

Community Needs Assessment Survey St. Paul, NE May 2014

**By
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South Central Economic Development District, Inc.**



Ask us...we can help.

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Table of Contents

Introduction	3
Methodology.....	3
Results	4
Demographics	4
Community	6
Community /Recreational Facilities.....	9
Business & Economic Development	10
Child Care.....	12
Housing	14
Education/Library.....	18
Random Sample Income	20
Conclusions	21

Appendix

Comments

Introduction

The City of St. Paul contacted the South Central Economic Development District, Inc. (SCEDD) in December of 2013 to request that SCEDD conduct a Community Needs Assessment and Income Survey (CNAS). On January 23, 2014, Sharon Hueftle, Executive Director for SCEDD, met with the St. Paul CNAS committee to discuss the process of conducting a survey and to prepare the first draft of questions. The committee consisted of members representing community interests such as medical, economic development, school, senior center, and local government. After email revisions, this group met via conference call on February 11 to finalize the questions and survey instrument. The City Council approved the survey on February 18, surveys were delivered to the Rotary volunteers for distribution on March 6. Rotary volunteers distributed surveys March 7-9 and picked them up March 10-12. Rural surveys were mailed on March 7 with a self-addressed, stamped envelope for return to the SCEDD office. SCEDD staff conducted additional data analysis as necessary.

Methodology

The questionnaire was divided into seven areas of interest:

- Demographics
- Community
- Community/Recreational Facilities
- Business & Economic Development
- Child Care
- Housing
- Education/Library

Rotary volunteers, trained by SCEDD staff, hand delivered and picked up surveys during the week of March 7th through the 12th. Each survey had an attached cover letter and envelope. The cover letter explained the survey and the necessity of answering each question honestly and completely. An envelope was provided for each household to seal their survey to ensure confidentiality. For rural households, SCEDD mailed the surveys to each household with a return envelope addressed to the South Central Economic Development District. Copies of the survey and cover letters are located in the appendix. Completed surveys were scanned by the Center for Rural Research and Development (CRRD) at the University of Nebraska at Kearney. Shawn Kaskie with the CRRD performed data analysis and provided the results to SCEDD for presentation in this report.

The City provided an address list based on utility billing information to ensure that each household within the corporate limits of the City received a survey. Nine hundred fifty (950) households within the corporate limits of St. Paul received a survey. The community displayed a strong turnout as 753 households returned a completed survey. Sixty-five residential properties in St. Paul were deemed vacant. The return of surveys resulted in a response rate of 79% for the City of St. Paul. In addition to households inside of the City, 48 surveys were mailed to rural households in the St. Paul area; 20

rural households returned completed questionnaires. Overall, 998 surveys were delivered, 773 returned, for a 77% return rate.

	St. Paul City Limits	St. Paul Area
Total Households Surveyed	1015	1063
Less Vacancies	65	65
Total Deliverable	950	998
Total Returned and Scanned	753	773
Response Rate	79%	77%
Vacancy Rate	6.4%	6.1%

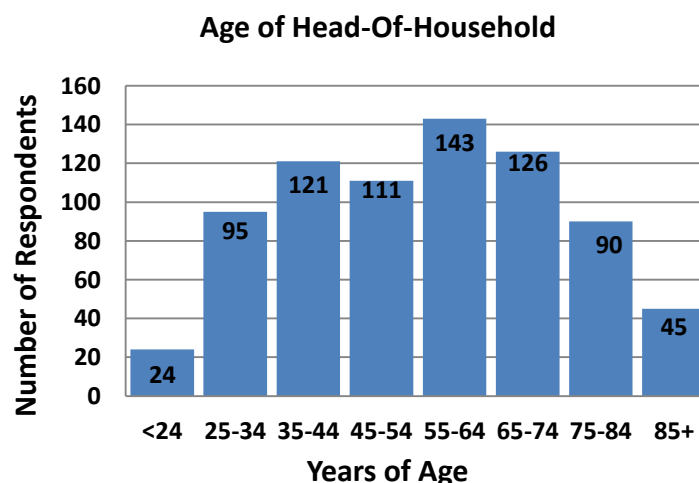
Results

Questions included in this survey offered a variety of answer formats, including multiple choice, yes/no, and rating scales. Ratings scales were either Excellent=4, Good=3, Fair=2, Poor=1 or Definitely=4, Probably=3, Probably Not=2, Definitely Not=1. Responses to the four choices available on each rating scale were averaged to arrive at an overall rating. In addition to the four responses outlined, don't know or no opinion could be selected; don't know or no opinion responses were omitted from the final results.

Demographics

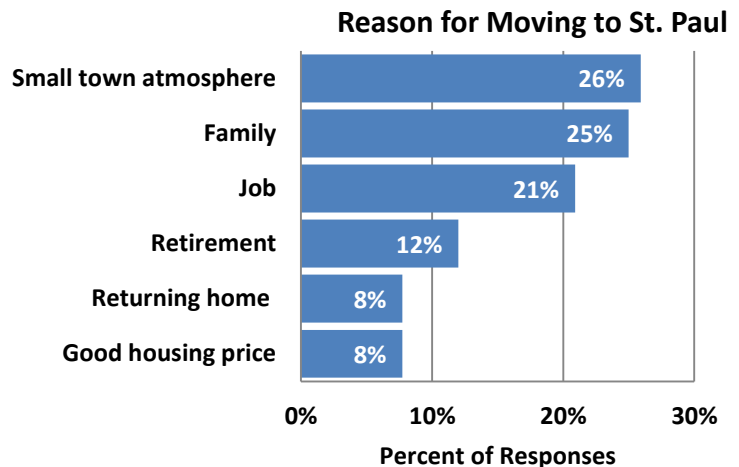
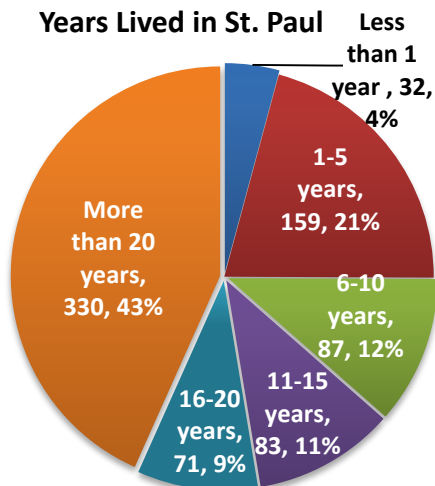
Demographic questions provide an overview of the make-up of a community, based on age, number of years in the community, and whether residents are rural or live in town.

The first demographic question asked about the age of the head of household. The largest age group represented was 55-64 years of age, but no age group exceeded 20% of the population. Just over half (404 or 54%) of 755 survey respondents stated their head-of-household was 55 years of age or older. Only 3% or 24 heads-of-household were twenty-four years of age or younger.

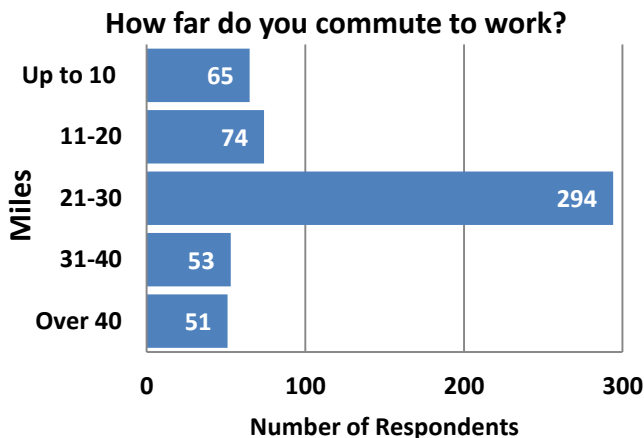
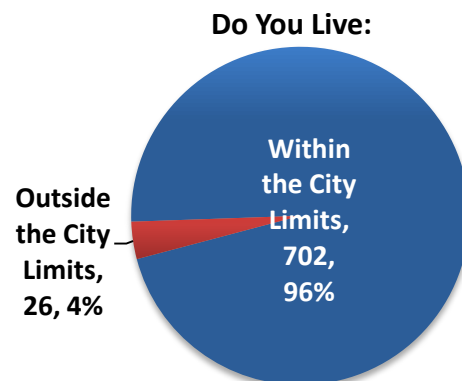


When asked how long they had lived in St. Paul, over half, 52%, of respondents had lived there for more than 15 years. One-fourth stated they had lived in St. Paul five years or less; 4% less than one year.

Those that had moved to the community within the last five years were asked to provide their primary reason for moving to St. Paul. A total of 186 households responded to this question, 24 provided multiple answers. The top two reasons for moving to St. Paul were small town atmosphere and family, followed by job and retirement. Only 8% moved to St. Paul to return home and 8% for good housing price.



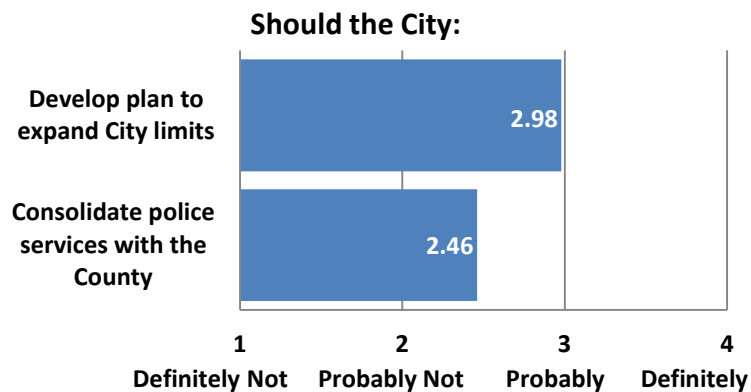
Respondents were asked to indicate if they lived inside or outside City limits. Ninety-six percent of 728 responding households stated they lived within St. Paul City limits. Twenty-six, 4%, stated they lived outside of City limits.



