

ALVO, NEBRASKA

COMPREHENSIVE DEVELOPMENT PLAN

2010 to 2030

PREPARED FOR:

VILLAGE OF ALVO, NEBRASKA

Prepared By:



In conjunction with:



ALVO, NEBRASKA

Comprehensive Development Plan 2010 Project Participants

Village Board

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Planning Commission

PLANNING CONSULTANT



IN ASSOCIATION WITH:



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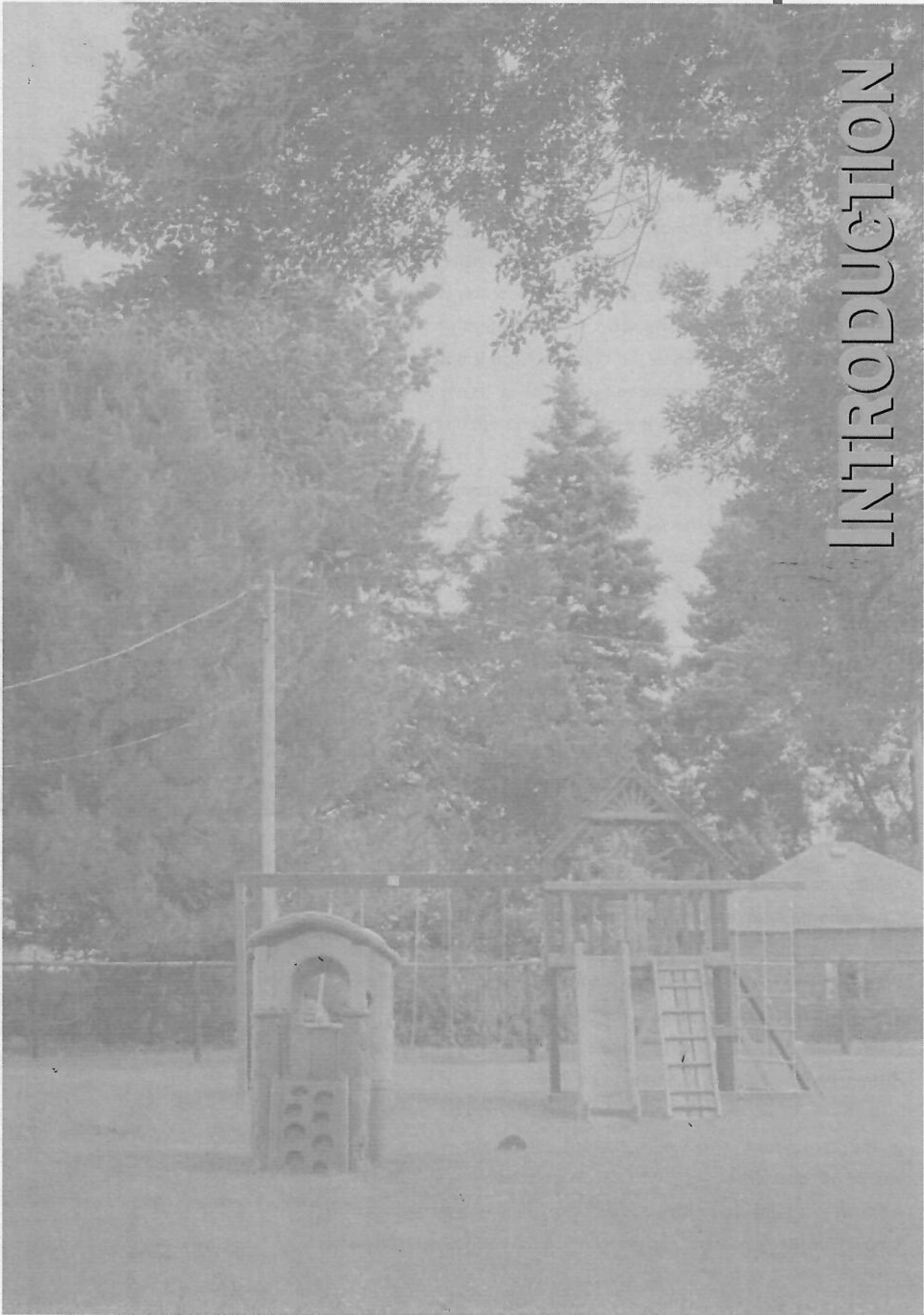
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INTRODUCTION

Location

Alvo is located in the southeast Nebraska in Cass County. It lies south of the interchange 420 of Interstate 80 along Nebraska Highway 63.

History of Alvo

This area was settled as early as 1869. People established post offices, schools, and a number of small towns. When the railroad was built across the raw prairie, some of them vanished. Because trains were the primary means of transportation, towns without a railroad usually did not survive. Alvo, in the western part of Cass County, became a town when the Chicago, Rock Island & Pacific Railroad was built from Omaha to Lincoln, 1888-91. At first there were only a few shacks where the railroad men slept and ate.

The name "Alvo" is unique, and is the only community in the United States known by this name. The first child born in the town, which began to form near the siding, was the daughter of the "roadmaster." Her parents gave her the name Alvo, which was subsequently chosen as the name for the station.

The first building erected was the depot. Salem Church, which was built in 1890 near the Hedge Corner School north and west of the present town, was moved to Alvo after the town site was laid out. In 1892 it became known as the Alvo Methodist Episcopal Church. This building is still in use for Christ today.

A school was built in 1892 for grades 1-10. It served until 1916, when a large brick building was constructed for K-12. Said to be one of the earliest consolidated systems in the state, the Alvo Consolidated School served the community until 1960 when, because of declining enrollment, the school merged with Eagle, six miles away. In 1966 it merged again, this time with the Waverly district, and the building was torn down.

In the early years, Alvo was a thriving community with a wide variety of businesses. In 1909 Alvo's population was 225. In addition to a telephone office and a doctor, there was an agent for broom corn, two elevators, and more than a dozen shops and businesses.

The Farmers & Merchants Bank was organized in 1901. Simon Boyles, who became its president in 1902, served in that capacity for 40 years. In 1942, during World War II, when



Photo source:

<http://www.casde.unl.edu/history/counties/cass/alvo/>



Photo source:

<http://www.casde.unl.edu/history/counties/cass/alvo/>

cashier Carl Ganz was called into the service, Boyles sold his interest in the bank to the Eagle Bank.

In 1932 J.B. Elliott and Edgar Edwards bought the hardware store in Alvo from Roy Coatman and John Skinner. In addition to selling hardware, they started selling John Deere implements at a time when tractors were just coming into use. As time went on, Elliott bought his partner out. Since farming was mostly done with horses, J.B. would trade tractors for horses. Then once a year, he had a big sale, where he auctioned off horses and old machinery. Those were "big days" for Alvo. People came from all over the Midwest for the sale. Lyle DeMoss, well-known announcer for Radio Station WOW, often came to Alvo and broadcast the sale over the air. After J.B.'s death in 1948, two nephews, Lee and Don Elliott, bought the business and continued until 1977.

Our little town has seen many changes down through the years, as people, businesses, and buildings have come and gone. Yet in one way the community is much the same. There is a lot of personal commitment to the community and people who volunteer their time for whatever needs to be done.

The decline in the town came gradually, and many outside events effected it. After the war, the railroad discontinued passenger trains. The depot was torn down in 1957. When young families moved to larger cities for jobs, the enrollment in our school dropped, resulting in the need for consolidation. The cafe closed in 1970 and when the barber died in 1976, that shop closed. Elliotts' Garage closed in 1977, and soon the grocery store also closed its doors. The railroad tracks, no longer used, were removed in 1985.

Alvo is currently a village of 140 friends and neighbors who love this community. We still have a post office, the elevators, and several small businesses in homes. A mini-mart that carries groceries was recently opened. In 1990 the P.I.A. (People Involved in Alvo) spearheaded the centennial celebration. The Alvo Oriole, symbol of our school during its glory-days, flew high, wide, and handsome. There was a special centennial postal cancellation, and a barbecue that drew over 250 for the event.

The church building, now over 100 years old, remains. We have many wonderful memories of when Alvo was a growing town. It is still the place we like to live.

Patricia Umland, Box 57, Alvo, NE 68304

ADDITIONAL MATERIAL: "Alvo Alumni Memories..." 1983; Remembering Yesterdays...Alvo and Its People, 1987; and Alvo Centennial 1890-1990, by Patricia Umland.

<http://www.casde.unl.edu/history> ADDITIONAL MATERIAL:

<http://www.casde.unl.edu/history/counties/cass/Alvo/index.php>

Purpose of the Comprehensive Planning

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

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

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

The Planning Process

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

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

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

Implementation is the final phase of the process. The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations.

