W A T E R S H E D S

Multiple major topographic features and watersheds exist in the tri-state region. Data that was examined concerning watersheds that inhabit the City of Dakota City was collected from the Nebraska Department of Natural Resources online database. The data breaks down the primary watersheds into nested regions, called hydrologic units (HU), which delineate progressively smaller watersheds. The HU assigned to each watershed are based on size. The sizes of watersheds are categorized as a 4-Digit HU, 8-Digit HU, 10-Digit HU, or 12-Digit HU; 12-Digit HU primarily account for what are known as subwatersheds, the smallest categorized watershed within a larger watershed. Stretching along Nebraska's northeastern border and into the state of Iowa is the Missouri-Little Sioux Watershed, the primary watershed inhabiting the City of Dakota City. As one of the thirteen primary watersheds in the state of Nebraska, the Missouri-Little Sioux Watershed is composed of multiple river basins, smaller watersheds, subwatersheds, and creeks within its 9636 square miles of land. A description of the existing topographic features within the Missouri-Little Sioux Watershed that inhabit the City of Dakota City is discussed in the following excerpt:

Blackbird-Soldier Watershed – Categorized as an 8-Digit HU, the Blackbird-Soldier Watershed is one of six 8-Digit HU watersheds within the Missouri-Little Sioux Watershed.

Pigeon Creek-Missouri River Watershed – Categorized as a 10-Digit HU, the Pigeon Creek-Missouri River Watershed is one of 25 10-Digit HU watersheds within the Missouri-Little Sioux Watershed. The watershed is classified as a *Standard* HU, indicating all drainage of runoff and water is exported at a single outlet point. Furthermore, it has been identified that the watershed has undergone modifications concerning transportation features such as roads, railroads, and docks.

Bacon Creek-Missouri River Subwatershed - Categorized as a 12-Digit HU, the Bacon Creek-Missouri River Subwatershed is one of six subwatersheds within the Pigeon Creek-Missouri River Watershed. Similar to the characteristics of the Pigeon Creek-Missouri River Watershed, the subwatershed is classified as a *Standard* HU and it has been identified that a modification concerning transportation features has occurred as well. However, the subwatershed has undergone an additional modification involving a levee.

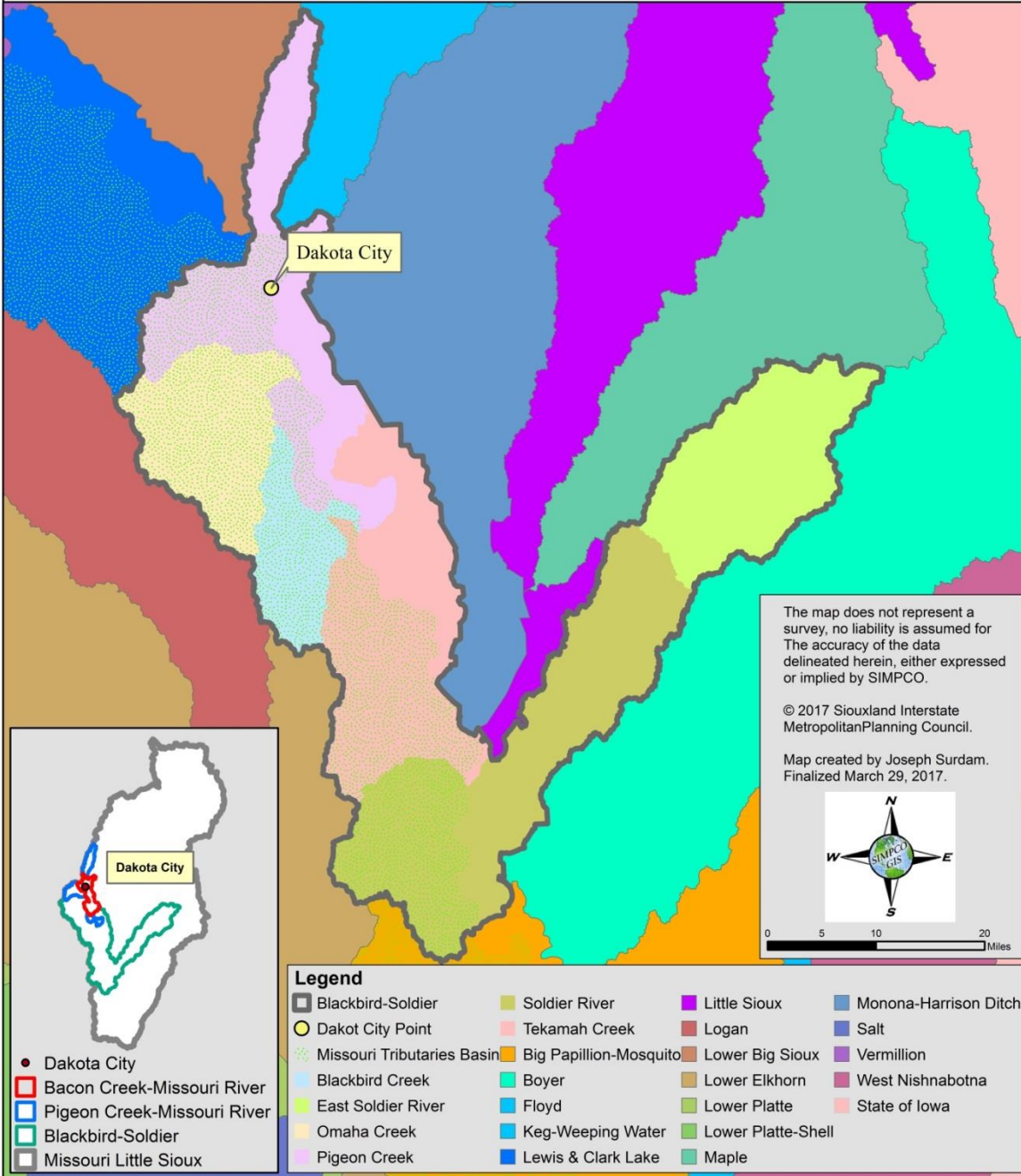
Missouri Tributaries Basin - Occupying the portion of the Missouri-Little Sioux Watershed stretching along Nebraska's northeastern border is the Missouri Tributaries Basin. Stretching both north and west beyond the boundary of the watershed, the basin is one of Nebraska's thirteen basins that is part of a large network of other basins which collectively drain runoff and water directly southward into the Missouri River.

The locations of the above-mentioned surrounding topographic features are displayed on the following *Blackbird-Solider Watershed Map*.

MAP 7:

BLACKBIRD SOLDIER WATERSHED MAP

BLACKBIRD SOLDIER WATERSHED MAP highlights major topographic features inhabiting the City of Dakota City and the Siouxland region. The primary map displays the predominant watersheds that are classified as a 8-Digit Hydrologic Unit (HU). The 8-Digit HU Blackbird-Soldier watershed is broken down into watersheds classified as a 10-Digit HU. The secondary map highlights the different classifications of watersheds that inhabit the City; from largest to smallest, the watersheds inhabiting the City include the Missouri Little Sioux (4-Digit HU), Blackbird-Soldier (8-Digit HU), Pigeon Creek (10-Digit HU), and the Bacon Creek subwatershed (12-Digit HU).