Residents who worked outside of St. Paul were asked to indicate how far they commuted to work. Of the 537 adults represented in the responses, 12% commuted up to 10 miles, 14% commuted 11 to 20 miles, over half commuted 21 to 30 miles, and about 10% each commuted 31 to 40 miles and over 40 miles to work.

Community

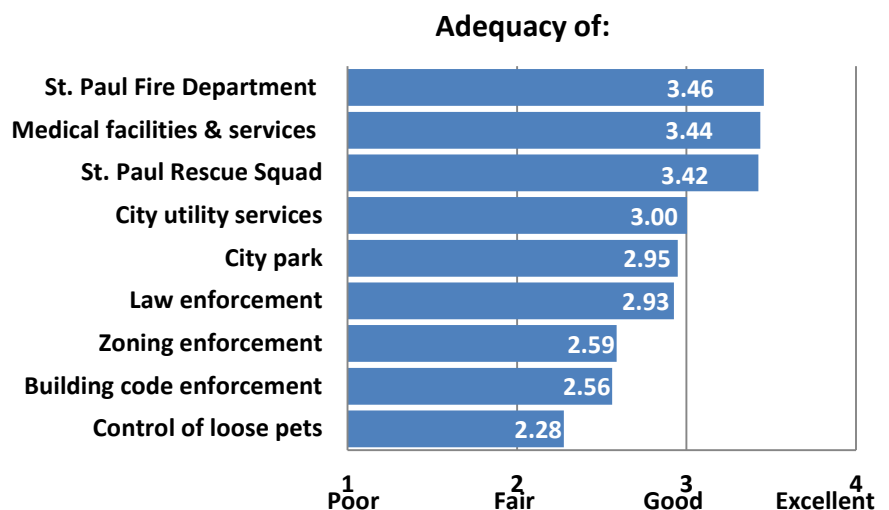
The next set of questions in this survey addressed aspects of St. Paul City services and appropriate projects.



Residents were asked if the City of St. Paul should develop a plan to expand the City limits for platting new residential areas and if the City should consolidate police services with the County. Respondents could indicate their level of support by selecting definitely, probably, probably not, or

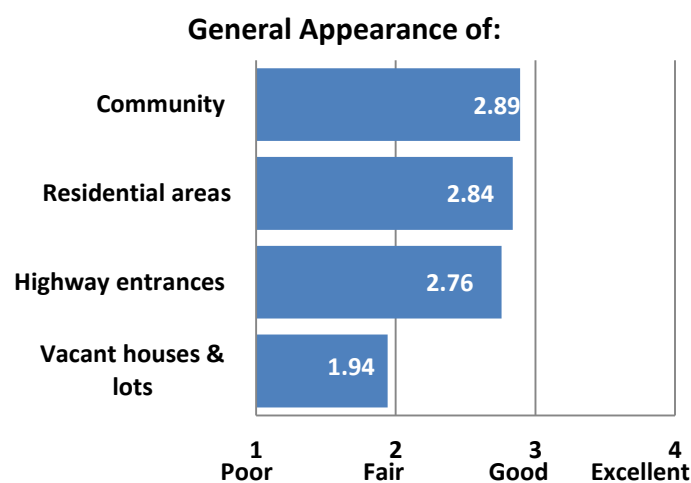
definitely not; these responses were weighted 4, 3, 2, and 1 respectively, and then averaged for an overall rating. Residents could also select don't know or no opinion; these responses are not reported. Regarding whether the City should develop a plan to expand City limits for new residential areas, 77% of respondents stated the City should definitely or probably develop such a plan. Opinions on consolidating police services were evenly split, with 50% of respondents indicated that the City of St. Paul should definitely or probably consolidate police services with the County, and 50% stating this should probably not or definitely not happen.

The survey questioned residents about the adequacy of specific services. Respondents could indicate their level of support by selecting excellent, good, fair or poor ; these responses were weighted 4, 3, 2, and 1 respectively, and then averaged for an overall rating. Residents could also select don't know or no opinion; these



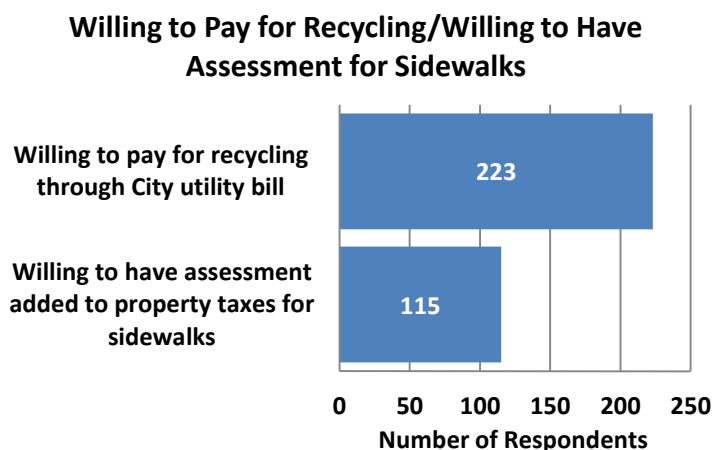
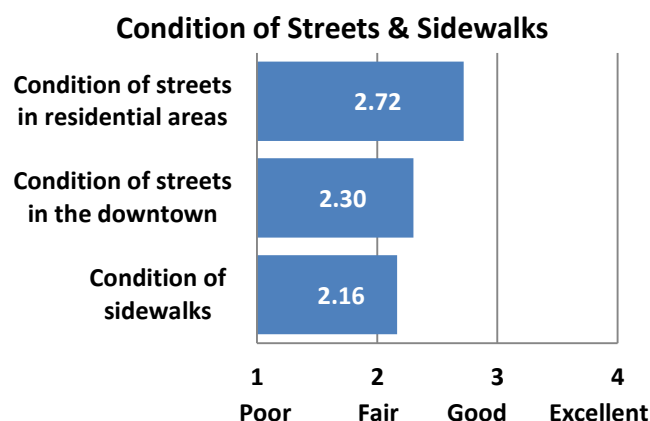
responses are not reported. The fire department, medical facilities and services, and rescue squad each received an overall excellent to good rating, with over 90% of respondents rating them excellent or good. The adequacy of the utility services, the City park, and law enforcement were each rated good, with approximately 80% of respondents rating them excellent or good. Zoning enforcement and building code enforcement were each rated between good and fair, with about 60% of respondents rating them excellent or good. Control of loose pets received an overall rating of fair, as 56% of respondents stated the adequacy was fair or poor.

The general appearance of various aspects of the community was the next topic addressed; respondents could indicate their opinion by selecting excellent, good, fair, or poor.



Respondents rated the general appearance of the community as a whole, residential areas, and highway entrances each as good overall. Eighty percent of households stated the community appearance was excellent or good; 77% rated residential areas as excellent or good, and 71% stated the same for highway entrances. The general appearance of vacant houses and lots received an overall fair rating, with 3/4 of all households stating the appearance was fair or poor.

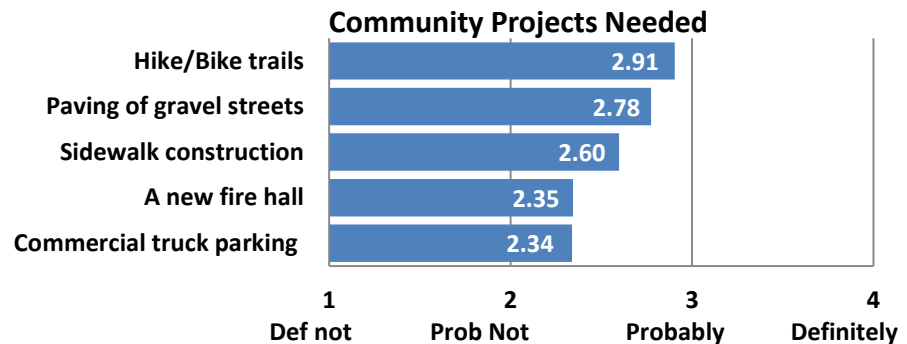
The next topic was the condition of the streets within both residential areas and the downtown as well as the sidewalks in St. Paul. Regarding the condition of the streets, 2/3 of respondents considered those in the residential areas to be in excellent or good condition, providing an overall rating of fair to good. Streets in the downtown were rated closer to fair, with 53% of respondents considering those to be in fair or poor condition. Sidewalk conditions were rated as fair, as 2/3 of respondents considered the sidewalks to be in fair or poor condition.