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

Planned growth will make Henderson more effective in serving residents, more efficient in using resources, and able to meet the standard of living and

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

Nevertheless, the implementation of the development policies contained within the Comprehensive Development Plan is dependent upon the adoption of the Plan by the governing body, and the leadership exercised by the present and future elected and appointed officials of the Village.

Plan Preparation

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

Comprehensive Plan Components

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

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

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

a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

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

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

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

- Envision Alvo
 - Conduct Town Hall meetings
 - Conduct Focus Group meetings
 - Develop Goals and policies
- Profile Alvo
 - Village Assessment – Conditions and Trend Analysis
 - Village Facilities
- Alvo Tomorrow
 - Existing Land Use
 - Existing Transportation Systems
 - Future Land Use Plan
 - Transportation Plan
- Alvo Implementation Plan

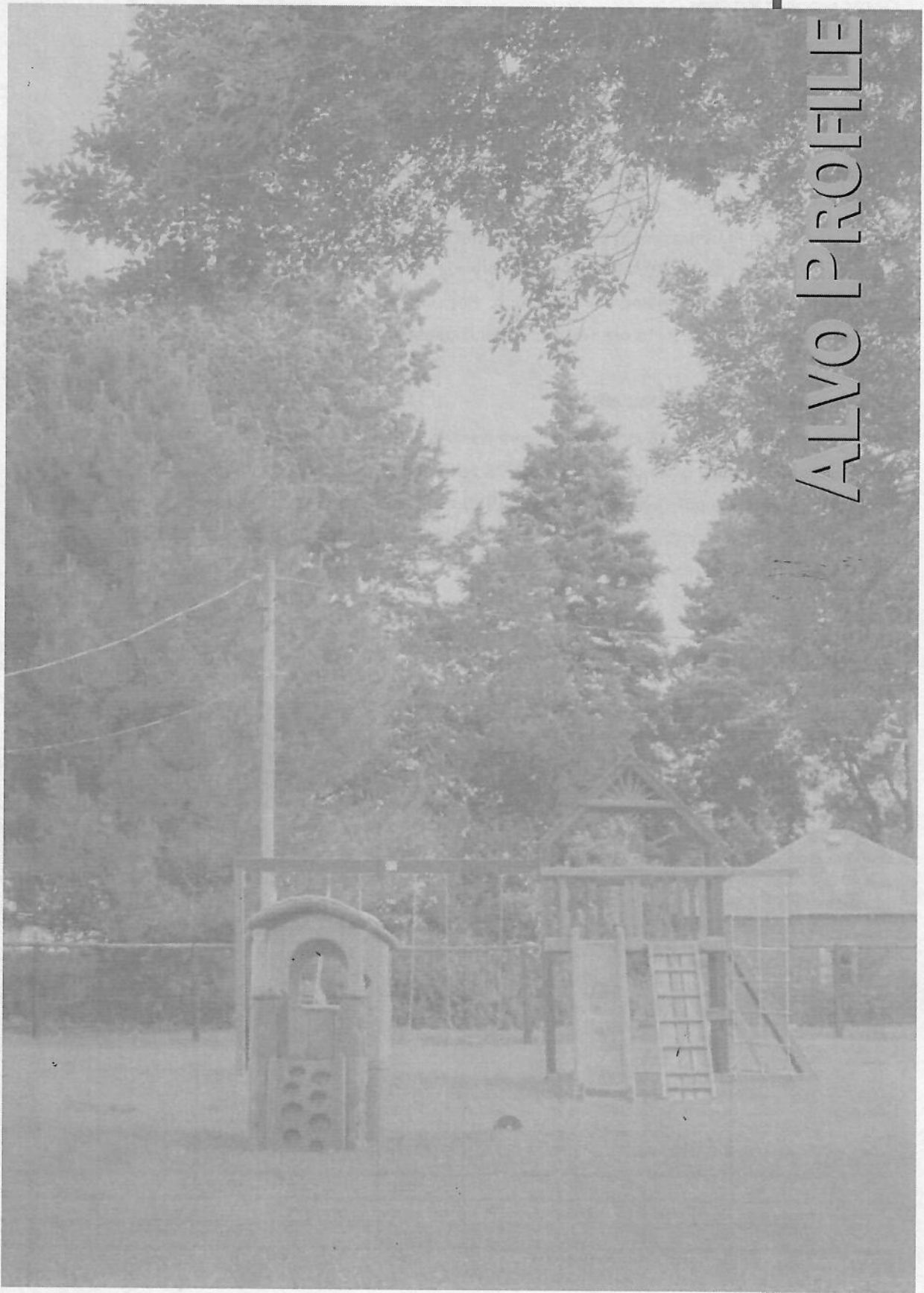
The Comprehensive Development Plan records where Henderson has been, where it is now, and where it likely will be in the future.

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

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

Governmental and Jurisdictional Organization

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



ALVO PROFILE

The changes seen in Alvo have been mixed throughout the period shown; if the 1990 population had not shown a small spike the overall population would have been stable. If the 1990 population spike is not accounted for then the overall population change from 1980 to 2008 was only -5 people.

Migration Analysis

Migration Analysis allows a community to understand a specific dynamic that is influencing population change. Migration indicates the population size that has migrated in or out of the community over a given period of time. Determining actual migration numbers for Alvo is difficult due to the limited availability of certain data.

For purposes of examining population movement, there is only one readily available data source from the US Census and that is identifying where people lived in 1995, prior to the most current Census data from 2000.

**TABLE 2:
RESIDENCE IN 1995**

Total Population 5 years and older	140
Same House in 1995	100
Different House in the U.S. in 1995	38
Same County	8
Different County	30
Same State	24
Different State	6
Elsewhere in 1995	2

Source: U.S. Census Bureau, 2000

Based upon the data in Table 2, there were 30 people that lived outside of Cass County in 1995. By April 1, 2000 these 30 people had moved to Alvo. Based upon this source of data, Alvo saw an in-migration of 30 people between 1995 and 2000. However, the community overall lost 22 people between 1990 and 2000. Therefore, Alvo likely saw a combination of 52 people moving out or dying between 1990 and 2000. Without more specific data, the actual dynamics cannot be determined.

Age Structure Analysis

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

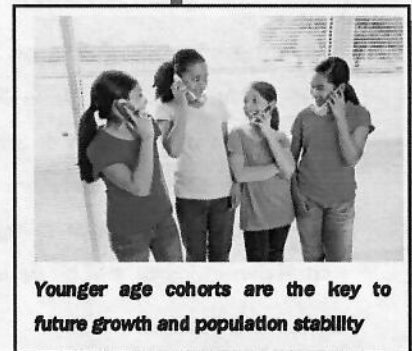
**TABLE 3:
AGE-SEX CHARACTERISTICS, ALVO
1990 TO 2000**

Age	1990		2000		1990-2000		1990-2000	
	Male and Female	% of Total	Male and Female	% of Total	Net Change	% Change	Cohort Change	% Change
0-4	17	10.4%	8	5.6%	-9	-52.9%	8	-
5-9	15	9.1%	5	3.5%	-10	-66.7%	5	-
10-14	9	5.5%	12	8.5%	3	33.3%	-5	-29.4%
15-19	10	6.1%	13	9.2%	3	30.0%	-2	-13.3%
20-24	10	6.1%	3	2.1%	-7	-70.0%	-6	-66.7%
25-29	11	6.7%	7	4.9%	-4	-36.4%	-3	-30.0%
30-34	21	12.8%	12	8.5%	-9	-42.9%	2	20.0%
35-44	21	12.8%	30	21.1%	9	42.9%	-2	-6.3%
45-54	15	9.1%	23	16.2%	8	53.3%	2	9.5%
55-64	20	12.2%	9	6.3%	-11	-55.0%	-6	-40.0%
65-74	8	4.9%	16	11.3%	8	100.0%	-4	-20.0%
75 & older	7	4.3%	4	2.8%	-3	-42.9%	-11	-73.3%
Total	164	100.0%	142	100.0%	-22	-13.4%	-22	-13.4%
	1990		2000		Total Change			
Under 18 years of age	47		35		8 and under		-12	
% of total population	28.7%		24.6%		% change		-25.5%	
Total 65 yrs and older	15		20		5 and older		5	
% of total population	9.1%		14.1%		% change		33.3%	
Median Age	32.4		38.5		Median Age		6.1	
Total Females	63		69		Total Females		6	
Total Males	81		73		Total Males		-8	
Dependency Ratio	1.07		0.99					
Total Population	164		142		Total Change		-22	

Source: U.S. Census Bureau, 1990 and 2000

Table 3 exhibits the age cohort structure for Alvo in 1990 and 2000. Examining population age structure may indicate significant changes affecting the different population segments within the community. Realizing how many persons are in each age cohort, and at what rate the age cohorts are changing in size, will allow for informed decision-making in order to maximize the future use of resources. As shown in Table 3, changes between 1990 and 2000 occurred within a number of different age group cohorts.