GOALS, OBJECTIVES, AND ACTIONS

The following goals and objectives were drafted based on existing documents and current research. Sources that were reviewed and used to draft the following goals and objectives include: 2017 City of Dakota City Comprehensive Plan open house summary, 2005 City of Dakota City Comprehensive Plan, and information compiled and discussed in this chapter.

Goal 8.1: Take measures to maximize the utilization of existing parks, cultural amenities, and recreational facilities.

- Objective 8.1.1: Promote or increase awareness on existing cultural and recreational amenities.
- Objective 8.1.2: Identify strengths, needs, and opportunities for existing amenities.
- Objective 8.1.3: Explore means of improvements to existing parks, cultural amenities, and recreational facilities.
 - Action 8.1.3.1: Rehabilitate or replace existing cultural and recreational infrastructure.
 - Action 8.1.3.2: Improve the degree of accessibility to existing cultural and recreational amenities.
 - Action 8.1.3.3: Improve the appearance of existing cultural and recreational amenities.
- Objective 8.1.4: Improve the connectivity amongst the existing cultural and recreational amenities.

Goal 8.2: Explore potential routes or areas of land that could support the installation of a trail.

- Objective 8.2.1: Promote or place a greater emphasis on establishing a network of trails.
- Objective 8.2.2: Collaborate with local organizations whose primary agenda are centered on recreation or trails.
- Objective 8.2.3: Collaborate with the Siouxland Trails Foundation.
- Objective 8.2.4: Explore options on connecting or building upon the Jim Cahill Memorial Trail.

Goal 8.3: Continue to take preservation measures towards the natural environment and open space areas.

- Objective 8.3.1: Assess the relationship amongst the existing land-use types in relation to the natural environment.
- Objective 8.3.2: Place an emphasis on future developments that will not adversely affect the natural environment.
- Objective 8.3.3: Identify potential open space areas.
 - Action 8.3.3.1: Plan for future open space needs.
- Objective 8.3.4: Promote green infrastructure and sustainability.

CHAPTER 9: IMPLEMENTATION

Dakota City will strive to implement the goals, objectives, and action steps that were developed in this comprehensive plan. The City adopted the following vision statement that encompasses the overarching image of the City's future:

Dakota City is a thriving community of opportunity for everyone. It is a quiet, family-oriented community that:

- ***Provides a small town, hometown feel***
- ***Is community and family focused***
- ***Provides a safe and quiet bedroom community in which to live and raise children***
- ***Invests in the community's future***
- ***Values that welcome all people, progressive, hardworking, and family-friendly***
- ***Has easy access to many entertainment, shopping, and dining amenities***

The table below outlines each chapter's goal, objective, and action. This plan was developed with a 20 year timeframe therefor it is recommended that the City try to achieve one quarter of the objectives every 5 years. It is recommended that the City regularly reviews and revises this chapter and identify priorities, timelines, and measure progress.

CHAPTER 3:

Goal 3.1	To maintain Dakota City as a city with diverse and healthy neighborhoods that are closely integrated with each other; conserve open spaces and environmentally sensitive lands; have easy access to employment, recreational and educational facilities; and enable public services to be provided in an efficient manner.	Status
Objective 3.1.1	Maintain the integrity of residences through effective enforcement of building and housing codes.	
Objective 3.1.2	Protect single family neighborhoods from the intrusion of incompatible residential and non-residential land.	
Objective 3.1.3	Target unstable or declining neighborhoods for revitalization through partnerships between the city, housing and economic development groups and private property owners.	
Goal 3.2	To guide growth in the most efficient and cost effective manner possible and stop South Sioux City encroachment.	Status
Objective 3.2.1	Encourage residential designs that facilitate walking and bicycling rather than increasing reliance on automobiles.	
Objective 3.2.2	Reserve or annex sufficient land to accommodate projected residential and non-residential development in areas that have or can readily be provided with adequate services.	

CHAPTER 4:

Goal 4.1	To provide ample housing so safe and adequate housing is attainable for rent or purchase by all residents including low-to-moderate incomes families.	Status
Objective 4.1.1	Construction of energy-efficient affordable single-family housing	
Objective 4.1.2	Provide incentives for construction of high quality affordable housing	
Objective 4.1.3	Implement down payment assistance programs and first time buyers programs	
Objective 4.1.4	Rehabilitation of existing housing stock	
Goal 4.2	To ensure adequate opportunities are provided for the development of housing for seniors and other populations with special needs.	Status
Objective 4.2.1	Construction of assisted-living housing (with rental assistance) for the elderly based on established needs	
Objective 4.2.2	Construction of transition townhomes or duplexes for people not ready for assisted living.	
Goal 4.3	Develop and retain diverse housing types that are accessible, affordable, well-maintained, aesthetically pleasing	Status
Objective 4.3.1		
Objective 4.3.2	Diversity of new housing types: Single Family, Townhomes, Duplexes, etc.	
Objective 4.3.3	Clarify housing rehabilitation process through enforcement	
Objective 4.3.4	Continued research of housing programs for new and rehabilitation	

CHAPTER 5:

Goal: 5.1	Promote industrial diversification by recruiting, incentivizing, and retaining high-quality businesses	Status
Objective 5.1.1	Promote a business-friendly environment that encourages the retention, growth, and continuity of businesses.	
Objective 5.1.2	Support regional economic development programs that incentivize development and economic activity that are in line with the city's aspirations	
Objective 5.1.3	Collaborate with the private sector and other housing providers in meeting the housing demands of employers and employees.	
Objective 5.1.4	Embark on branding and marketing campaigns on the area's quality of life and the low cost of doing business to attract new businesses needed to diversify the economy	
Objective 5.1.5	Serve as a coordinator, facilitator, and connector between economic development organizations and local business	
Objective 5.1.6	Continue to provide financial incentives in the form of tax abatement and tax increment financing (TIF) to retain, and recruit new businesses and direct business growth to declining areas of the city.	
Objective 5.1.7	Continue to update and maintain a database of available resources for existing and new businesses	
Objective 5.1.8	Revitalize the downtown area and create additional commercial nodes to encourage business expansion and attract new businesses.	
Goal: 5.2	Build and maintain an educated and skilled workforce that meets the needs of local businesses and increases economic opportunities for residents	Status
Objective 5.2.1:	Work with a consulting firm to research the workforce and talent needs and gaps of current and targeted businesses and industries.	
Objective 5.2.2:	Partner with the area's educational institution to adapt educational and training programs to fill the employment gaps of the city.	
Objective 5.2.3:	Encourage programs that align high schools with Community Colleges and four-year institutions	
Objective 5.2.4:	Support training and apprenticeship programs for job seekers and incumbent workers to find and advance in high-value, high-wage jobs.	
Objective 5.2.5:	Work with the Chamber of Commerce to initiate internship programs for the youth in the city.	
Objective 5.2.6:	Facilitate the marketing of city's job opportunities in higher educational institutions and brand the city as an attractive place to live.	
Goal: 5.3	Ensure that Dakota City is a place where people can start and grow their businesses	Status
Objective 5.3.1	Continue to update and maintain a database of available entrepreneurship resources in the region	
Objective 5.3.2	Consider Tax Increment Finance (TIF) District for financial incentives and infrastructure costs	
Objective 5.3.3	Work with the business community to identify and remove barriers to establishing new businesses within the city.	
Objective 5.3.4	Partner with the higher educational institution in the city to establish business incubators in the downtown area	
Objective 5.3.5	Partner with County, State, and National level entrepreneurial networks to market and promote the city's entrepreneurial efforts	
Goal: 5.4	Continue to update and maintain infrastructure to support existing and new businesses	Status
Objective 5.4.1:	Utilize public-private partnership model to develop, fund and deliver critical infrastructure	
Objective 5.4.2:	Continue to use capital improvement plans to prioritize infrastructure investments.	
Objective 5.4.3:	Partner with state agencies dedicated to financing important critical infrastructure needed for economic development	
Goal: 5.5	Ensure that Dakota City is a Place where people will want to live, work, play and learn	Status
Objective 5.5.1	Invest in updating and maintaining amenities such as parks, trails, recreation spaces, cultural places, and community spaces to make Dakota City a choice for businesses and residents	
Objective 5.5.2	Support the development of a complete multimodal transportation network that considers pedestrians, bicyclists, transit and automobiles.	
Objective 5.5.3	Encourage the expansion and diversification of retail opportunities to allow residents to meet more of their needs locally.	
Objective 5.5.4	Collaborate with the School District to ensure they offer the highest quality of education curriculum for residents	
Objective 5.5.5	Ensure that a diverse; attractive and affordable housing options are available for existing and potential workforce	
Goal: 5.6	Support Tourism Based-Economic development	Status
Objective 5.6.1	Continue to expand, update and maintain meeting spaces and recreational facilities to attract people to the city	
Objective 5.6.2	Improve the uniqueness and sense of place of the city by identifying and preserving the city's heritage and cultural resources	
Objective 5.6.3	Support and promote arts and culture in Dakota City	
Objective 5.6.4	Increase marketing campaign on attractive areas, arts, and heritage festivals to expand cultural tourism.	

CHAPTER 6:

Goal 6.1	Maintain the existing transportation infrastructure in order to keep in excellent condition.	Status
Objective 6.1.1	Properly maintain streets and roads to keep them free from potholes and cracks.	
Objective 6.1.2	Ensure property owners are adequately maintaining their sidewalks.	
Objective 6.1.3	Continue to work on paving of streets that are still gravel	
Goal 6.2	Expand the existing bicycle network.	Status
Objective 6.2.1	Create an on-street network of bicycle lanes.	
Objective 6.2.2:	Expand the off-street network of recreational trails.	
Action 6.2.2.1:	Continue the existing trail south from where it terminates at the school and continue to Bearman Park and the Library.	
Objective 6.2.3	Provide more bicycle parking in public locations.	
Goal 6.3	Improve the pedestrian experience.	Status
Objective 6.3.1	Expand the sidewalk network, especially along the Broadway corridor.	
Objective 6.3.2	Clearly mark pedestrian crossings.	
Objective 6.3.3	Work towards creating Safe Routes to School	
Action 6.3.3.1:	Clearly mark crosswalks on streets around the school.	

CHAPTER 7:

Goal 7.1	Establish a network of community facilities and public infrastructure that are in unison with the needs of residents and businesses.	Status
Objective 7.1.1	Create an inventory on utility services measuring demand, finance, and conditions.	
Objective 7.1.2	Preserve or modify existing utility public infrastructure to ensure standards are met.	
Objective 7.1.3	Analyze the relationship between the network of utility infrastructure and existing land uses.	
Objective 7.1.4	Place greater emphasis on recycling; establish additional recycling programs or groups.	
Objective 7.1.5	Explore options for feasible improvements towards the existing fiber optics system	
Goal 7.2	Conduct an evaluation on social services established throughout the City.	Status
Objective: 7.2.1	Examine the relationship between existing social services and demographics of the City.	
Objective: 7.2.2	Explore the establishment of additional social services.	
Goal 7.3	Preserve or enhance existing cultural and historic amenities and infrastructure.	Status
Objective 7.3.1:	Continue the preservation of the following cultural and historic amenities and infrastructure:	
Objective 7.3.2	Strengthen the relationship between the City and existing historical societies and groups.	
Objective 7.3.3	Explore funding options to support and improve recreation and tourism.	
Goal 7.4	Identify existing needs or issues amongst the City's education facilities.	Status
Objective 7.4.1	Identify most pressing educational needs in the community.	
Objective 7.4.2	Explore funding options or federal and state financial assistance.	
Objective 7.4.3	Evaluate existing educational equipment and technology.	
Objective 7.4.4:	Explore funding options for the Dakota City Public Library.	
Objective 7.4.5	Explore the addition of educational programs or groups.	
Goal 7.5	Support and explore means of improvements to public safety services, facilities, and staff.	Status
Objective 7.5.1	Evaluate existing public safety services and facilities.	
Action 7.5.1.1:	Identify strengths and weaknesses	
Action 7.5.1.2:	Identify opportunities for improvements.	
Action 7.5.1.3:	Research funding opportunities for community center	
Objective 7.5.2	Identify means of staff improvement and expansion.	
Action 7.5.2.1:	Explore the addition of new training programs or means of training.	
Objective 7.5.3	Explore or research funding opportunities.	
Action 7.5.3.1:	Research funding opportunities targeting facility infrastructure improvements.	
Action 7.5.3.2:	Research funding opportunities targeting staff training.	
Action 7.5.3.3:	Research funding opportunities targeting improvements or additional equipment.	
Goal 7.6	Support and explore means of improving City health services.	Status
Objective 7.6.1	Identify existing needs and opportunities for improvement.	
Objective 7.6.2	Evaluate the relationship between the existing health services and current demographics.	
Objective 7.6.3	Evaluate the degree of existing health services being adequately equipped and staffed.	
Objective 7.6.4	Explore funding opportunities emphasizing expansion or improvements to facilities, new equipment, additional programs, and training.	