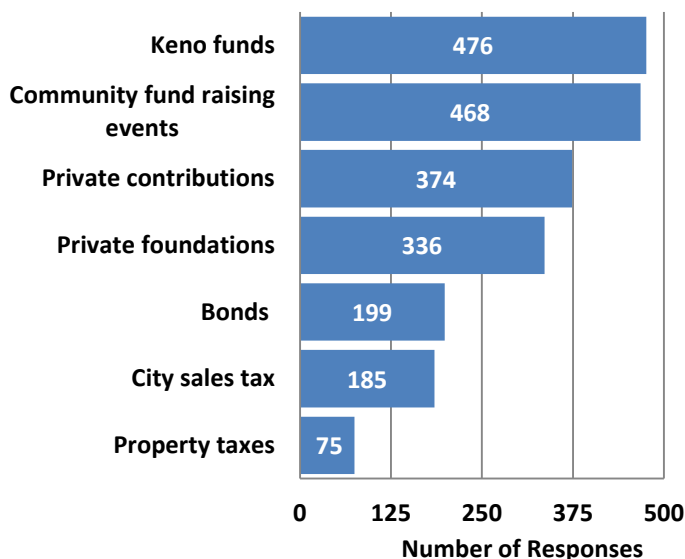
St. Paul households were asked if they would be willing to pay for recycling through the City utility bill to have recyclables picked up curbside. A total of 223 respondents, 30%, stated they would be willing to pay for this service. Households were also asked if they would be willing to have an assessment added to their property taxes to pay for sidewalks. Only 16% or 115 households stated they would be

in favor of an assessment for sidewalks. Eighty-four percent were not willing to pay an assessment for sidewalks.

St. Paul households were asked to voice their opinion regarding the need for various community projects. Hike/Bike trails and paving of gravel streets received the most support with 66% and 60%, respectively, stating these were definitely or probably needed. Sidewalk construction received a somewhat neutral rating as just over half indicated it was definitely or probably needed. Just over 40% of respondents stated a new fire hall and commercial truck parking were definitely or probably needed; conversely, over half stated these projects were probably not or definitely not needed.

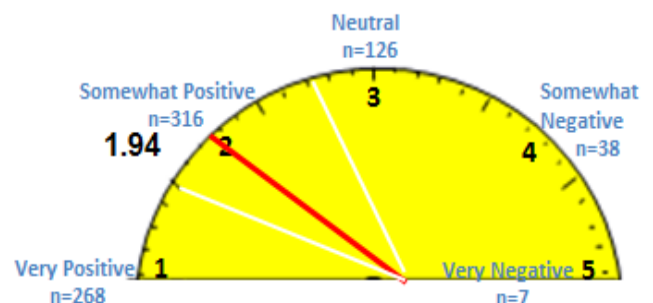


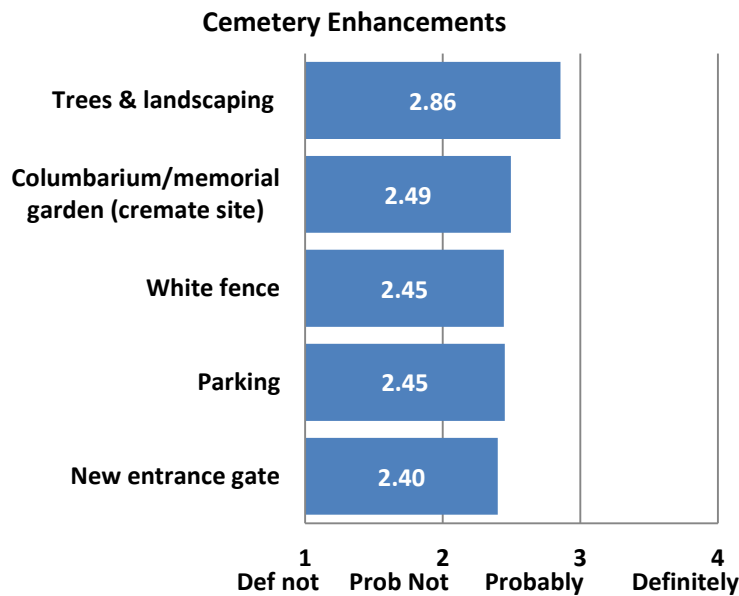
Additional Sources of Funding for Projects



The proposed community projects listed above would require local funding for at least a portion, if not all of the cost. Respondents were asked to choose which sources St. Paul should utilize to fund its share of project costs. Of the proposed funding sources, top choice was keno funds, followed by community fund raising events, private contributions, and private foundations. Bonds, City sales tax, and property taxes were the least popular options.

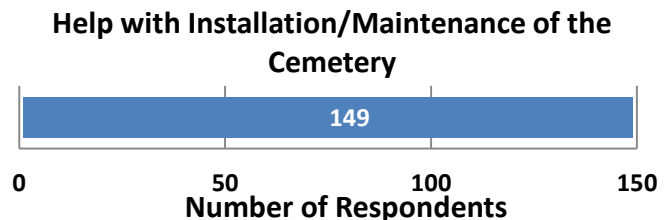
When local residents were asked how they felt about St. Paul (using a five point scale of very positive =1 to very negative =5), residents were somewhat positive, with a rating of 1.94. In over forty communities surveyed in the last fourteen years, the highest rating was 1.55, while the lowest came in at 2.69. Respondents were then asked to describe the reason behind their feelings about their community; specific comments are included in the appendix.



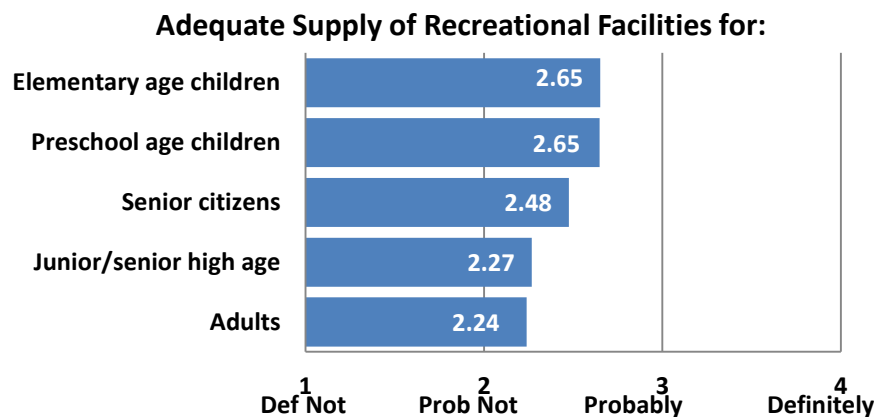


St. Paul residents were asked what enhancements were needed at the Elmwood Cemetery. Trees and landscaping received the most support, as 386 respondents (72%) indicated this enhancement was definitely or probably needed. The remaining options, Columbarium/memorial garden to be used as a cremate site, white fence, parking, and a new entrance gate each resulted in an overall neutral rating as just under half of all respondents stated these enhancements were definitely or probably needed.

Asked if they would be willing to help with installation and or maintenance of the cemetery, 149 households said they would be willing to help.



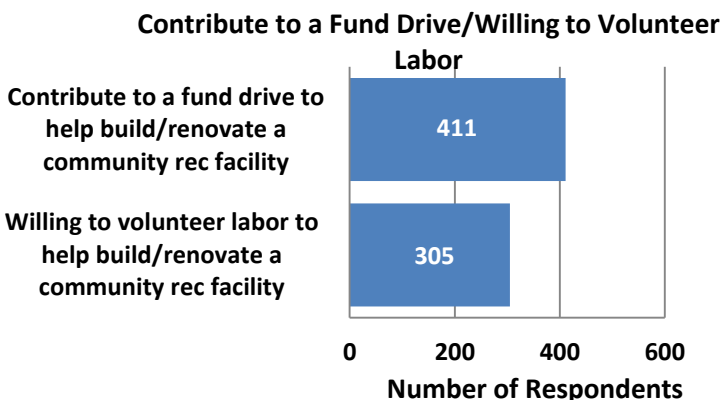
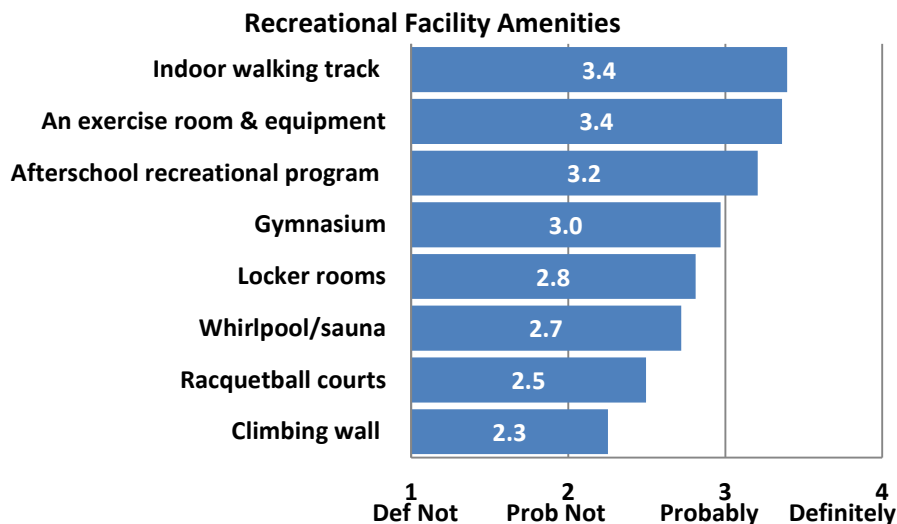
Community /Recreational Facilities



Households were asked a few questions regarding community and recreational facilities in St. Paul. First, respondents indicated if, based on the size of St. Paul, there was an adequate supply of recreational facilities for specific age groups. Respondents

indicated that overall, there was probably an adequate supply of facilities for elementary and preschool children. The adequacy of facilities for senior citizens was neutral. The overall response regarding facilities for junior and senior high age and adults was “probably not” with 60% of respondents stating there was definitely not or probably not adequate facilities for these age groups.