One method of analyzing cohort movement in a population involves comparing the number of persons aged between 0 and 4 years in 1990 with the number of persons in the same age cohort 10 years later, or aged between 10 and 14 years in 2000. For example, in Alvo, there were 17 children between the ages of 0 and 4 in 1990, and in 2000 there were 12 children between the ages of 10 and 14, a decrease of five children. A review of population by this method permits an analysis of which specific cohorts are moving in and out of the community. The positive change in this cohort indicates in-migration into the community.



Younger age cohorts are the key to future growth and population stability

**TABLE 4:
POSITIVE COHORTS
1990 TO 2000**

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
NA	NA	0 - 4 years	8 persons	+ 8 persons
NA	NA	5 - 9 years	5 persons	+ 5 persons
20 - 24 years	10 persons	30 - 34 years	12 persons	+ 2 persons
35 - 44 years	21 persons	45 - 54 years	23 persons	+ 2 persons
Total Change				+ 17 persons

Source: U.S. Census Bureau, 1990 and 2000

Alvo saw growth in only four age cohorts. The 0 to 4 and 5 to 9 cohorts always indicate an increase, since these persons were not born when the previous census was completed. Note that the cohorts represented in Table 3 differ from those listed below in Tables 4 and 5 due to the consolidation of the 25-29 and 30-34 cohorts from 1990 into a 35-44 cohort in 2000. Outside of the 2000 age groups of 0-4 and 5-9 years, the greatest increase was the 35-44 (2000) age group. These four cohorts accounted for an increase of 17 people from 1990 to 2000; 13 of those being born in that time period.

**TABLE 5:
NEGATIVE COHORTS
1990 TO 2000**

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
0 - 4 years	17 persons	10 - 14 years	12 persons	- 5 persons
5 - 9 years	15 persons	15 - 19 years	12 persons	- 3 persons
10 - 14 years	9 persons	20 - 24 years	3 persons	- 6 persons
15 - 19 years	10 persons	25 - 29 years	7 persons	- 3 persons
25 - 34 years	32 persons	35 - 44 years	30 persons	- 2 persons
45 - 54 years	15 persons	55 - 64 years	9 persons	- 6 persons
55 - 64 years	20 persons	65 - 74 years	16 persons	- 4 persons
65 years +	15 persons	75 years +	4 persons	- 11 persons
Total Change				- 40 persons

Source: U.S. Census Bureau, 1990 and 2000

There were eight of the age-cohorts that existed in 1990 that declined in 2000. The cohort with the greatest loss was the 75 years + (2000) which lost 11 persons over the 10 year period. This accounts for approximately 25% of the total loss seen in Alvo and accounts for 50% of the total population losses. The majority of this loss is likely attributed to two causes, 1) people moving on after 65 years to other communities and senior care facilities, or 2) a dying population base.

The median age in Alvo increased from 32.4 years in 1990 to 38.5 years in 2000. The proportion of persons less than 18 years of age decreased by 25.5% between 1990 and 2000, while those aged 65 years and older increased by 33.3% overall. The population proportion for 18 years and younger and those 65 years and older can be

Dependency Ratio

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

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

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

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

$$\frac{(\%18 \text{ years and younger} + \%65 \text{ years})}{\pm}$$

examined to determine another piece of useful data called the "dependency ratio".

In 1990, Alvo had a Dependency Ratio of 1.07 (51.7%/48.3%); however, by 2000 the Ratio had decreased to 0.99 (49.7%/50.3%). This is supported by the substantial decrease in the 75+ age group and no increases in the under 18 age groups.

Population Projections

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

Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Alvo, three different trend lines were reviewed: 1980 to 2008, 1990 to 2008, and 2000 to 2008. A review of these trend lines indicates Alvo will see varied growth scenarios during the coming 20 years. The following projections summarize the decennial population for Alvo through 2030.

Alvo Trend Analysis

Year	Trend: 1990 to 2008	Trend: 1980 to 2008	Trend: 2000 to 2008
2010	137 persons	139 persons	138 persons
2020	125 persons	137 persons	135 persons
2030	114 persons	135 persons	131 persons

Cohort Survival Analysis

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

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

Alvo Cohort Survival Analysis

Year	Cohort Survival Model
2010	134 persons
2020	144 persons
2030	148 persons

Growth Rate Scenarios

The Growth Rate Scenarios are based upon specific rates that the community desires to see during the planning period. The two different scenarios presented in this section are based upon two existing rates seen in Table 1; the average growth rate/decade for the incorporated areas of Cass County which was 3.1%/decade and the growth rate/decade for Cass County as a whole which was 9.3%/decade.

Alvo Growth Scenarios

Year	3.1% Growth/Decade	9.3% Growth/Decade
2010	140 persons	141 persons
2020	144 persons	155 persons
2030	149 persons	169 persons

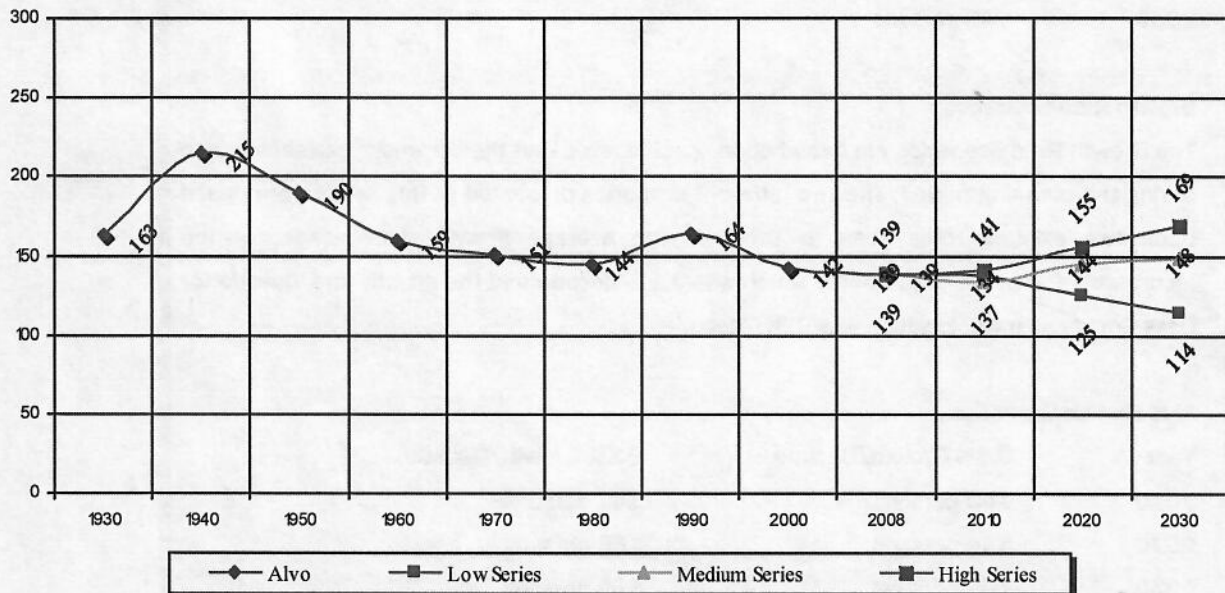
Summary of Population Projections

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

Year	Low Series = 1990-2008 9.3% Growth rate	Medium Series = Cohort	High Series =
2010	137 persons	134 persons	141 persons
2020	125 persons	144 persons	155 persons
2030	114 persons	148 persons	169 persons

Figure 1 reviews the population history of Alvo between 1930 and 2008, and identifies the three population projection scenarios into the years 2010, 2020, and 2030. Figure 1 indicates the peak population for Alvo occurred in 1940 with 215 people. Beginning in 1950, Alvo has seen some decreases in population until 1970 when it basically stabilized.