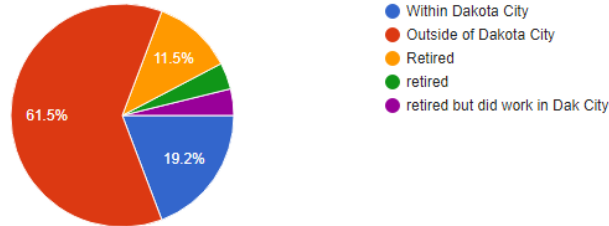
CHAPTER 8:

Goal 8.1	Take measures to maximize the utilization of existing parks, cultural amenities, and recreational facilities.	Status
Objective 8.1.1	Promote or increase awareness on existing cultural and recreational amenities.	
Objective 8.1.2	Identify strengths, needs, and opportunities for existing amenities.	
Objective 8.1.3	Explore means of improvements to existing parks, cultural amenities, and recreational facilities.	
Action 8.1.3.1:	Rehabilitate or replace existing cultural and recreational infrastructure.	
Action 8.1.3.2:	Improve the degree of accessibility to existing cultural and recreational amenities.	
Action 8.1.3.3:	Improve the appearance of existing cultural and recreational amenities.	
Objective 8.1.4	Improve the connectivity amongst the existing cultural and recreational amenities.	
Goal 8.2	Explore potential routes or areas of land that could support the installation of a trail.	Status
Objective 8.2.1	Promote or place a greater emphasis on establishing a network of trails.	
Objective 8.2.2	Collaborate with local organizations whose primary agenda are centered on recreation or trails.	
Objective 8.2.3	Collaborate with the Siouxland Trails Foundation.	
Objective 8.2.4	Explore options on connecting or building upon the Jim Cahill Memorial Trail.	
Goal 8.3	Continue to take preservation measures towards the natural environment and open space areas.	Status
Objective 8.3.1	Assess the relationship amongst the existing land-use types in relation to the natural environment.	
Objective 8.3.2	Place an emphasis on future developments that will not adversely affect the natural environment.	
Objective 8.3.3	Identify potential open space areas.	
Action 8.3.3.1	Plan for future open space needs in future growth areas.	
Objective 8.3.4	Promote green infrastructure and sustainability.	

APPENDIX A: PUBLIC INPUT SURVEY

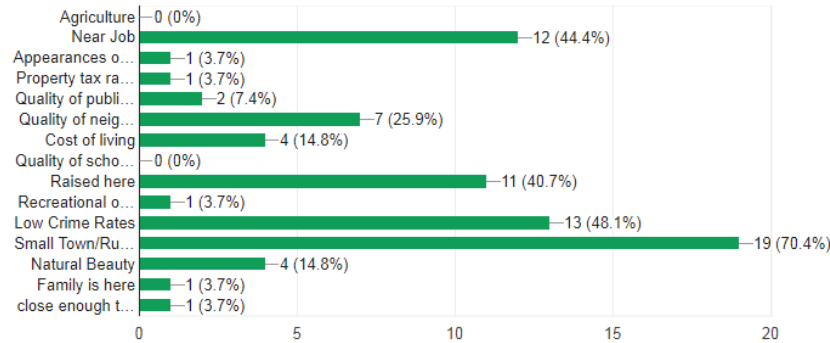
What is your place of employment?

26 responses



Question 1) What are the 3 most important reasons you and your family choose to live and/or work in Dakota City?

27 responses



Question 2) What do you like most about Dakota City?

23 responses



small town living
Quiet
Peaceful community and friendly
Great small town feeling to Dakota City. Also, very close to larger city.
Small town living
That it is quiet.
Trees- Park like appearance, space between houses

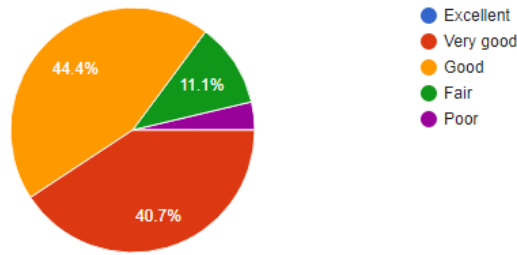
Question 3) What do you like least about Dakota City?

23 responses

Property taxes (2)
Taxes
Let's South Sioux City push all of it's stinking business just north of town
Unpaved roads
Lack of updates and upkeep of parks and campground area
Roads are not kept up
Water fee
Don't have our own k-12 school
The taxes
High Taxes
No house to house mail delivery.
Property Tax rates, roads
Expensive to live here property wise. Limited home options in budget range. Gravel roads.
High taxes and to many gravel roads. Makes the town look dirty
water & sewer rates, taxes
No policing, kids running 4 wheelers up and down streets, high taxes high taxes, High utility rates
Need to enforce property appearance and ground maintenance.
Limited retail and transportation options.
Tyson
That my property taxes and value of my home have been raised by an extreme amount even though my house is falling apart from not having storm drainage on our block. In turn the city increasing my property value has caused my home owners insurance to sky rocket as well. Not having storm drainage has caused numerous issues for my family and our home. That the city has been raising water and sewer rates in an extreme manner to pay for projects and my road is still a dirt road amd they do not plan on paving it and we have no storm drainage and they do not plan on connecting us to the infrastructure. All of these increases have caused me to want to move but I can't sell my home as I can't get what I owe after only 3 years because of the damage from no storm drainage. My water meter was clearly broken for 2 years and I was paying for water and sewerage that was 2 to 3 times more than what we used and the city refuses to see this, address this or even refund this. 15,000 gallons in a winter month on old meter vs. 5,000 in a winter month on the new meter says a lot and should be refunded but I feel the city doesn't care about anything but building up their money while my family, my home our well being and safety suffer.
Taxes, smell, utilities too high
roads

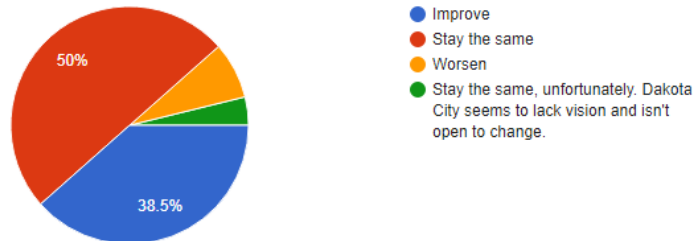
Question 4) Overall, how would you rate the quality of life in Dakota City

27 responses



Question 5) During the next 5 years, I expect the quality of life in the city will:

26 responses



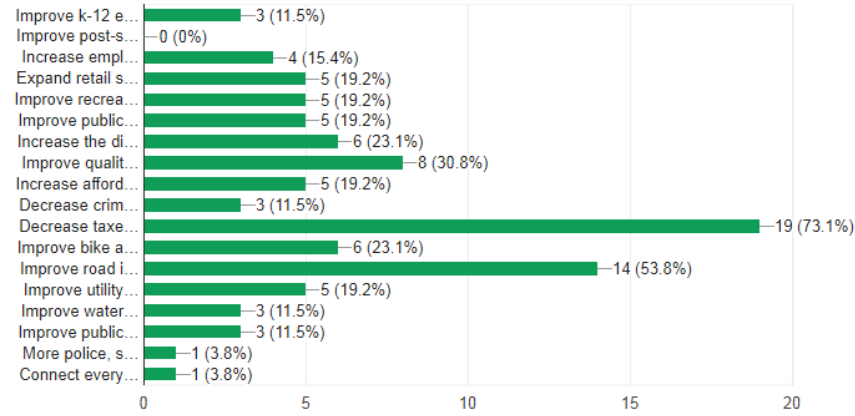
Comments on the question 6:

10 responses

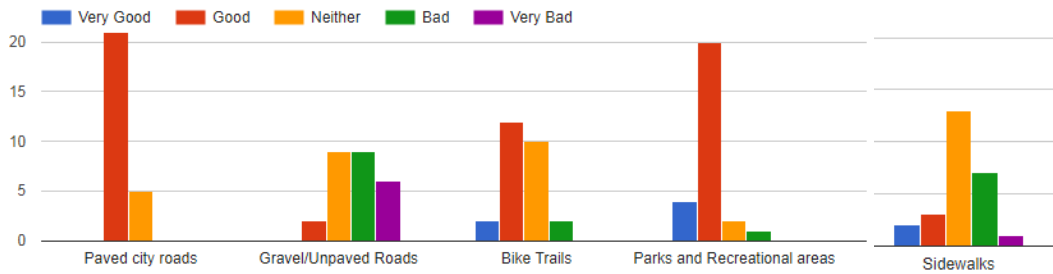
- New housing that has gone up is too expensive for young families
- Probably depends on how many people are brought in to fill the jobs.
- Improve camp ground
- We want to be in a town with their own k-12 school and hope Dakota city builds a school for our children
- Our Taxes in Dakota City are Way to High. Dakota City needs to slow down the spending for project that we don't need at this time and take time to fine government money to help the people out. To help our community. the council is spending money that the town does not have and than our taxes go up and soon there will be more family's moving away from here than moving into Dakota City
- Road improvements, new fire station
- Paving streets will greatly improve the town. Like I said before, gravel, dirt and mud make our town look so dirty. Who likes a dirty, and weedy town. Also, make homeowners clean up yards.
- Paved streets, walking trails, new sewer plant, new fire hall.
- We are kind of week when it comes to progress
- I feel living on a dirt road, having no storm drainage and having a home and property that has been damaged from Not having storm drainage should be addressed and my taxes and property value should never have been increased to help the city fund their projects when myself not any of the houses on my block are really benefitting from such projects. I am helping fund and improve everyone else while I watch my first home purchase that took all of my life's savings and all of my resources to purchase and keep for my children be destroyed and have no power over it. I can't afford to do anything because the city has robbed me blind by increasing my taxes and utility rates. I can't even afford to buy food and medicine at times let alone landscape my newly purchased property and home.

Question 6) Please indicate the changes you think would improve the quality of life in Dakota City (Please check up to four)

26 responses



7) Rate the following in Dakota City:



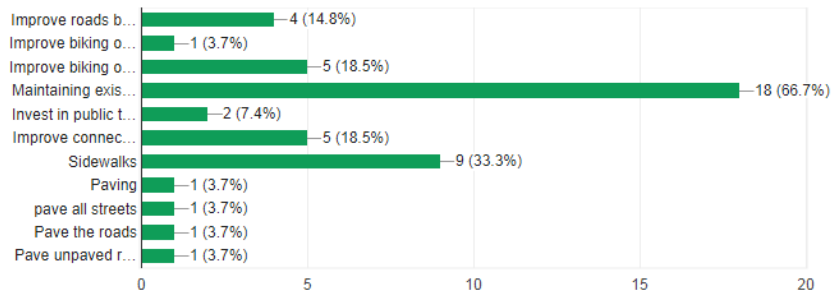
Comments on Question 7:

8 responses

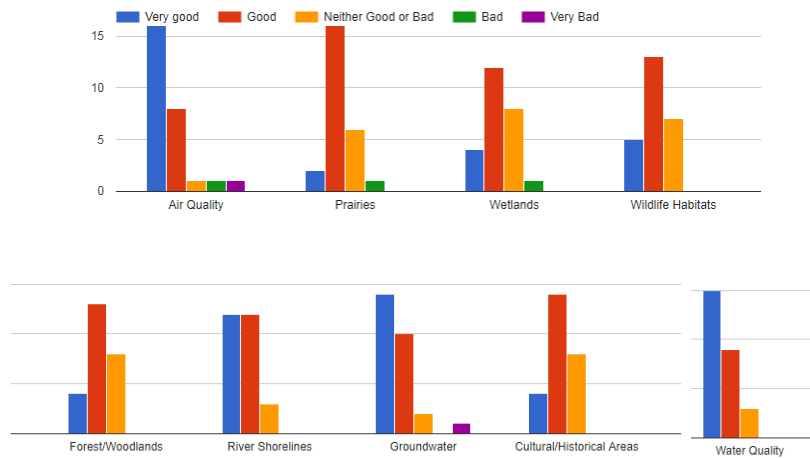
- Gravel roads constantly need grading but don't get done as much as needed
- We have very limited sidewalk. Existing sidewalk is in poor condition.
- All roads should be paved
- The paved roads have water standing most of the summer inviting mosquitoes
- Not enough sidewalks
- We don't need sidewalks. Low traffic allows street walking.
- Doesn't take much for S. 21st St to become so full of potholes that the locals have to use a different street to get home! It's the last main street to go south and get home
- Too many unpaved roads.

Question 8) During the next 10 years, which of the following transportation investments do you support in Dakota City?

27 responses



Question 9) Please share your opinion on how important it is to protect each of the following natural resources in Dakota City:



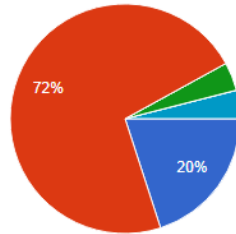
Comments on Question 9:

4 responses

- Air quality is very important for the health of all who live in the area and we certainly do not have that now.
- Of course, our immediate and future water and air quality is the most important but without taking care of the other natural areas we will not have good water and air quality. So it is all important.
- Protect groundwater is most important
- Question not plain. Our air quality is very poor, wetlands are being sold for farmland, wildlife is being forced out.

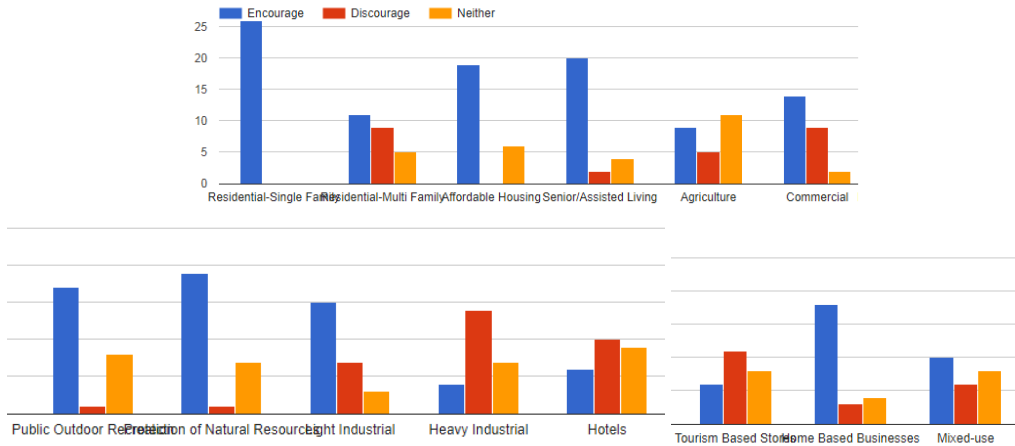
Question 10) Current park and recreational facilities in the city meet your needs

25 responses



- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Not Sure
- Parks are excellent. My only suggestion would be an addition of something water-wise. Splash pad, wading pool, something since there's no public pool here and the nearest...