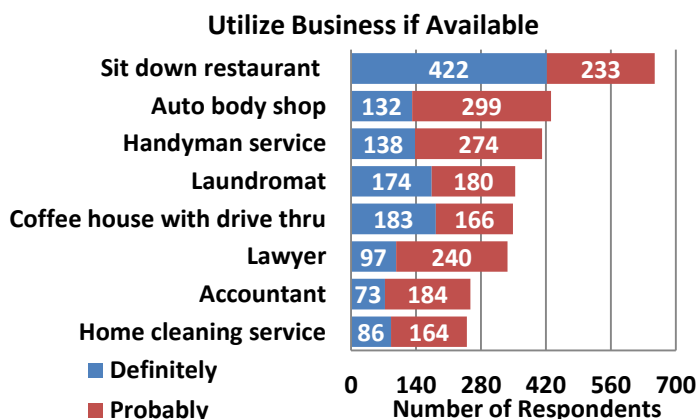
St. Paul residents were asked to indicate what amenities should be offered if a recreational facility was available in St. Paul. Amenities receiving an overall rating of “probably to definitely” should be offered include indoor walking track , an exercise room and equipment, and an afterschool recreational program. Over 85% of respondents stated these amenities should definitely or probably be offered. A gymnasium, locker rooms, and whirlpool/sauna received a “probably” result, as between half and ¾ of respondents felt these should definitely or probably be offered. Racquetball courts and a climbing wall received the least support; less than half of respondents felt these should definitely or probably be offered.



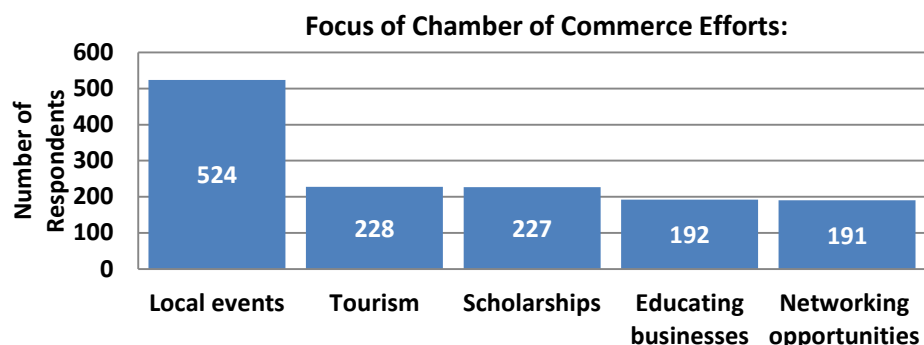
Community members were asked if they would contribute to a fund drive and/or volunteer labor to help build or renovate a community recreational facility. A total of 411 respondents stated they would contribute to a fund drive and 305 stated they would be willing to volunteer their labor.

Business & Economic Development

St. Paul patrons were asked if they would utilize eight types of businesses if each business was available in town. Each type of business received strong support, with 655 respondents indicating they would definitely or probably utilize a sit down restaurant, followed by 431 that would utilize an auto body shop, 412 a handyman service, 354 a laundromat, 349 a coffee house with a drive thru, 337 a lawyer, 257 an accountant, and 250 a home cleaning



service. A list of other businesses suggested by respondents can be found in the appendix. A feasibility study would need to be conducted to determine if these markets would be profitable.

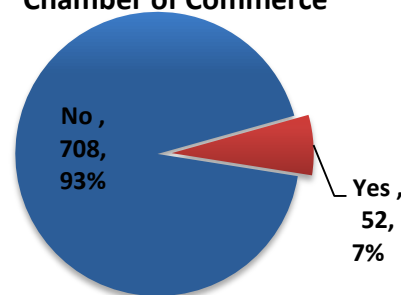


When asked to prioritize the focus of Chamber of Commerce efforts in St. Paul, respondents indicated support for each area. The top choice for the Chamber focus was local events, second

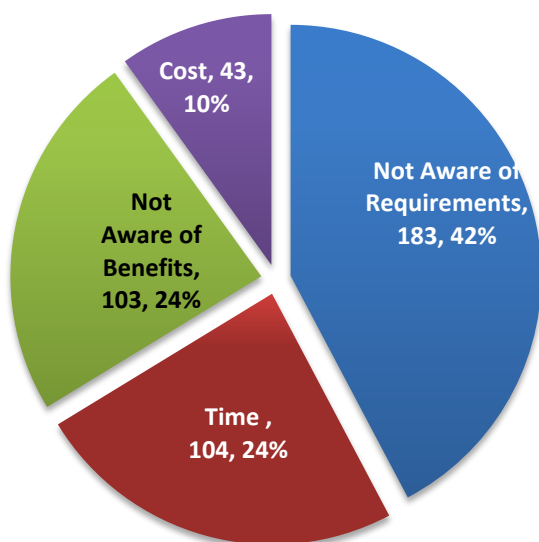
choice was a tie between tourism and scholarships, and following close behind was a tie between focusing on educating businesses and providing networking opportunities.

Of the 760 respondents that stated whether or not they were members of the St. Paul Chamber of Commerce, 52 or 7% indicated they were members of the organization.

Member of the St. Paul Chamber of Commerce

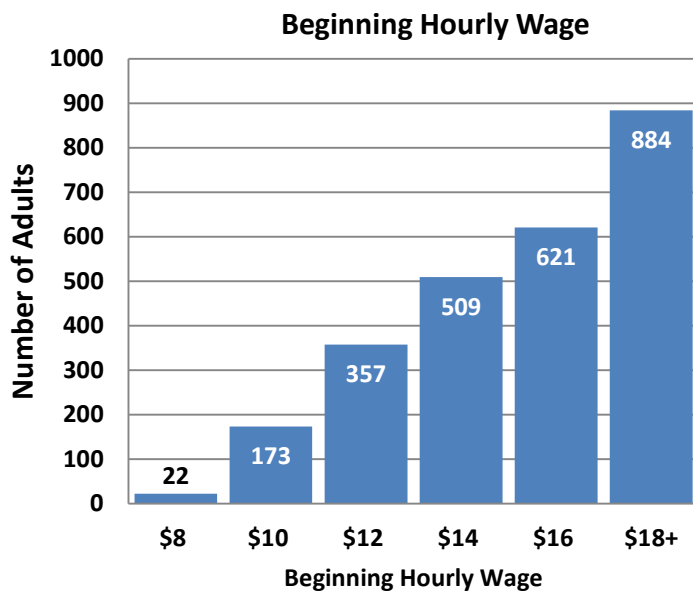
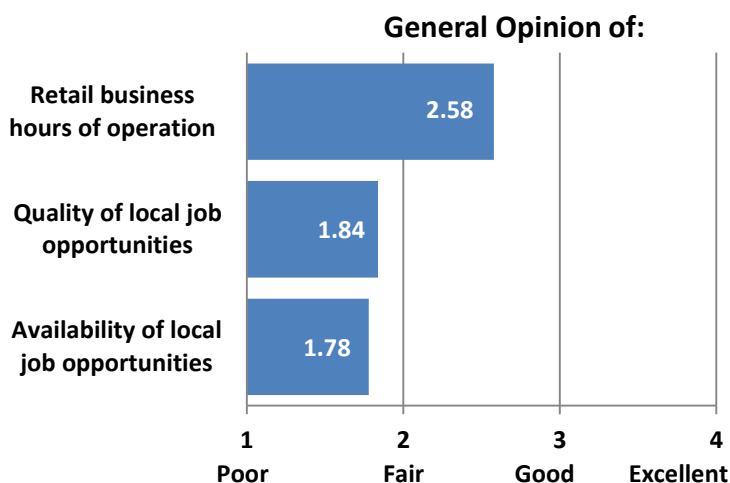


Preventing From Becoming a Member of the Chamber



Those respondents that indicated they were not Chamber members were then asked to select one reason that was preventing them from becoming a member. Eighty-seven respondents selected multiple reasons; these are all included. The reason selected most often for not becoming a member was not being aware of membership requirements, selected 183 times. The next most popular reasons selected were the time commitment and not being aware of membership benefits, selected 104 and 103 times, respectively. The membership cost was selected the least, 43 times. Respondents that indicated they were not interested in being a member of the Chamber of Commerce totaled 384.

Residents of St. Paul were asked to indicate their general opinion of the overall retail business hours of operation, overall quality of local job opportunities, and overall availability of local job opportunities. The overall opinion of retail business hours of operation was rated fair to good; 60% of respondents selected excellent or good. Both quality and availability of local job opportunities received an overall rating of fair with only 16% of respondents providing an excellent or good rating on each.



Regarding employment, adults were asked if a full-time job opportunity were available in St. Paul, for what beginning hourly wage they would be willing to accept a position. Respondents could answer for two adults in their household. Twenty-two adults stated a willingness to take a position for \$8 per hour, 173 for \$10 per hour, and 357 for \$12 per hour. A total of 509 would take a job for \$14 per hour, 621 for \$16 per hour, and 884

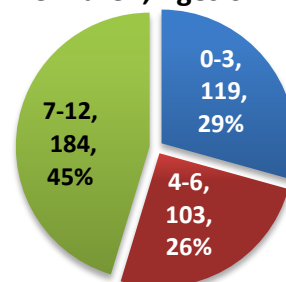
for \$18 or more per hour, if a full-time opportunity were available in St. Paul.