**FIGURE 1:
POPULATION TRENDS AND PROJECTIONS, ALVO
1930 TO 2030**



Source: U.S. Census Bureau

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

Housing Profile

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



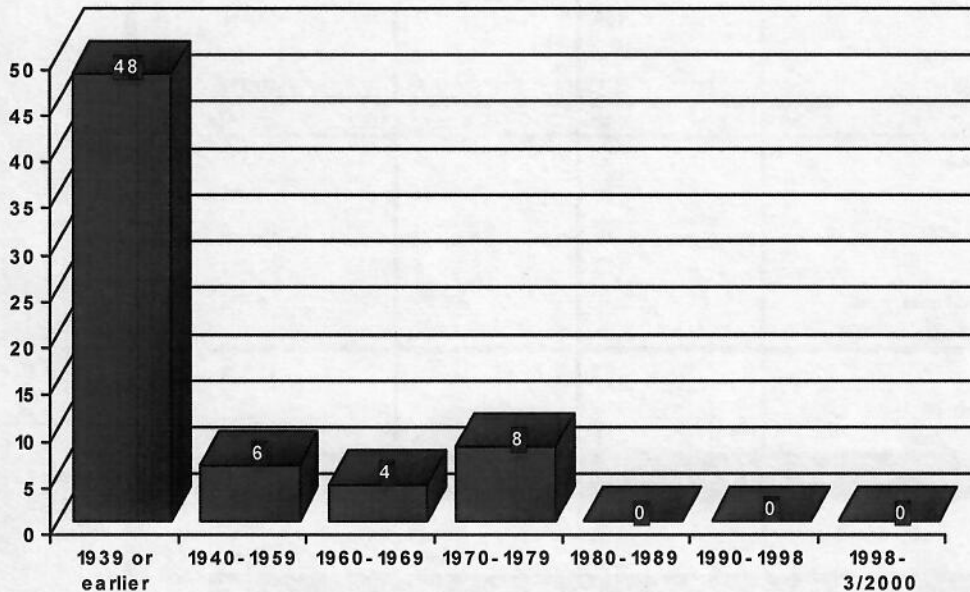
The housing profile is an analysis that aids in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units,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

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

Age of Existing Housing Stock

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

**FIGURE 2:
AGE OF EXISTING HOUSING STOCK, ALVO
2000**



Source: U.S. Census Bureau, Census of Population and Housing, SF3, 2000

Figure 2 indicates 48, or 72.7% of Alvo's 66 total housing units, were constructed prior to 1940. There were six housing units, or 9.1% of the total, constructed between 1940 and 1959. Therefore, 81.8% of the community's housing stock is at least 50 years old. Between 1970 and 1979 there were eight housing units or 12.1% of the total units built. Since 1979 there were no new units constructed, as of the 2000 US Census.

Nearly 4/5 of Alvo's housing units were built prior to 1960, due to the age of these units there may be a need for a housing rehabilitation program or other similar programs to assist with improving the quality and energy efficiency of some of these older homes. Additionally, the community may need to examine a demolition option for some of the units that are

beyond rehabilitation may be necessary. All of these options are examined within the Alvo Housing Study completed in 2010.

Housing Trends

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

**TABLE 6:
COMMUNITY HOUSING TRENDS, ALVO
1990 AND 2000**

Selected Characteristics	1990	2000	% Change 1990-2000
Population	164	142	-13.4%
Persons in Household	164	142	-13.4%
Persons in Group Quarters	-	-	-
Persons per Household	2.73	2.45	-10.3%
Total Housing Units	73	63	-13.7%
Occupied Housing Units	60	58	-3.3%
Owner-occupied units	50	54	8.0%
Renter-occupied units	10	4	-60.0%
Vacant Housing Units	13	5	-61.5%
Owner-Occupied vacancy rate	7.4%	6.9%	-6.8%
Renter-Occupied vacancy rate	0.0%	0.0%	-
Single-family Units	52	60	15.4%
Duplex/Multiple-family units	-	-	-
Mobile Homes, trailer, other	21	6	-71.4%
Median Contract Rent - 1990 and 2000			
Alvo	\$200	\$0	-100.0%
Nebraska	\$348	\$491	41.1%
Median Value of Owner-Occupied Units - 1990 and 2000			
Alvo	\$29,400	\$54,200	84.4%
Nebraska	\$50,000	\$88,000	76.0%

Source: U.S. Census Bureau, 1990, 2000

Table 6 indicates that 22 fewer people lived in households in 2000 than in 1990. Alvo saw significant declines in all aspects of the community's housing makeup, except the total number of Owner-occupied units. In addition, the number of persons per household decreased from 2.73 to 2.45 persons, a 10.3% decrease; however, the 2.73 persons per household higher than the Nebraska figure of 2.54 persons per household. The 2000 Nebraska persons per household were 2.49 persons. The trend nationally has been towards a declining household size.

Table 6 also indicates the number of occupied housing units decreased from 60 in 1990 to 58 in 2000, or -3.3%. However, the number of vacant units also saw a major decrease from

13 units in 1990 to 5 in 2000 or a decrease of 61.5%. Single-family housing units increased from 52 in 1990 to 60 in 2000, or 15.4%. Duplex and multi-family housing remained unchanged. Finally, during the same period, mobile homes and trailers decreased from 21 units in 1990 to 6 units in 2000 or -71.4%.

Median contract rent in Alvo decreased from \$200 per month in 1990 to \$0 per month in 2000; there were 4 renter occupied units listed in 2000 which indicates the individuals were living rent free. The State's median monthly contract rent increased by 41.1%.

The Median value of owner-occupied housing units in Alvo increased from \$29,400 in 1990 to \$54,200 in 2000 and represents an increase of 84.4%. The median value for owner-occupied housing units in the state showed an increase of 76.0%. Housing values in Alvo increased at a higher rate than the statewide average. However, the actual median values in both 1990 and 2000 in Alvo were considerably less than the state.

Comparing changes in housing values between 1990 and 2000 with the Consumer Price Index¹ (CPI) enables the local housing market to be compared to national economic conditions. Inflation between 1990 and 2000 increased at a rate of 32.1%, indicating Alvo rents increased at a rate over 2 ½ times faster than the rate of inflation. Thus, Alvo home owners saw greater values in 2000, in terms of real dollars, than they were in 1990, on average.

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

The largest section of owner-occupied housing in Alvo in 2000, based upon number of persons, was two person households, with 26 units, or 48.1% of the total owner-occupied units. By comparison, the largest household size for rentals was the single person households which had 2 renter-occupied housing units, or 100.0% of the total renter-occupied units. Alvo was comprised of 41 1-or 2-person households, or 73.2% of all households. Households having 5-or more persons comprised only 14.3% of the total households in Alvo.

¹ If the median value of a home increases at the same rate as inflation (CPI) then it has the same value in the resulting year compared to the beginning year (in real dollars).

**TABLE 7:
Tenure of Household by Selected Characteristics, Alvo
1990 to 2000**

Householder Characteristic	1990				2000				O.O.	R.O.
	Owner- Occupied	% O.O	Renter- Occupied	% R.O	Owner- Occupied	% O.O	Renter- Occupied	% R.O	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	11	20.4%	4	50.0%	13	24.1%	2	100.0%	18.2%	-50.0%
2 persons	14	25.9%	2	25.0%	26	48.1%	0	0.0%	85.7%	-100.0%
3 persons	6	11.1%	0	0.0%	1	1.9%	0	0.0%	-83.3%	-
4 persons	13	24.1%	2	25.0%	6	11.1%	0	0.0%	-53.8%	-100.0%
5 persons	8	14.8%	0	0.0%	6	11.1%	0	0.0%	-25.0%	-
6 persons or more	2	3.7%	0	0.0%	2	3.7%	0	0.0%	0.0%	-
TOTAL	54	100.0%	8	100.0%	54	100.0%	2	100.0%	0.0%	-75.0%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	3	5.6%	0	0.0%	0	0.0%	0	0.0%	-100.0%	-
25 to 34 years	23	42.6%	4	200.0%	7	13.0%	0	0.0%	-69.6%	-100.0%
35 to 44 years	10	18.5%	2	100.0%	15	27.8%	2	100.0%	50.0%	0.0%
45 to 54 years	5	9.3%	0	0.0%	9	16.7%	0	0.0%	80.0%	-
55 to 64 years	4	7.4%	2	100.0%	8	14.8%	0	-0.0%	-100.0%	-100.0%
65 to 74 years	3	5.6%	0	0.0%	11	20.4%	0	0.0%	266.7%	-
75 years and over	6	11.1%	0	0.0%	4	7.4%	0	0.0%	-33.3%	-
TOTAL	54	100.0%	8	400.0%	54	100.0%	2	100.0%	0.0%	-75.0%

Source: U.S. Census Bureau, 2000

When compared to 1990, only two of the six owner-occupied household groups grew in number. Owner-occupied household groups of one-person increased by 2 units, or 18.2%. None of the six renter-occupied housing unit groups saw an increase. As far as owner-occupied units, those having three-, four-, and five-person households saw decreases, changing by -83.3%, -53.8%, and -25.0% respectively.