Question 11) Would you encourage or discourage the following LAND Uses in Dakota City?



Comments on Question 11:

4 responses

Need to bring in businesses

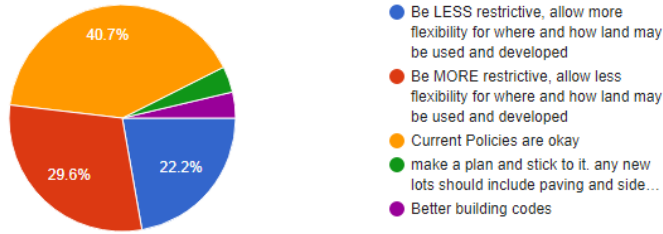
We have enough big industries! And stink!

I think we should stay small town because anyone you talk to likes that about Dakota City. If you start bringing in large businesses and hotels and commercial businesses, that will make our small town large and that brings crime and more worries. Stay small but make it nicer. And once you do, get the permanent committee to take care of the place. The ball field went to weeds, keep the park in good condition and update the store fronts that we do have. Some are getting old and run-down looking. Don't leave stores like Hungrys just fall apart.

Fearful of present taxpayers will have to finance or will not receive taxable income for many years

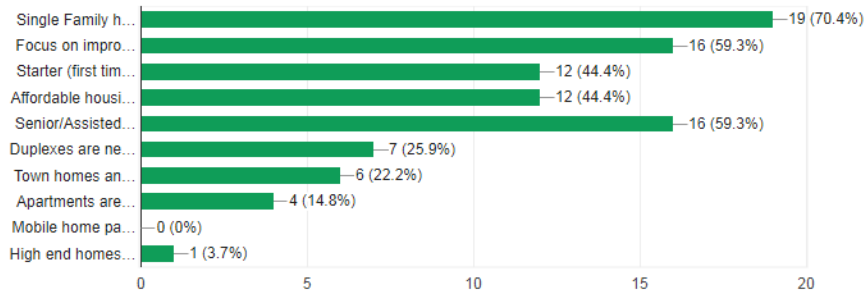
Question 12) How would you direct City civic leaders and planners with regard to land use policies and regulations? 📄

27 responses



Question 13) Please share your opinions about the types of housing and/or housing improvements in Dakota City (can select more than one):

27 responses



Comments on Question 13:

9 responses

- More affordable housing for young families that are growing
- We do not need apartment or another trailer court!
- Dakota City does not need apartments or Mobile home park
- Lots of nice housing going up on the northeast end of town, unfortunately, everything is at the \$180,000+ mark. Would be nice to see housing options at a more friendly price mark (\$120,000+).
- Mobile home park needs cleaned up and old trailers removed. Inspection on living conditions of some of the trailers.
- With aging population, we need more options for seniors.
- Kill the trailer park (s)
- Homes like mine that are 10-14 years old are being damaged from not being connected to storm drain infrastructure. Homes like mine are on dirt roads causing drainage and air duct issues.
- It won't happen as long as commercial business is built in town. Also nothing is done about the smell. No Financing by the town.

Question 14) In Dakota City, new residential development should be located?

17 responses

South of town (3)
South (2)
No opinion
South and West
North side
south and west of town
Just south
North part of city
To the south or west of town
I'm not sure where else new residential can go besides where it is. Tyson and the industrial park is to the north, highway to the west, river to the east. South might be the only other place to go except it's corn fields that way and probably not fields that will be willingly parted with either.
Maybe south of town along the river to about So. 19th or So. 20th st. extended into the farm fields.
west and south of the city
To south and west
We need to focus on current houses and current issues before adding more housing.

Question 15) Where should commercial/retail growth be directed within Dakota City?

18 responses

On Broadway St
Along the hwy for easy access
South past Tyson! We do not need anything near houses!!!!
East and north of town
Dakota Crossings and the Roth Industrial Park
North
The main street
Not in town
In the commercial lots that are beside the railroad tracks.
On the Main Street
West or north of town
Fill that new business area up or keep the businesses to Broadway/n 16th.
Along Broadway
Center part along broadway
North of town
demolish the old Hungrys and all the old small housing on Broadway
I don't feel we need to add any. We need to keep Dakota city a small town.
Main Street

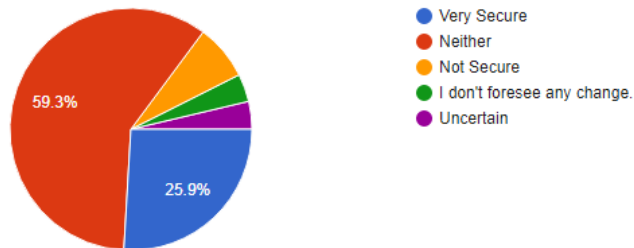
Question 16) In your opinion how would you describe the availability of employment opportunities in Dakota City?

21 responses

Very limited (2)
We don't have much here but that's the way I like it.
Slim. Not much for work in town
I have worked with children over the last 30 years I have lived in DC and have lived with in 7 miles of work
No opinion as we have not worked in DC
Many jobs, but need more jobs with higher paying wages
Poor besides Tyson
Not good
Ok
Unless you want to work for Tyson, they are non-existent.
If you want to work at Tyson that's about it.
Very limited choices...courthouse or BPI
Lacking
They're there, but limited in options.
Besides Tyson, there may be a few good jobs. But we are not in the market for a job anymore, so, we really don't watch for job openings.
Very minimal unless it is at Tyson or plants north of DC
Very limited.
Blue Collar
Good. SSC is not far and neither are towns on the outskirts. I'd prefer to keep us small and leave businesses out of our town.
Good

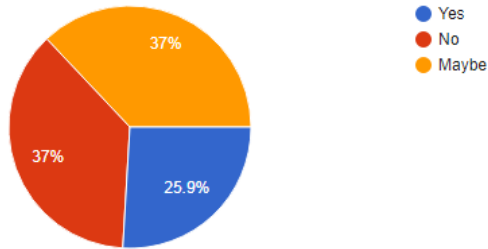
Question 17) How secure do you believe employment in Dakota City is over the next 3-5 years?

27 responses



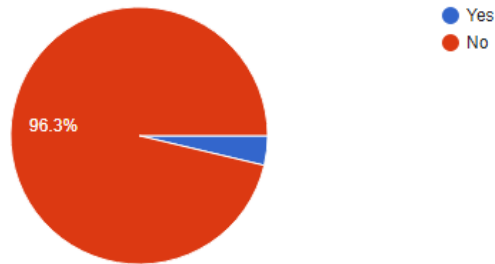
Question 18) Do you believe Dakota City should commit additional tax dollars to attract and retain private sector jobs to the city?