Child Care

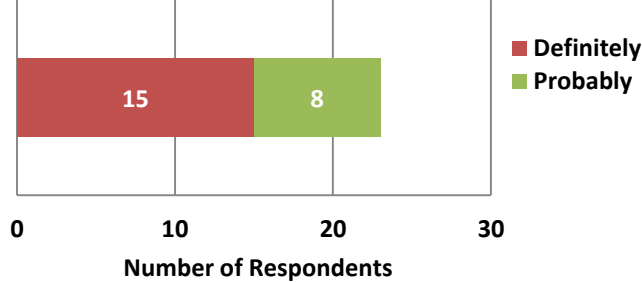
In order to assess the need for or adequacy of child care opportunities in St. Paul, the next set of questions addressed this topic.

The first question asked about the ages of children in each home. A total of 406 children that were zero to twelve years of age were reported. Less than one third of this population were zero to three years old, slightly more than 1/4 were ages four to six, while nearly one half were between seven and twelve years of age.

Children, Ages 0-12

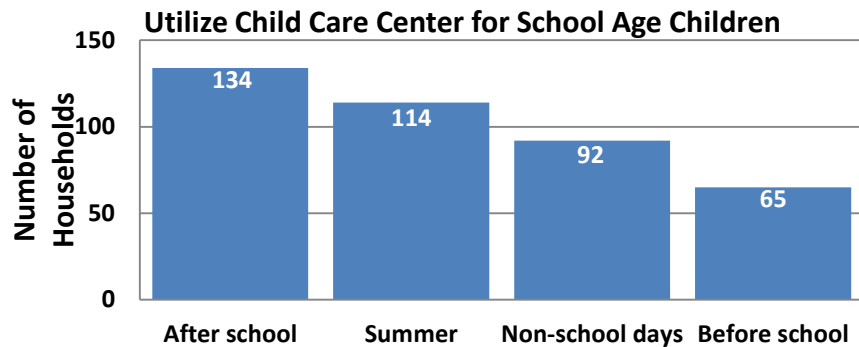


Anticipate needing child care within 5 years



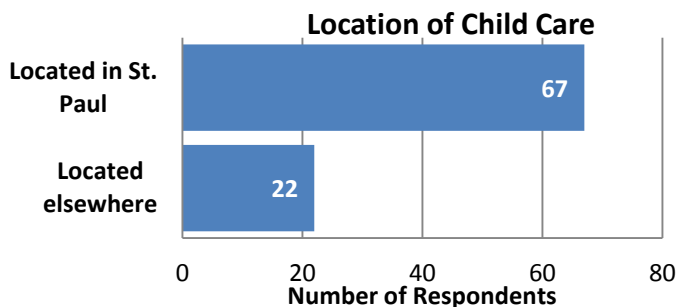
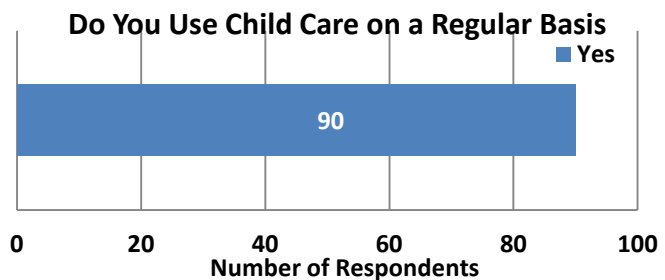
In order to anticipate the future need for child care, households who didn't report children ages 0 to six, were asked if they anticipated needing child care within the next five years. Twenty-three households indicated they definitely or probably anticipate needing child care within the next five years.

To assess the demand for child care for school age children, households were asked to indicate when they would utilize a local child care center. The highest demand for school age child care was after school; 134

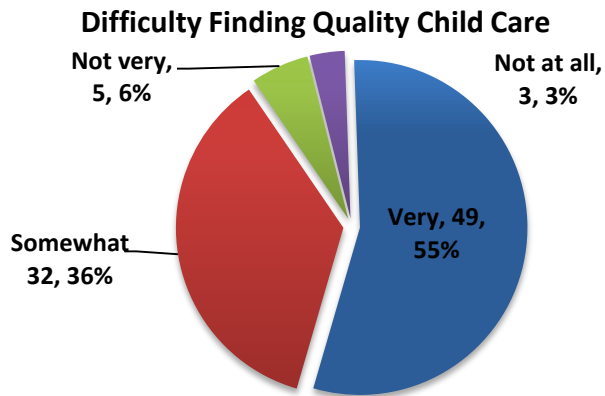


households said they would utilize a child care center after school. Summer was the next highest, 114 households indicated they would use a child care center during summer. Third in demand was child care for non-school days, 92 households would utilize a child care center on these days. Before school child care was least in demand, 65 households stated they would use a child care center for school age children before school.

The last questions of the section were targeted to the ninety households that stated they currently used child care on a regular basis.

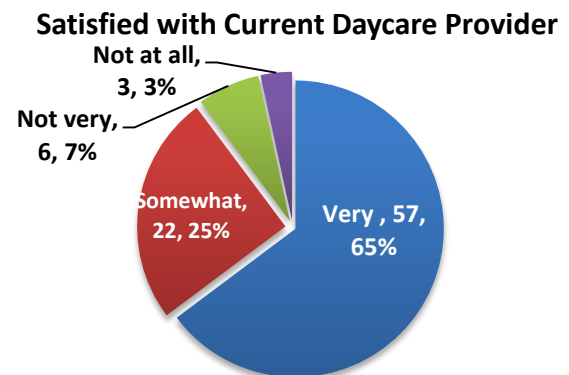


Of the ninety households that use child care on a regular basis, 89 households answered a question regarding the location of their child care. Sixty-seven or $\frac{3}{4}$ of households had child care in St. Paul and twenty-two households utilized child care located elsewhere.



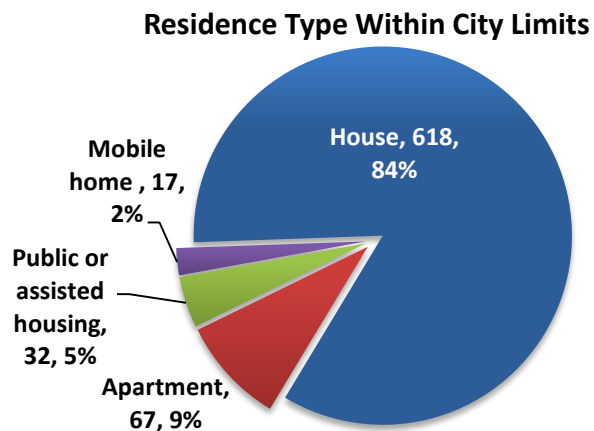
When asked about the difficulty of finding quality child care, 91% or 81 households who used child care on a regular basis stated that it was very or somewhat difficult to find quality child care. Five households indicated it was not very difficult to find quality child care, while only three households indicated that it was not at all difficult.

Eighty-eight respondents that utilize child care on a regular basis identified their level of satisfaction with their current daycare provider. Ninety percent of these respondents, 79 households, indicated they were very or somewhat satisfied. Only ten percent of respondents were not very satisfied or not at all satisfied with their current daycare provider.



Housing

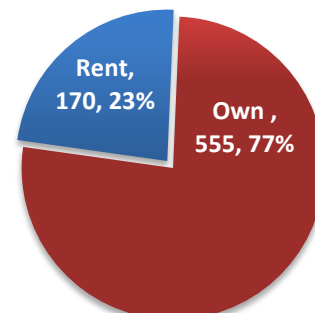
Adequate quantity and quality of housing is important for any community; the next set of questions was asked in order to assess the status of housing in St. Paul.



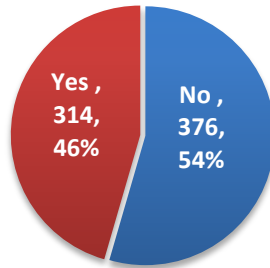
Households were asked to indicate the type of residence in which they lived. Regarding households within City limits, 84% resided in a house, 9% lived in an apartment, 5% in public or assisted housing, and 2% in a mobile home. All of the rural respondents (20) lived in a house.

When asked if householders owned or rented their residence, 77% of respondents within the City (555) indicated they were homeowners and 23% were renters. All twenty rural respondents were home owners.

Do You Own or Rent Your Home?



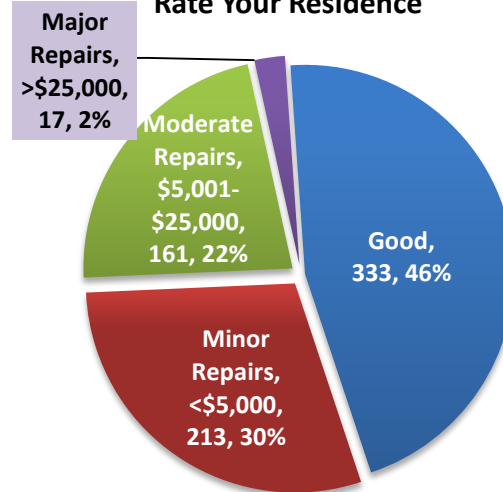
Housing > 30% of Income



Households paying more than 30% of their income toward housing, rent or mortgage plus utilities, are considered “cost burdened.” Results for households within St. Paul showed nearly half (46%) are “cost burdened.” Of those stating they pay more than 30% of their income toward housing, 70% were owners and 30% were renters.