Rental-occupied units actually saw major declines in all household groups. One group saw a -50% growth; while two others saw a change of -100.0%.

According to the 2000 data in Table 7, the largest groups of the owner-occupied units were the 35-44 years and 65 to 74 years cohorts. The age groups accounted for 27.8% and 20.4% of the total, respectively. The two groups combined totaled 48.2%. In addition, the owner-occupied units containing persons 45 years old and older accounted for 16.7% of the total owner-occupied households.

Economic and Employment Profile

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

Income Statistics

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Alvo in comparison to the state. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI). Note that income statistics may exhibit different numbers than housing statistics; for example, Table 7 shows that there were 63 households in Alvo in 2000, but Table 9 shows that there were only 61. Discrepancies of this nature are to be expected, and can be accounted for by the fact that these data were derived from different census survey formats.

**TABLE 9:
HOUSEHOLD INCOME, ALVO
1990 AND 2000**

Household Income Ranges	1990				2000			
	Alvo	% of Total	State of Nebraska	% of Total	Alvo	% of Total	State of Nebraska	% of Total
Less than \$10,000	9	15.5%	95,602	15.9%	9	14.8%	55,340	8.3%
\$10,000 to \$14,999	2	3.4%	64,661	10.7%	6	9.8%	43,915	6.6%
\$15,000 to \$24,999	12	20.7%	128,454	21.3%	12	19.7%	98,663	14.8%
\$25,000 to \$34,999	17	29.3%	108,560	18.0%	2	3.3%	97,932	14.7%
\$35,000 to \$49,999	12	20.7%	107,111	17.8%	10	16.4%	122,654	18.4%
\$50,000 and over	6	10.3%	98,470	16.3%	22	36.1%	248,491	37.3%
Total	58	100.0%	602,858	100.0%	61	100.0%	666,995	100.0%
Median Household Income	\$28,000		\$26,016		\$36,250		\$39,250	
Number of Households	58		602,858		61		666,995	

Source: U.S. Census Bureau, 2000

Table 9 indicates the number of households in each income range for Alvo for 1990 and 2000. In 1990, the household income range most commonly reported was \$25,000 to \$34,999, which accounted for 29.3% of all households. By 2000, the income range reported most was the \$50,000 and over which accounted for 36.1% of the total. Those households earning less than \$15,000 increased from 18.9% in 1990 to 24.6% in 2000, 30% more in 2000 than in 1990.

**TABLE 8:
SELECTED HOUSING CONDITIONS, ALVO
1990 AND 2000**

Housing Profile	Alvo		State of Nebraska	
	Total	% of Total	Total	% of Total
1990 Housing Units	73		660,621	
1990 Occupied Housing Units	60	82.2%	602,363	91.2%
2000 Housing Units	63		722,668	
2000 Occupied Housing Units	58	92.1%	666,184	92.2%
Change in Number of Units 1990 to 2000				
Total Change	-10	-13.7%	62,047	9.4%
Annual Change	-1.0	-1.4%	6,205	0.9%
Total Change in Occupied Units	-2	-3.3%	63,821	10.6%
Annual Change in Occupied Units	-0.2	-0.3%	6,382	1.1%
Characteristics				
1990 Units Lacking Complete Plumbing Facilities	4	5.5%	5,242	0.8%
1990 Units with More Than One Person per Room	3	4.1%	10,512	1.6%
2000 Units Lacking Complete Plumbing Facilities	0	0.0%	6,398	0.9%
2000 Units with More Than One Person per Room	0	0.0%	17,963	2.5%
Substandard Units				
1990 Total	7	9.6%	15,754	2.4%
2000 Total	0	0.0%	24,361	3.4%

Source: U.S. Census Bureau, 1990, 2000

Table 8 indicates changes in housing conditions and includes an inventory of substandard housing for Alvo. The occupied household rate in Alvo increased from 82.2% of all housing in 1990 to 92.1% of all housing in 2000. Between 1990 and 2000, the number of housing units in Alvo saw a change of -10, or an average of -1.0 units per year. However, the reason for the increase in occupied units is attributed to the actual demolition of housing units in the community.

According to the U.S. Department of Housing and Urban Development (HUD) guidelines, housing units lacking complete plumbing or are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet. HUD defines overcrowding as more than one person per room. These criteria when applied to Alvo indicate 0 housing units, or 0.0% of the total units, were substandard in 2000.

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

One key item to note for both the 1990 and 2000 data is the household incomes in Alvo in 1990 were actually higher than the state. By 2000, the household income was less than the state. In 1990 the Median Household Income for Alvo was \$28,000 compared to \$26,016 for the state of Nebraska; a difference of approximately \$2,000 more and was 107% of the Median state income.

By 2000, the Alvo Median Household Income increased by 29.4% to \$36,250. The Median Household Income for the state of Nebraska during the same period increased by 50.8% to \$39,250. Alvo's increase fell short of both the growth in the state of Nebraska and of the CPI of 32.1% for the same period; this means that households in Alvo were earning less in terms of real dollars in 2000 than in 1990. This shortfall was due to the increases seen in households earning \$15,000 or less which went from 39.6% of the total households in 1990 to 44.3% of the total in 2000.

**TABLE 10:
HOUSEHOLD INCOME BY AGE (55 YEARS & OLDER), ALVO
2000**

Income Categories	55 to 64 years	65 to 74 years	75 years and over	Households age 55 and over	Households age 55 and over	Total Households	% of Total Households age 55 & over
Less than \$10,000	0	2	0	2	9.1%	9	22.2%
\$10,000 to \$14,999	3	1	2	6	27.3%	6	100.0%
\$15,000 to \$24,999	0	6	1	7	31.8%	12	58.3%
\$25,000 to \$34,999	0	2	0	2	9.1%	2	100.0%
\$35,000 to \$49,999	2	0	0	2	9.1%	10	20.0%
\$50,000 or more	3	0	0	3	13.6%	22	13.6%
Total	8	11	3	22	100.0%	61	36.1%

Source: U.S. Census Bureau, 2000

Table 10 indicates household income for Alvo householders aged 55 years and over in 2000. The purpose for this information is to determine the income level of Alvo's senior households. The Table indicates 22 households meeting this criterion. Of the 22 households in Table 11, 15 or 68.2% had incomes less than \$25,000 per year. Furthermore, 8 of these households, or 36.4% of the total households, had incomes less than \$15,000 per year; in addition, these 8 households accounted for 53.3% of all households in the community earning less than \$15,000.

This information indicates many of these households could be eligible for housing assistance to ensure they continue to live at an appropriate standard of living. The number of senior households will likely continue to grow during the next twenty years. Typically, as the size of the 55 and over age cohort increases, these fixed income households may be required to provide for their entire housing needs during a longer period of time. In addition, the fixed incomes that seniors tend to live on generally decline at a faster rate than any other segment of the population, in terms of real dollars. As data from the 2010 US Census

becomes available the community may need to review these statistics for additional changes.

**TABLE 12:
HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, ALVO
2000**

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households	% of Total Households
Less than \$10,000						
Less than 30% of income	0	0.0%	0	-	0	0.0%
More than 30% of income	5	11.4%	0	-	5	11.6%
\$10,000 to \$19,999						
Less than 30% of income	1	2.3%	0	-	1	2.3%
More than 30% of income	8	18.2%	0	-	8	18.6%
\$20,000 to \$34,999						
Less than 30% of income	5	11.4%	0	-	5	11.6%
More than 30% of income	0	0.0%	0	-	0	0.0%
\$35,000 to \$49,999						
Less than 30% of income	8	18.2%	0	-	8	18.6%
More than 30% of income	0	0.0%	0	-	0	0.0%
\$50,000 or more						
Less than 30% of income	17	38.6%	0	-	17	39.5%
More than 30% of income	0	0.0%	0	-	0	0.0%
TOTAL	44	100.0%	0	0.0%	44	102.3%
Housing Cost Analysis						
Less than 30% of income	31	70.5%	0	-	31	70.5%
More than 30% of income	13	29.5%	0	-	13	29.5%
TOTAL	44	100.0%	0	0.0%	44	100.0%

Source: U.S. Census Bureau, 2000

Table 11 shows owner-occupied and renter-occupied housing costs as a percentage of householder income in 2000. In addition, the Table identifies the number of households experiencing a housing cost burden. A housing cost burden, as defined by the U.S. Department of Housing and Urban Development (HUD), occurs when gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau.