27 responses



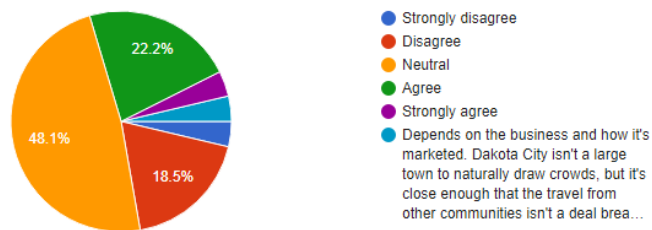
Question 19) Do you own or operate a business in Dakota City?

27 responses



Question 20) Please indicate your level of agreement with the following statement: "Dakota City is a good place to start a business."

27 responses



Question 21) How often do you leave Dakota City to shop?

25 responses

Daily (4)
Most often have to leave.
Couple times a week
Always get my gass in town everything else in SSC
most of the time
Everyday
Every week
All the time
3-4 days a week
Daily. There's no retail here.
All the Time since Dakota City doesn't have anything like grocie stores
Always
Except for buying gas, I have to leave Dakota City for all other shopping...Once or twice a week.
Always.
Very often. Weekly at least, if not more. Never seem to shop in Dakota City. Options are... the gas station? The liquor store?
Almost always except for occasional gas or soda , a donut or lottery tickets at Dakota Food & Fuel . We also get a few things at Cimmarina.
2 times a week
Every day.
Daily
Very often.
every day
Once to twice a week.

Question 22) In your opinion, how would you describe the availability of places to shop or dine in Dakota City?

25 responses

None (2)
Very few
Minimal
Good enough for me! I hate shopping
not many
Limited
Poor there are only 1 or 2
Not good
Not very good
None existent
There's nothing here. We have to go to other cities to dine and shop.
There is nothing

Non existent
It's like living on a farm...have to drive out of town for shopping, banking, dining out.
Very few if any
So so. Old Dane and Saratoga are great. It's a shame the steakhouse left.
very poor
little to none
None existant
Very limited and those here are not the cleanest to go into.
Very limited shopping and dinning options.
meek
Good. Small town feel small town shopping and dining.

Little

Question 23) What businesses or services would you like to have in Dakota City?

19 responses

Restaurant (2)
A grocery store
Stores and manufacturing
More youth programs
Town has it clicks, and if you are not part of one of them I don't think the business or service would do very well.
Grocery store, stable eating establishment
Grocery store and family dollar or dollar general
More eating places and restraunts
Family restaurant
Family restaurant that's not Mexican food
We could use a good automobile mechanic.
Café, repair shops, specialty stores, high school, assisted living
Something like the Dakota Perk in SSC or the Sweeth Tooth in Jackson would be nice. Small, easy walking distance or biking distance in town. Even if it were seasonal. Redbox in town would be nice as well. Library does a good job with movie selection, but they don't get everything.
A place like the Dairy Queen
Small grocery,
something for the kids
Nothing new.
Cafe, Swimming pool

Question 24) Please share your opinions about the supply of various retail and service businesses in Dakota City:



Comments on Question 24:

9 responses

- Dakota City has become almost a bedroom community
- I am fine with what we have
- Need more restaurants and grocery stores
- That question really doesn't apply to Dakota City. No retail business would go over since we live within 5-7 miles of bigger cities
- I would have selected "need more" on a few more options, but I'm not certain how well Dakota City could support them. A small convenience store, maybe. A small coffee shop etc, maybe. Retail, department store? I'm not convinced.
- An actual grocery store that would have items at a reasonable price. \$2.50 for a pound of margarine is crazy at Dakota Food
- You can not purchase anything meaningful on this side of river
- Not enough traffic to sustain a business
- Denny's

Question 25) Over the past 5 years how much growth do you think Dakota City has experienced?

21 responses

- Very little (3)
- Some in housing.
- Very little. More houses, but expensive, and no businesses
- Probably depended the types of jobs that are brought in.
- Dakota City has seen more commercial growth (Dakota Crossings) and housing in the past 3-4 years.
- 2%
- A little just housing
- Some
- Schools
- None to very little due to high taxes
- Definitely grown population wise, but it doesn't show in city amenities for residents.

We've seen a few new home built on the north side. A new Fire Station coming. Lights on the baseball field but the field was not maintained this summer. Cottonwood park, but only due to the storm damage. The storage building plaza which doesn't concern anyone except for the fireworks stand on the fourth of July.

not much

None

Housing growth

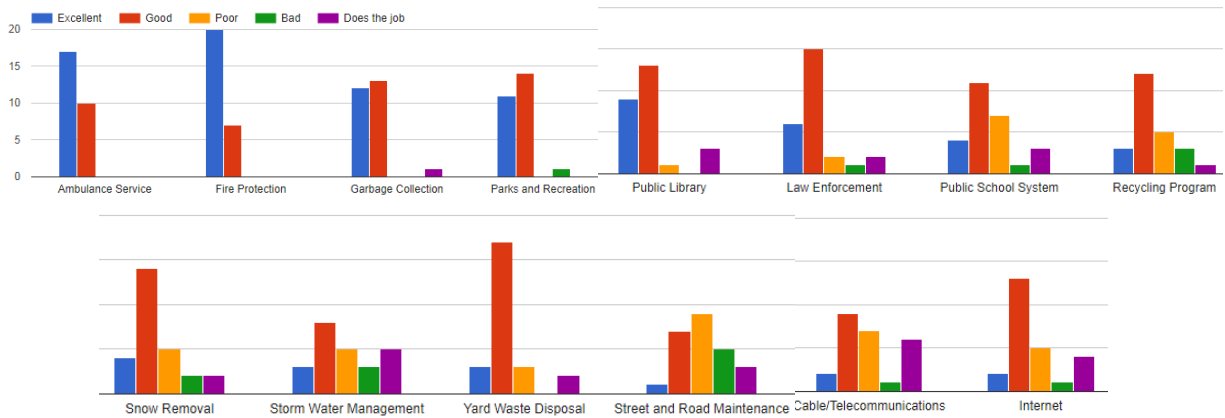
Quite a bit

Enough.

0

Little

Question 26) Please rate the following services in your community:



Question 27) Anything else you would like to add that will help Dakota City create a great comprehensive plan?

11 responses

I love this town the way it is. No changes needed!

Need to find a way to encourage businesses to come in and more affordable housing for growing families.

Youth programs

Add more camping sites. Add sewer at each site.

Nope

Dakota City is a great place to live. The only down side is no house to house mail delivery.

Fiber. Cell service, road and business improvements

Our basement has flooded 3 times due to low spot in the storm drains in front of our house. The city knows about it and told us to call whenever it happens. They clean out the street drains but never fix the pipes. Guess we have to continue to call!

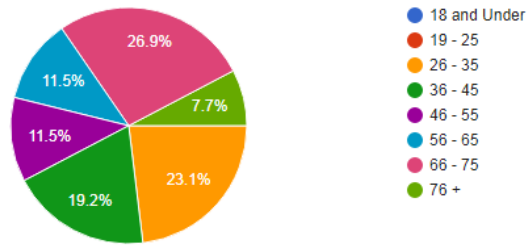
Stop spending money they dont have

If you had a chance to be the best at one thing, what would it be? The city by the river? Marina?