To assess the condition of St. Paul’s housing stock, residents were asked to rate their own residence. Options were: good; needs minor repairs, under \$5,000; needs moderate repairs, \$5,001-\$25,000; or needs major repairs, over \$25,000. Of the 724 respondents within City limits, 76% stated their residence was in good condition or in need of only minor repairs. Just over 1/5 indicated their home needed moderate repairs, ranging in cost from \$5,001 to \$25,000. Two percent of respondents stated their home was in need of major repairs costing over \$25,000.

Rate Your Residence



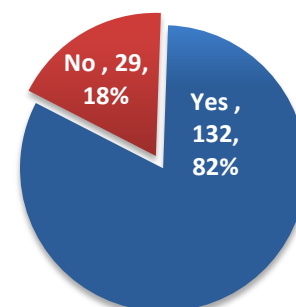
Owners within St. Paul only: Willing to Apply for Cost Sharing Assistance	Willing to Apply	Willing to Apply & Income eligible
Needs moderate repairs, \$5,001-\$25,000	87	29
Needs major repairs, >\$25,000	8	4

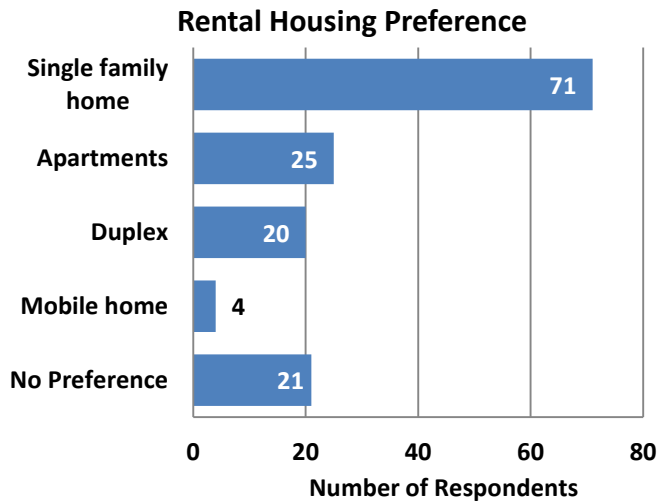
Regarding home rehabilitation, homeowners within St. Paul were asked to indicate their willingness to apply for cost sharing assistance; in general, properties needing repairs of \$5,001 - \$25,000 are the target of such programs. There were 87 respondents within St. Paul that

owned a home in need of moderate repairs and were willing to apply for assistance. Of these, 29 were income eligible. Another eight owners resided in homes needing major repairs and were willing to apply for assistance; four of these were income eligible.

The next few housing questions were specific to renters. Asked if their current rental met their needs, 132 renters stated their needs were met; while 29 stated that their current rental did not meet their needs.

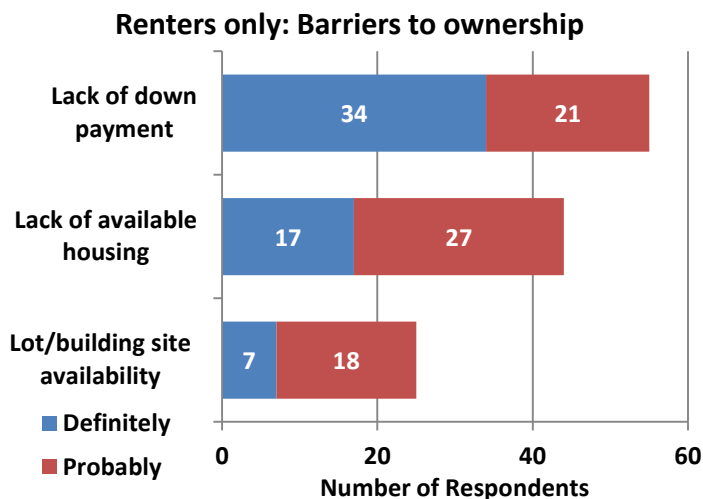
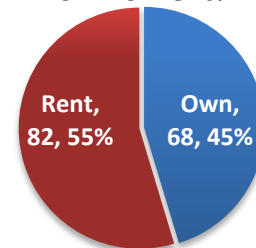
Renters Only: Current rental meet your needs?





Renters were asked if they preferred to own or rent. Of the 150 renters who responded to this question, the majority of renters (55%) preferred to rent. However, 68 renters (45%) preferred to own.

Renters Only: Do you prefer to own or rent?

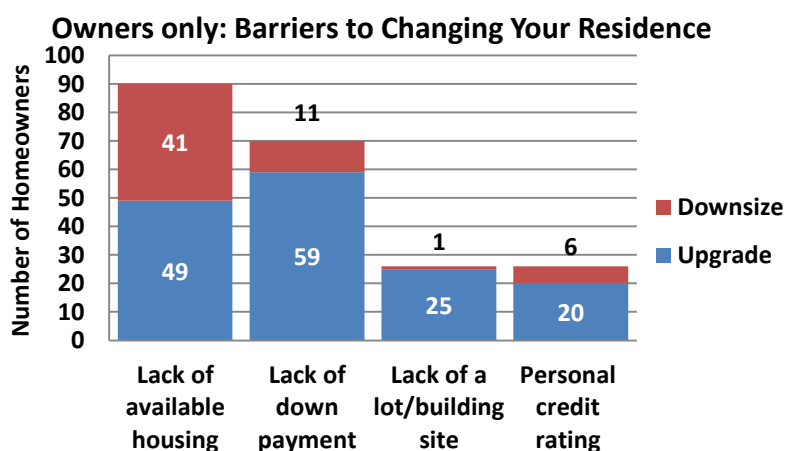
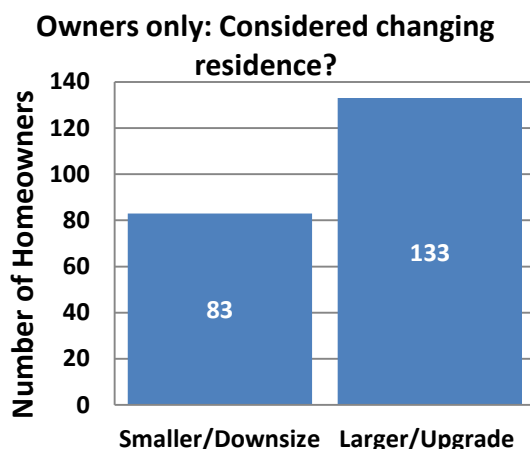


The next questions were specific to those 68 renters that preferred to own, and asked about barriers preventing home ownership. The most prevalent barrier to renters that preferred to own was lack of a down payment, 55 listed this as definitely or probably a barrier; lack of available housing was the second most common barrier, 44 listed this barrier. Lack of a lot or building site was listed as a barrier by 25 renters.

Forty-six of the 55 renters that preferred to own and lacked a down payment were interested in a government-backed loan that required no down payment; 29 of these met income eligibility guidelines to qualify for such funding.

Renters within St. Paul	Willing to apply	Willing to apply & Income eligible
Prefer to Own & Lack Down Payment	46	29

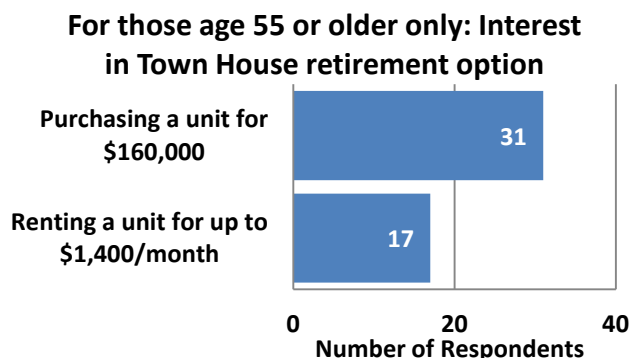
The next two housing questions were aimed at homeowners, and asked if they had considered changing their residence to something larger or smaller. Of all homeowners, City and rural, 83 indicated they would like to downsize and 133 expressed a desire to upgrade their housing.



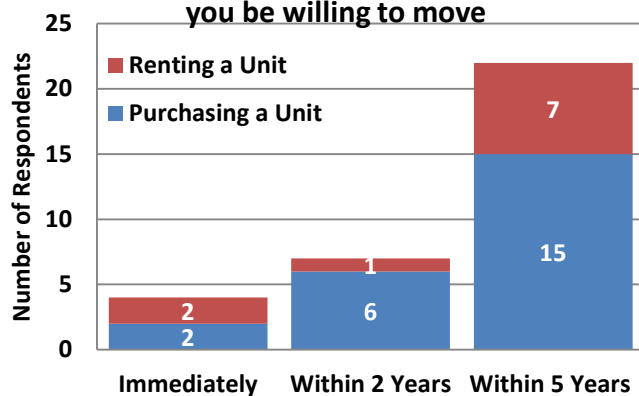
Homeowners considering upgrading or downsizing their residences were asked to identify the barriers that kept them from making a change; multiple barriers could be selected. Of the 83 homeowners considering downsizing, 41 listed lack of available housing, 11 stated lack of down payment, one stated lack of lot or building site, and

6 stated personal credit rating as barriers to downsizing. Of the 133 homeowners considering upgrading their current residence, 49 selected lack of available housing as a barrier to change, 59 stated lack of down payment, 25 listed lack of lot or building site, and 20 said personal credit rating was a barrier.