Table 11 shows 31 households, or 70.5% of total households, paid less than 30% of their income towards housing costs. This means the remaining 13 households, or 29.5% of the total, were experiencing a housing cost burden.

Comparing Alvo to the state of Nebraska and the United States as a whole, Alvo has a higher level of housing cost burden than either of the other entities with the exception of renter-occupied units. As mentioned, Alvo has a 29.5% housing cost burden for Owner-occupied;

0% for Renter-occupied and 29.5% overall. The state of Nebraska has 15.8% and 33.0% respectively or 21.7% overall; finally, the United States has housing cost burdens of 22.0% and 39.9% respectively or 28.6% overall.

Table 12 shows owner and renter costs for householders age 55 and over. Similar trends are shown in Table 12 as were shown in Table 11. In 2000, there were 6 owner-occupied households age 55 and over with a housing cost burden or 46.2% of the total households with this burden.

**TABLE 12:
AGE 55 AND OLDER COSTS AS PERCENTAGE OF INCOME, ALVO
2000**

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households age 55 and Over	% of Total Households 55 years and older
<u>Housing Cost Analysis</u>						
<u>Less than 30% of income</u>	10	62.5%	0	-	10	62.5%
<u>More than 30% of income</u>	6	37.5%	0	-	6	37.5%
TOTAL	16	100.0%	0	0.0%	16	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, SF 3 Table H71 and H96, 2000

Industry Employment

Analyzing employment by industry assists a community in determining the key components of their labor force. This section indicates the type of industry that makes up the local economy, as well as identifying particular occupations that employ residents. Table 13 indicates employment size by industry for Alvo and the State of Nebraska for 2000 (these data indicate the types of jobs residents have, not the number of jobs locally). Unfortunately, it is not possible to compare the 2000 data with previous years due to the fact that the US Census Bureau changed the reporting category for the 2000 US Census.

Table 13 shows that the employment sectors with the greatest number of employees were the Educational, health and social services and Retail Trade. These sectors employed 17 people each or 43.0% of the total employed residents. These two sectors are closely followed by Manufacturing with 14 people or 17.7%. Some of the numbers in the retail trade and manufacturing sectors can be explained by Alvo's proximity to Waverly and Lincoln.

TABLE 13:
EMPLOYMENT BY INDUSTRY, ALVO

Industry Categories	Alvo		State of Nebraska	
	2000	% of Total	2000	% of Total
Agriculture, Forestry, Fishing and Hunting and Mining	2	2.5%	48,942	5.6%
Construction	6	7.6%	56,794	6.5%
Manufacturing	14	17.7%	107,439	12.2%
Wholesale Trade	0	0.0%	31,265	3.6%
Retail Trade	17	21.5%	106,303	12.1%
Transportation and warehousing and utilities	10	12.7%	53,922	6.1%
Information	0	0.0%	21,732	2.5%
Finance, insurance, real estate, and rental and leasing	7	8.9%	67,370	7.7%
Professional, scientific, management, administrative, and waste management	0	0.0%	63,663	7.3%
Educational, health, and social services	17	21.5%	181,833	20.7%
Arts, entertainment, recreation, accommodation and food services	0	0.0%	63,635	7.3%
Other services (except public administration)	6	7.6%	40,406	4.6%
Public Administration	0	0.0%	33,933	3.9%
Total Employed Persons	79	100.0%	877,237	100.0%

Source: U.S. Census Bureau 2000

Commuter Trends

Table 14 shows the commuter characteristics for Alvo in 1990 and 2000. Travel time to work is another factor that can be used to gauge where Alvo's workforce is employed. Table 14 shows how many residents of Alvo travel to work in each of several time categories.

TABLE 14:
TRAVEL TIME TO WORK, ALVO
1990 TO 2000

Travel Time Categories	1990	% of Total	2000	% of Total	% Change
Less than 5 minutes	-	0.0%	-	0.0%	-
5 to 9 minutes	-	0.0%	-	0.0%	-
10 to 19 minutes	18	20.9%	16	20.3%	-11.1%
20 to 29 minutes	31	36.0%	11	13.9%	-64.5%
30 to 44 minutes	28	32.6%	45	57.0%	60.7%
45 to 59 minutes	7	8.1%	-	0.0%	-100.0%
60 minutes or more	2	2.3%	2	2.5%	0.0%
Worked at home	-	0.0%	5	6.3%	-
Total	86	100.0%	79	100.0%	-8.1%
Mean Travel Time (minutes)	26.5		31.1		17.4%

Source: U.S. Census Bureau, 1990, 2000

Table 14 indicates that there was an overall decrease in the workforce living in Alvo in 2000 compared to 1990. The number of people working fell from 86 in 1990 to 79 in 2000 or a change of -8.1%. The -8.1% decrease in persons working compared to an overall population change of -3.5% indicates that the overall population change was less severe than the

workforce and it is likely that a large portion of the overall change was people from the workforce.

Table 14 indicates the workforce in 2000 spent approximately 4 ½ minutes more traveling to work than in 1990. The average travel time increased from 26.5 minutes in 1990 to 31.1 minutes in 2000. The largest increase occurred in the 30 to 44 minutes category, which increased by 17 people or 60.7%. Several of these groups saw decreases in the number of people making a specific journey. The final group, persons working at home, also increased going from 0 persons in 1990 to 5 persons in 2000.

Village Facilities

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

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

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

Community Facilities Plan

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

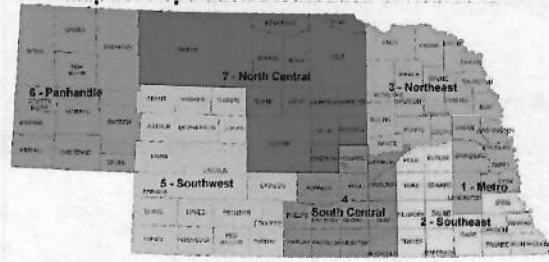
The Facilities Plan for Alvo is divided into the following categories:

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

Recreational Facilities

Alvo is located in Nebraska's Metro Recreation Planning, Region 1. The Region includes seven counties in eastern portion of Nebraska.

Basic minimum recommendations for parkland in a small community range from 14 acres to 25 acres of parkland per 1,000 people. Therefore, the minimum parkland in Alvo should be between 14 and 25 acres.



Source: Nebraska Game and Parks

Regional and State Park system

There are a variety of recreational areas located within driving distance of Alvo. These areas specifically include Mahoney State Park, Louisville State Recreation Area, Platte River State Park, Cedar Creek Island, Rakes Creek, Randall Schilling Wildlife Management Area, and Rhoden Wildlife Management Area.

The **Eugene T. Mahoney State Park** is located in the northwest corner of Cass County, along Interstate 80 and the Platte River and is approximately 13 miles from Alvo. The facilities available at Mahoney State Park include: Recreational Vehicle Camping, tent camping, picnic shelters, horseback riding, a swimming pool, dining and lodging. Also included are an observation tower, theater, toboggan run and playground. Mahoney State Park contains a total of 675.65 acres. This area is divided into 15.8 acres of water and 659.85 acres of land.

The **Louisville State Recreation Area** located in north central Cass County and is approximately 20 miles from Alvo, features swimming, fishing and camping equipped with pads, electrical hook-ups, water fill and waste dump facilities and bathhouses. The facility is operated and owned by the Nebraska Game and Parks Commission. The total area of the facility is 193.63 acres (1.26 acres are located within Sarpy County, Nebraska). The area is made up of 50 acres of water and 143.63 acres of land.

The **Platte River State Park**, located in northwest Cass County is approximately 20 miles from Alvo and features swimming, hiking, horseback riding, nature trails, restroom facilities, a restaurant and cabins. The facility is owned and operated by the Nebraska Game and Parks Commission. The total area of the facility is 417.73 acres. The area is made up of 5.0 acres of water and 412.73 acres of land.

Cedar Creek Island is a Nebraska Game and Parks Commission property which is used as a Wildlife Management Area (WMA). At present, this WMA exist solely on paper. The island was originally in the Platte River and no longer exists. The area is located in north central Cass County. The WMA contained 4.40 acres of property. All of the acreage is land.

Rakes Creek is located 3 miles west and 2 miles north of Murray in eastern Cass County. The area is a Nebraska Game and Parks Commission WMA covering 316.0 acres, but containing no water.