Focus on current homes and ongoing issues. Get storm drainage to those not connected to the current infrastructure and help repair their land and property that has been damaged from lack of storm drainage. Pave the roads for those who live on first raids and lack storm draianage. Go back and reverse the increase to their property value and taxes.

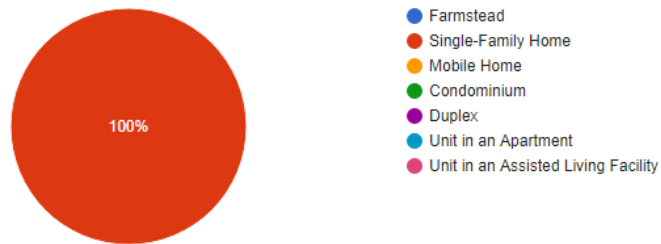
Question 28) Your Age?

26 responses



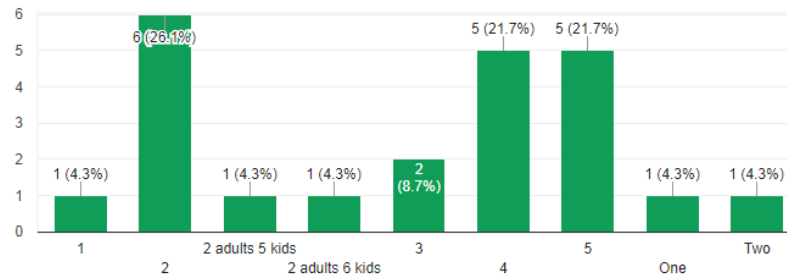
Question 29) Type of dwelling do you live in?

27 responses



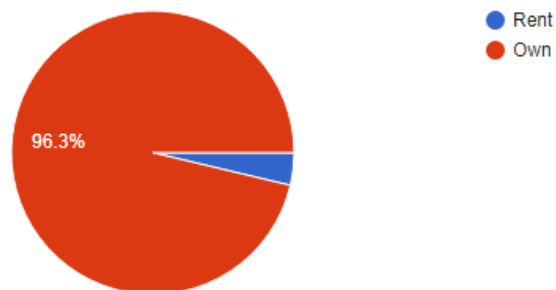
Question 30) How many people live in your household?

23 responses



Question 31) Do you own or rent your home?

27 responses



APPENDIX B: BUSINESS LIST

Angie's Gymnastics
605 N. 14th St
Dakota City, NE, 68731
712-898-5962

Anton Kristijanto Inc Cargo & Freight Services
2 River Point Dr
Dakota City, NE 68731
402-987-9999

ATV Research Inc TV Systems Electronics
1301 Broadway St
Dakota City, NE 68731
402-987-3771

Bostwick Fencing Fences
751 155th St
Dakota City, NE 68731
402-987-9929

Broyhill Company Landscaping Services & Supplies
1 N Market Sq
Dakota City, NE 68731
402-987-3412

Butch's Truck Repair Automobile - Repairs & Services
1483 I Ave
Dakota City, NE 68731
402-632-4882

Cargill Inc Propane
1633 E Ave
Dakota City, NE 68731
402-987-3854

Cimmarina Boats Boat Services
1909 Broadway St
Dakota City, NE 68731
402-987-3327

Concrete Raising and Pumping Services Contractors
120 N 10th St
Dakota City, NE 68731
402-987-3441

Dakota Auto Inc Automobile

503 N 14th St
Dakota City, NE 68731
402-987-3000

Copple Construction
717 S. 19th St
Dakota City, NE 68731
402-987-3970

Dakota City Cottonwood Carwash
305 N. 14ths St
Dakota City, NE 68731
712-490-8102

Dakota City Laundromat Laundromats

401 N 14th St
Dakota City, NE 68731
402-987-0255

Dakota Food & Fuel
515 N 14th St
Dakota City, NE 68731
402-987-0300

David A Noble DDS Dentists
1410 Broadway St
Dakota City, NE 68731
402-987-3484

Dierenfield Chiropractic & Acupuncturist Chiropractors
2005 Broadway St
Dakota City, NE 68731
402-987-2563

Donnelly Pallet Inc Construction Supplies & Services
583 Highway 35
Dakota City, NE 68731
402-987-3927

Elementis LTP, Inc
511 N. 20th St
Dakota City, NE 60731
402-987-3766

Fleet Us Office Services, Supplies & Equipment
315 N 14th St
Dakota City, NE 68731

402-987-1115

OC Polishing

1413 Broadway

Dakota City, NE 68731

712-301-5215

Olson Farms Storage Containers, Facilities & Warehouses

2202 Broadway St

Dakota City, NE 68731

402-987-3073

Hirsch's RV Service Parts & Sales Trailers & Recreational Vehicles

115 N 14th St

Dakota City, NE 68731

402-987-9900

J S Brothers Inc Landscaping Services & Supplies

923 Locust St

Dakota City, NE 68731

402-987-3687

Jacs Bars, Taverns & Cocktail Lounges

1423 Broadway St

Dakota City, NE 68731

402-987-3700

Krahmer Trucking Cargo & Freight Services

1220 Cedar St

Dakota City, NE 68731

402-987-3005

Memory Lane South Antique and Flea Market Furniture

1414 Cedar St

Dakota City, NE 68731

402-987-0952

O'dell Auto Sales & Fireworks

1823 Hickory St

Dakota City, NE 68731

402-987-3718

Old Dane Golf Club Golf Courses & Ranges

466 Highway 35

Dakota City, NE 68731

402-987-1100

Olson Trucking Inc Cargo & Freight Services

477 Highway 35

Dakota City, NE 68731
402-987-3542

Parklane Trailer Courts
19th & Hickory
Dakota City, NE 68131
712-277-3810

Pet Spa Pet Services & Supplies
210 Windsor Ct
Dakota City, NE 68731
402-987-3919

Pioneer Package Liquor Stores
1519 Broadway St
Dakota City, NE 68731
402-987-3882

Roost Clifford Landscaping Services & Supplies
109 S 17th St
Dakota City, NE 68731
402-987-3384

Saratoga Club Restaurants
506 N 14th St
Dakota City, NE 68731
402-987-9925

South Side Glass Automobile - Parts & Accessories
101 S 20th St
Dakota City, NE 68731
402-494-5479

Susie's Scissors Hair Salons & Barbers
1523 Broadway St
Dakota City, NE 68731
402-987-3654

Torco Re-Manufacturing Automobile
1804 Broadway St
Dakota City, NE 68731
402-987-3208

Weather Shield Insulators
705 Olive
Dakota City, NE 68731
712-898-8370

U-Haul Neighborhood Dealer Automobile
401 N 14th St
Dakota City, NE 68731
402-241-8304

United Communications Group Inc
605 N 15th St
Dakota City, NE 68731
402-494-9990