The last housing questions were directed at respondents age 55 or older. Households were first gauged on interest of purchasing or renting a Town House retirement option to include two bedrooms with full kitchens, maintenance of exterior grounds, and garages. Thirty-one individuals were interested in purchasing a unit for \$160,000. An additional 17 individuals were interested in renting a unit for up to \$1,400 a month.



Age 55 or older: If townhouse/duplex units were available, how soon would you be willing to move



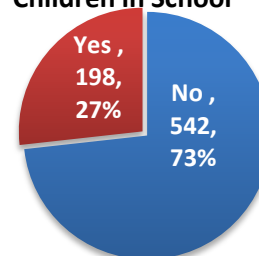
This same group of respondents, age 55 or older, was then asked how soon they would be willing to move if townhouse or duplex units became available in St. Paul. Of the 31 individuals who had stated they would be interested in purchasing a unit, two said they would be willing to move immediately, six said they would be willing to move within two years, and 15 stated they would be willing to move within five years. Of the 17 individuals who stated they would be interested in renting a unit for up to \$1,400 a month, two said they would

be willing to move immediately. One more individual said they would be willing to move within two years and seven more said within five years.

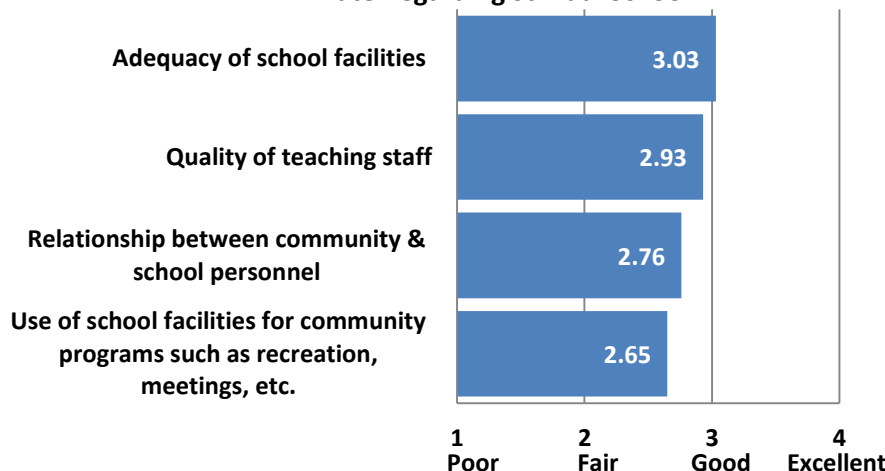
Education/Library

The subject of the next few questions was the St. Paul Schools. Approximately one out of four households responding had children in school.

Children in School



Rate Regarding St. Paul School

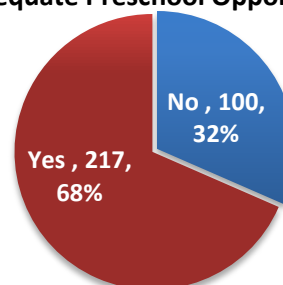


St. Paul residents were asked to rate items pertaining to the school. Each item received an overall good rating; adequacy of school facilities was rated excellent or good by 86% of respondents, quality of teaching staff was rated excellent or good by 77% of respondents. Seventy percent of respondents rated the relationship between the community

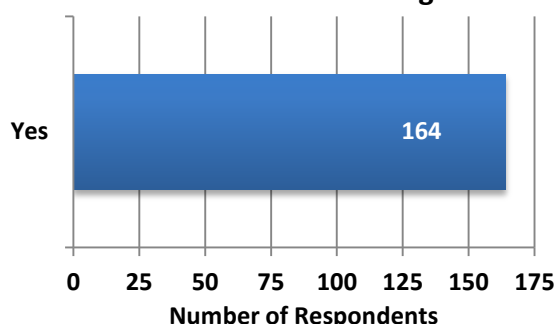
and school personnel excellent or good; and the use of school facilities for community programs, such as recreation and meetings was rated as excellent or good by 63% of respondents.

When asked if there were adequate preschool opportunities for 3-4 year olds, 68% of the 317 respondents indicated there were adequate opportunities for this demographic.

Adequate Preschool Opportunities



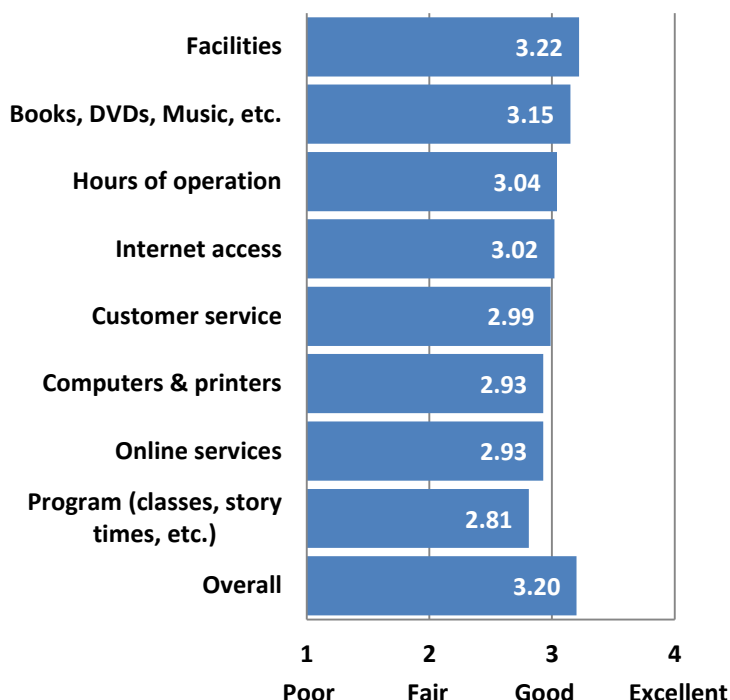
Utilize an After School Program



Households were asked if they would utilize an after school program. Of the 665 households that responded to this question, one quarter (164) households stated they would utilize such a program.

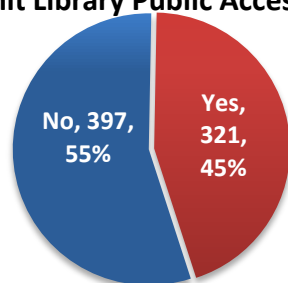
St. Paul residents were asked to voice their opinion regarding various library services. All services received an overall rating of good. Each item was individually rated as excellent or good as follows: 91% of respondents rated the library facilities either excellent or good; books, DVDs, music, etc., 87%; hours of operation and internet access, 82%. Customer service was rated excellent or good by 81% of respondents; computers and printers by 78%; and online services, 77%. Library programs (classes, story times, etc.) were rated excellent or good by 73% of respondents. When asked, "Overall, how would you rate the library?" 90% of respondents rated it excellent or good, 9% rated it fair, and only 1% provided a poor rating.

Rate Library Services



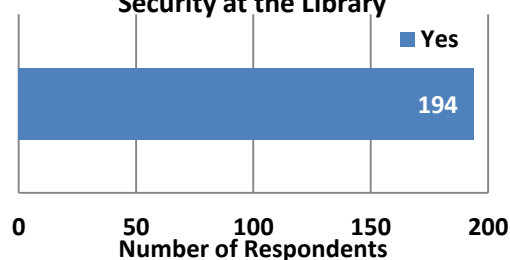
The St. Paul Library is a shared facility with the Public School Library, located at the school. Currently the library is open to the public during Public School hours, which enables any patron to occupy the library facility at the same time as school children. When asked if they would support limited hours of public access during school days to provide additional security for the school children, just over half of St. Paul households (397) stated that they would not support limited hours. However, 45% stated they would support limited hours of public access.

Limit Library Public Access Hours



The last question of this section asked if those surveyed would volunteer at the Library a few hours per week to provide additional security for school children. A total of 194 respondents indicated they would volunteer.

Volunteer to Provide Additional Security at the Library



Random Sample Income

To determine eligibility for federal funding, respondents provided the number of persons in their household and their annual income. Household income guidelines are provided by federal sources for each county. Based on federal guidelines for conducting income surveys, household size and income information were collected from 368 randomly selected surveys. The percentage of persons within St. Paul that met the income threshold totaled 38%.

As guidelines for certain types of federal funding dictate more than 51% of persons in a community must meet or be below the threshold, meaning more than 51% of the persons must be considered low-moderate income in order for the community to be eligible for funding, St. Paul will not be eligible for funding based on income.