Randall Schilling Wildlife Management Area is located northeast of Plattsmouth along the Missouri River. This WMA contains a total of 1,309.6 acres, with 29 acres in water and 1,280.6 acres in land.

Rhoden Wildlife Management Area is located 1-mile north and 1 mile east of Plattsmouth. The WMA borders Randall Schilling WMA on the south and the Missouri River along the east. The WMA contains 48.0 acres consisting entirely of land.

Private recreational facilities

The **Strategic Air and Space Museum** is located in the northwest corner of Cass County, next to the Eugene T. Mahoney State Park. The facility is home to 33 aircraft and 6 missiles dating back to the Cold War era. This collection is contained within a 300,000 square foot facility. Besides the display, the museum has a state-of-the-art children's gallery, a restoration gallery with a large viewing area, a 200-seat theater, glass atrium, a Museum store and snack bar. The facility opened on April 1, 1998.

Henry Doorly Zoo Wildlife Safari Park is located east of the Interstate 80/Mahoney Interchange. The facility is owned and operated by Henry Doorly Zoo in Omaha. The Safari Park opened in May 1998. The Safari Park is a 360-acre nature center in the Platte River hill country containing North American plants and animals. Throughout Safari Park, visitors have the opportunity to be face-to-face with elk, white-tailed deer, bison, pronghorn antelope and waterfowl. Included in the Safari Park are a Visitors Center, interpretive nature exhibits, small plant and animal displays, a gift shop, restrooms, concession area and a small convenience store. The Safari Park is divided approximately in half, with one half being used for conservation and breeding purposes for rare and endangered wildlife. The other half is being developed into gardens, prairies and wetlands for the animals. A large wetland area will be the home to pelicans, herons and many other species of waterfowl. The Park's roadways and foot trails allow visitors to experience different aspects of the area.

Golf Courses

Alvo Golf Course does not have any golf courses within the community's jurisdiction but there are several within driving distance of the area. The golf courses within Cass County include:

Quarry Oaks Golf Course is an 18-hole Championship course. The course includes a Par-3 hole at number 15 which is over an old quarry. The back nine holes are located along a

ridge overlooking the Platte River. The course also includes a clubhouse with dining facilities for 150 persons. The course is located east of the Interstate/Mahoney Park exit.

Bay Hills Golf Course at Buccaneer Bay is located north and west of Plattsmouth in the Buccaneer Bay Subdivision. The course is an 18-hole Championship course. The course has a full service Pro Shop with professional instruction available.

Plattsmouth Country Club is a nine-hole course situated on rolling hills. The course is public and is located off U.S. Highway 75, north of Plattsmouth.

Grandpa's Woods Golf Course is a 9-hole executive course. The course has a clubhouse with meeting rooms available. The course contains meandering creeks and numerous trees and traps. The course is located on Nebraska State Highway 1, North of Elmwood.

Ashland Country Club is located three miles south of Ashland along U.S. Highway 6. The course is a 9-hole grass green course and contains approximately 100 acres. The Country Club is open to the public. In addition to golf, the Ashland Country Club offers tennis courts and an Olympic size swimming pool.

Lake Ridge Country Club is located six miles south of Plattsmouth and just east of Murdock along U.S. Highway 75. The course is a 9-hole grass green course and contains approximately 100 acres. The Country Club is open to the public.

Educational Facilities

Public Schools

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

- **Class 1** Any school district that maintains only elementary grades under the direction of a single school board. Recently dissolved by Legislative action
- **Class 2** Any school district with territory having a population of 1,000 inhabitants or less that maintains both elementary and high school grades under the direction of a single school board.
- **Class 3** Any school district with territory having a population of more than 1,000 and less than 100,000 that maintains both elementary and high school grades under the direction of a single school board.
- **Class 4** Any school district with territory having a population of 100,000 or more and less than 200,000 inhabitants that maintains both elementary and high school grades under the direction of a single school board.
- **Class 5** Any school district with territory having a population of 200,000 or more that maintains both elementary and high school grades under the direction of a single school board.

- **Class 6** Any school district that maintains only a high school under the direction of a single school board. The territory of Class 6 district is made up entirely of Class 1 districts (or portions thereof) that have joined the Class 6.

The public school district serving Alvo and surrounding areas is the Waverly School District. The school district is based in Lancaster County and serves portions of western Cass County. The district not only serves Alvo but the communities of Eagle, Prairie Home, Walton and Waverly. The District is considered a Class 3 District. The district operates six school facilities:

- Eagle Elementary (K-5) – Eagle
- Hamlow Elementary (K-2) – Waverly
- Intermediate – (3-5) - Waverly
- Waverly Middle School (6-8) – Waverly
- Waverly High School (9-12) - Waverly

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

**TABLE 15:
WAVERLY SCHOOL DISTRICT – ENROLLMENT
2008-2009**

Facility	Pre K	K-5	6-8	9-12	Total Enrollment	Teacher FTE	Pupil-Teacher Ratio	Total Staff FTE
Waverly School District	24	777	416	551	1,768	123.5	14.0	268.5
Eagle Elementary	-	253	-	-	253	-	-	-
Hamlow Elementary	-	256*	-	-	256	-	-	-
Intermediate	-	268**	-	-	33	-	-	-
Waverly Middle School	-	-	416	-	416	-	-	-
Waverly High School	-	-	-	551	551	-	-	-

Source: U.S. Department of Education Institute of Education Sciences, 2009

*This number only represents grades K through 2

** This number only represents grades 3 through 5

The district has the following assessed valuation, tax levies:

**TABLE 16:
WAVERLY SCHOOL DISTRICT – VALUATION AND TAX RATES
2008-2009**

District	Total Revenue	Total Revenue / Student	Total Expenditures / Student	Assessed Valuation	Levies per \$100 of Valuation	
					General	Total Other Levies
Waverly School District	\$20,428,000	\$12,225	\$17,958	\$1,085,552,659	\$1.0218	\$0.2067

Source: Nebraska Department of Education, 2008-2009;

U.S. Department of Education Institute of Education Sciences, 2009

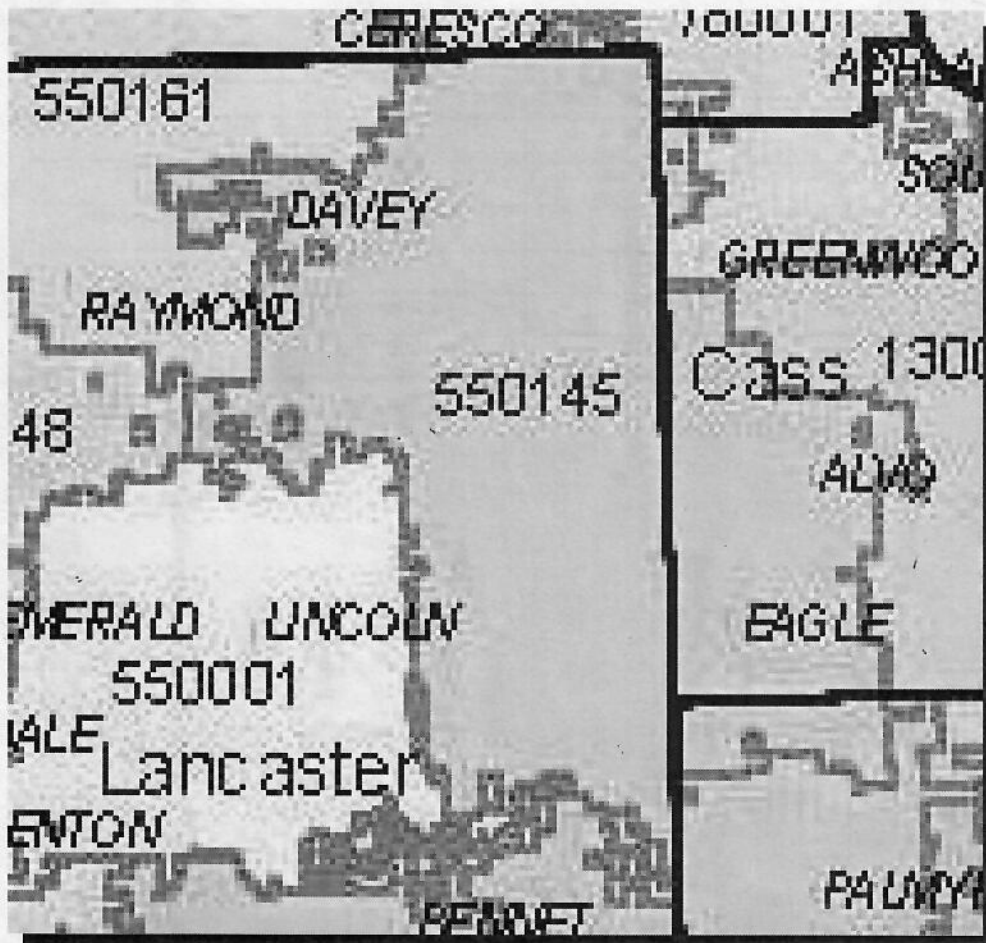
The Waverly School District is a member of Educational Service Unit #6 (ESU) based in Milford. The ESU serves the counties of Fillmore, Lancaster, Saline, Seward, and York.

Post-Secondary Education

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

- | | |
|---|---------------|
| ▪ University of Nebraska | Lincoln |
| ▪ Nebraska Wesleyan | Lincoln |
| ▪ University of Nebraska | Omaha |
| ▪ Creighton University | Omaha |
| ▪ Bellevue University | Bellevue |
| ▪ Kaplan University | Lincoln/Omaha |
| ▪ College of St. Mary's | Omaha |
| ▪ Union College | Lincoln |
| ▪ Southeast Community College | Lincoln |
| ▪ Metropolitan Community College | Omaha |
| ▪ Creighton University | Omaha |
| ▪ University of Nebraska Medical Center | Omaha |
| ▪ Clarkson College | Omaha |
| ▪ Grace College of the Bible | Omaha |
| ▪ Nebraska Methodist College of Nursing and Allied Health | Omaha |

**Figure 3:
School District Map**



Source: Nebraska Department of Education, 2008-2009

Fire and Police Protection

Fire and Rescue

The Alvo Fire Station is located at 135 Main Street. It was constructed in 2006 housing all fire equipment and ambulance in its three bay steel frame structure. There are eight volunteer fire fighters.

Eagle-Alvo Fire District

The Eagle-Alvo Fire District covers the southwest corner of Cass County. The Fire District contains approximately 49 square miles of the county. The department has two stations, one at Eagle and one at Alvo.

The Insurance Service Office Classification for Eagle-Alvo is a 7 within Eagle and a 9 within Alvo. The rating for within 5 miles and less than 1,000 feet from a hydrant is a 9 and a 9 within 5 miles and over 1,000 feet to a fire hydrant. The rating for service over 5 miles was rated a 10. The overall adequacy of the vehicles and equipment was described as good. The department trains on a monthly basis on all types of issues related to firefighting. The following listing contains the vehicles owned by the Eagle-Alvo Fire District:

**TABLE 17:
FIRE AND RESCUE EQUIPMENT
2010**

Equipment	Year	Pump Size (gpm)	Tank Size (gallons)	Other Information
Ford Pumper	1986	750	600	
International Tanker	2006	250	2,000	
Rescue Squad (Chevy)	1986			2 patient capacity
Rescue Squad (Ford)	1990			2 patient capacity
Chevy Grass Truck	1984	250	200	
Ford Grass Truck	1990	250	200	

Source: Village of Alvo

LAW ENFORCEMENT

Law enforcement in Alvo is contracted to the Cass County's Sheriff's Department. The Sheriff's office is located in Plattsmouth, approximately 45 miles to the east. The Cass County Sheriff's Department has a total of 24 sworn officers and 15 civilian employees. The department covers a population base of approximately 18,800 people and has an officer ratio of 1.3 officers per 1,000 residents (compared to 2.7 officers per 1,000 people in Lancaster County, 2.1 officers per 1,000 residents in Sarpy County and 1.0 officer per 1,000 people in Saunders County).

The Cass County Sheriff's Office provides Policing services to the communities within Cass County. The office investigates criminal & drug offenses, traffic accidents, enforces traffic laws, and serves as a representative of the County Coroner in death investigations. Other duties include: collecting delinquent property taxes; execution of complex court orders; and serving summonses, subpoenas and warrants. The Sheriff's Office also offers crime prevention division, 911 Communications Center and operates the county jail. (Source: <http://www.cassne.org/sheriff.html>)

Village Buildings

Village Office

The offices for the Village of Alvo are located within the Alvo fire station located at the intersection of 2nd and Main Street. The Village Office contains the office of the Village Clerk. The Village Board also holds their meets at this facility. The building was constructed in 2006 and is a one-story metal building.



Communication Facilities

Telephone Services

All local telecommunication services in Cass County are provided by Windstream Communications of Lincoln. The service is considered adequate for current and future needs.

Radio Stations

There is one radio station located within Cass County, KCTY FM, KOIL AM, and KOTD AM, in Plattsmouth. Besides these stations there are a number of regional radio and television stations located in Omaha and Lincoln which carry local news and programming.

Television Stations

Presently there is no local television stations located in Alvo. The over the air stations that serve the area originate out of Lincoln and Omaha including the following:

- KOLN/KGIN - CBS Affiliate (Lincoln)
- KLKN - ABC Affiliate (Lincoln)

- KFXL - Fox Affiliate (Lincoln)
- KETV - ABC Affiliate (Omaha)
- KMTV - CBS Affiliate (Omaha)
- KXVO - WB Affiliate (Omaha)
- WOWT - NBC Affiliate (Omaha)
- NET - PBS Affiliate (Lincoln)
- KYNE - PBS Affiliate (Omaha)
- KPTM - Fox Affiliate (Omaha)

Newspapers

Various newspapers of local and regional circulation are available throughout Cass County. The two most common newspapers in the Alvo area include the Lincoln Journal Star and the Omaha World Herald.

Public Utilities

Electricity

The Village of Alvo has its electrical service supplied and operated by Omaha Public Power District. Typically OPPD will maintain the necessary level of service needed in order to adequately supply the uses within Alvo.

Natural Gas

Natural Gas service is not available in Alvo

Water Supply

The water tower was constructed in 1935 and has an overall capacity of 20,000 gallons including the riser. The existing storage capacity needs to be examined carefully. Under basic calculations, that account for the average daily usage (100 gallons per person per day) and residential fire flow demand (1,000 gallons per minute times 60 minutes/hour times 2) the existing tower is considerably undersized even for the population of Alvo. Using the basic calculations, the water tower in Alvo needs to have 134,000 gallons of storage, thus a tower that has a capacity of 150,000 gallons.

The Village has two wells which are:

- 180 feet deep and pumps a maximum of 110 gallons per minute
- 160 feet deep and pumps a maximum of 18 gallons per minute and is used strictly for standby situations.

The water quality of both wells is good with no issues regarding nitrates, iron or other contaminants.

The distribution system is a combination of 6 inch, 4 inch, and 2 inch pipes. The 2 inch pipes are typically found along side streets in the community.

The community needs to give serious consideration to a new second well for water supply. The current standby well will require considerable time to refill the tower in the case of an

emergency. In addition, the ability to fight a fire with the primary well out of service would be extremely limited due to the current pumping capacity.

Eventually, if not already completed, a comprehensive water study should be completed by the Village of Alvo. This type of study can be funded using CDBG Planning Grants similar to the grant that help pay for the Comprehensive Plan.

Sanitary Sewer

The collection system throughout the community is made up of 6 inch pipe. The system is entirely gravity flow and ends up in the village's lagoon system on the northeast corner of the community. The lagoon system is a 3-cell system.

Eventually, if not already completed, a comprehensive sanitary sewer study should be completed by the Village of Alvo. This type of study can be funded using CDBG Planning Grants similar to the grant that help pay for the Comprehensive Plan.

Solid Waste

Garbage is currently disposed of at the Sarpy County Landfill. Recycling is handled through Cass County Recycling.

Health Facilities

Hospital

There are no hospital facilities in Alvo. The nearest facilities are in:

- Lincoln
- Omaha
- Ashland

Nursing Home Facilities

There are no Nursing Home Facilities located in Alvo. The nearest facilities are located in:

- | | |
|---------------|--------------|
| • Lincoln | • Gretna |
| • Omaha | • La Vista |
| • Plattsmouth | • Ashland |
| • Syracuse | • Louisville |
| • Ralston | • Waverly |
| • Papillion | |

Clinics

There are no Clinics located in Alvo. The nearest facilities are located in:

- | | |
|---------------|--------------|
| • Lincoln | • Gretna |
| • Omaha | • La Vista |
| • Plattsmouth | • Ashland |
| • Syracuse | • Louisville |
| • Ralston | • Waverly |
| • Papillion | |