Household Size/Income	#Households	
	Threshold Met	Threshold Not Met
1/\$33,600	68	49
2/\$38,400	44	73
3/\$43,200	21	29
4/\$48,000	10	35
5/\$51,850	7	18
6/\$55,700-8+/\$63,400+	7	7
Total Households	157	211
Percent Households	43%	57%
Percent Persons	38%	62%

Conclusions

Demographic Strengths

- * Age of population is distributed across all ages
- * Over half of residents have lived in St. Paul over 15 years
- * One-fourth of residents have lived in St. Paul five years or less indicating new people are moving to town
- * Multiple reasons influenced people to move to St. Paul, the most popular being small town atmosphere
- * Most out of town jobs are within US average commute of 25 minutes
- * Majority of St. Paul population was above the low-moderate income threshold

Community Strengths

- * **Strong Support for:**
 - Developing a plan to expand City limits
 - Adequacy of St. Paul Fire Department
 - Adequacy of medical facilities & services
 - Adequacy of St. Paul Rescue Squad
- * **Support for:**
 - Adequacy of City utility services
 - Adequacy of City park
 - Adequacy of law enforcement
- * **Limited support for:**
 - Adequacy of zoning enforcement
 - Adequacy of building code enforcement
- * **General appearance of:**
 - Community
 - Residential areas
 - Highway entrances
- * **Condition of streets in residential areas**
- * **Support for community projects:**
 - Hike/bike trails
 - Paving of gravel streets
 - Sidewalk construction
 - Additional funding for projects in St. Paul through multiple sources
- * **Somewhat positive rating of St. Paul overall**
- * **Support for enhancing the Elmwood Cemetery with trees & landscaping**
- * **Willingness of 149 households to help with installation/maintenance of the cemetery**

Demographic Challenges

- * Only 3% of heads-of-household were twenty-four years of age or younger
- * Most out of town jobs are outside the Nebraska average commute of 18 minutes
- * St. Paul is not eligible for certain types of federal funding based on income

Community Challenges

- * **Indifference towards:**
 - Consolidating police services with the County
- * **Adequacy of control of loose pets**
- * **General appearance of vacant houses & lots**
- * **Condition of:**
 - Streets in the downtown
 - Sidewalks
- * **Limited willingness to:**
 - Pay for recycling through City utility bill
 - Have assessment added to property taxes
- * **Limited support for community projects:**
 - A new fire hall
 - Commercial truck parking
- * **Indifference toward the following Elmwood Cemetery enhancements:**
 - Columbarium/memorial garden (cremate site)
 - White fence
 - Parking
 - New entrance gate

Community/Recreational Facilities

Strengths

- * **Adequate recreational facilities for:**
 - Elementary age children
 - Preschool age children
- * **Strong Support for recreational facility with:**
 - Indoor walking track
 - An exercise room & equipment
 - Afterschool recreational program
 - Gymnasium
- * **Support for recreational facility with:**
 - Locker rooms
 - Whirlpool/sauna
 - Racquetball courts
- * **Willingness of 411 residents to contribute to a fund drive to help build/renovate a community recreational facility**
- * **Willingness of 305 residents to volunteer labor to help build/renovate a community recreational facility**

Business & Economic Development

Strengths

- * **Support for additional businesses:**
 - Sit down restaurant
 - Auto body shop
 - Handyman service
 - Laundromat
 - Coffee house with drive thru
 - Lawyer
 - Accountant
 - Home cleaning service
- * **Strong support for Chamber of Commerce to focus on local events**
- * **Support for Chamber to focus on:**
 - Tourism
 - Scholarships
 - Educating businesses
 - Networking opportunities
- * **Fifty-two (7%) respondents were Chamber members**
- * **Slightly positive general opinion of retail business hours of operation**
- * **Interest in full-time local job opportunities that would pay \$10/hour or more**

Community/Recreational Facilities

Challenges

- * **Limited recreational facilities for senior citizens**
- * **Lack of adequate recreational facilities for:**
 - Junior/senior age
 - Adults
- * **Lack of support for recreational facility with:**
 - Climbing wall

Business & Economic Development

Challenges

- * **It is unknown if new businesses needed in town would be profitable; financial feasibility plans would need to be conducted**
- * **Majority of respondents were not Chamber members**
- * **Items preventing Chamber membership:**
 - Lack of awareness of requirements
 - Time commitment
 - Lack of awareness of benefits
 - Membership cost
- * **Low general opinion of:**
 - Quality of local job opportunities
 - Availability of local job opportunities
- * **Limited interest in full-time local job opportunities that would pay \$8/hour**

Child Care Strengths

- * 406 children between 0-12 years old
- * 23 households that aren't currently using childcare anticipated needing childcare in the next 5 years
- * Support for childcare for school age children:
 - After school
 - Summer
 - Non-school days
 - Before school
- * Of households utilizing childcare on a regular basis:
 - 75% utilize providers in St. Paul
 - 90% satisfaction with current daycare

Housing Strengths

- * 84% of households within St. Paul resided in a house
- * Good mix of homeowners & renters (77%/23%)
- * 76% of residences were in good condition or in need of minor repairs under \$5,000
- * Home owners willing to apply for cost sharing assistance for rehabilitation
- * Rental properties met needs of 82% of renters
- * A variety of rental types were preferred; top choice was single family home
- * Renters lacking down payment were willing to apply for government-backed loan that required no down payment
- * 83 homeowners seeking to downsize
- * 133 homeowners seeking to upgrade
- * Those aged 55+ showed interest in purchasing and renting Town House units; as many as 32 would move within 5 years

Child Care Challenges

- * Difficult to find quality childcare

Housing Challenges

- * Nearly half of respondents were cost burdened (pay > 30% of income toward housing)
- * Over 1/5 of residences in need of moderate repairs, ranging in cost from \$5,001 to \$25,000
- * 2% of homes were in need major repairs
- * 45% of renters preferred to own
- * Renters that preferred to own faced the following barriers:
 - Lack of down payment
 - Lack of available housing
 - Lot/building site availability
- * Owners that considered upgrading or downsizing their residences faced the following barriers:
 - Lack of available housing
 - Lack of down payment
 - Lack of a lot/building site
 - Personal credit rating

Education/Library Strengths

- * **1:4 households had children in school**
- * **Good ratings for:**
 - Adequacy of school facilities
 - Quality of teaching staff
 - Relationship between community & school personnel
 - Use of school facilities for community programs (recreation, meetings, etc.)
- * **Adequate preschool opportunities**
- * **164 households would utilize an after school program**
- * **Good ratings for the library:**
 - Facilities
 - Books, DVDs, Music, etc.
 - Hours of operation
 - Internet access
 - Customer service
 - Computers & printers
 - Online services
 - Programs (classes, story times, etc.)
- * **90% of respondents rated the library excellent or good overall**
- * **194 individuals willing to volunteer a few hours per week at the library to provide security for school children**

Education/Library Challenges

- * **55% of respondents did not support limiting public access hours at the library to provide additional security**

Overall, how do you feel about St. Paul?

(Comments sorted according to how the respondent answered "Overall, how do you feel about St. Paul?")

Very Positive

- Great school/teachers, great hospital/personnel, businesses (main street-highway), people in the community (support), community leaders setting goals and improving
- Good location, doc, hospital, & etc.
- It is a good place to live.
- It's a nice quiet small town.
- Lived in a bigger town for 20 yrs. Moved back for the small town feel
- Friendly town
- Friendly people, several business opportunities to purchase necessary household items, good school.
- Proud of our community
- Nice town to live in
- Great place to call home, true since of community.
- Good Hometown feel
- It is a town in which I enjoy living in and I am very thankful for the Housing Authority of St. Paul.
- Good school-hospital prosperity, friendly people-quite a few businesses, churches, close to larger town
- Good community/Low crime, good schools
- We have a wonderful city and most people work together, most are positive
- Young families are coming back to St. Paul. Good schools, library, retirement, housing
- It's a nice quiet town has everything a person needs without going to a big town.
- St. Paul is growing & improving all the time. Great place to live.
- There is a lot of offer in this town. Love all the shops and stores.
- St. Paul is a nice looking town and first impr. Are good.
- Quite town, good school, low crime
- Nice little town. Just big enough to have all necessary amenities.
- 48 years of living here.
- A very caring community
- Growing community and can't wait to raise a family here.
- I feel very positive about how the town looks-hospital & doctor, fire & EMT-shopping, churches-Positive-commitse?, chamber, city council
- I just moved here last Oct. like living here very much. No problems so far!
- We made this our home and we are happy the way things are!
- The people are good/friendly people with a lot of heart for others!
- Town is growing; close to Grand Island; small town life
- I have rental houses that looked like junk the minute I fix or make them look nice the taxes double or triple not fair!
- I feel that it is a very quiet and safe community.
- Tons of potential!! Close to GI. Nice People.
- It is a nice, quiet community
- St. Paul is a neat place to live-lots to offer & only 22 miles from GI
- In general, St. Paul is a good community to liv in. Has most every facility that people need.
- It a great place to live.
- Good community, well kept, pleasant people.
- St. Paul seems to have a friendly outgoing feel and seems to be growing as a town.
- It a great clean town and great people for any age.
- Largest classes in school are 1-3, young couples moving in, new houses going up-mainstreet fully occupied, great place to raise children, safe environment, great medical facilities, good retirement, Brookfield, Matelyn, Parkside-cottages, wonderful people
- Nice place to live
- St. Paul is a nice town. People are friendly and willing to help out.
- It's very nice
- Mainstreet looks awesome very proud of our Downtown & hiway.
- We love the town how clean it is and the close nit relationships everyone seems to have.
- Small town friendly people. I feel safe.

- We are growing the town is getting new businesses
- We are going forward, not backward.
- I have lived here many years and the town is growing very nice.
- It has almost everything you need.
- St. Paul has all needs covered. Seems very self sustainable. The residents are responsible and do not waste city funds.
- Growing economy, good structure, improvements are usually shortly behind the need.
- Great businesses, friendly neighbors, great medical facility, great school
- It's a great community.
- It is a great city. It has everything a person needs. Very friendly town.
- Nice community
- I like the size of our town and I love the brick streets even though they are bumpy. Our park is always kept up.
- It has been a great place to live in. It's whatever you make it.
- Almost everything we need is available in St. Paul.
- St. Paul is a clean, friendly & inviting community to live in.
- Love it here.
- I have lived here for 5 + years. I love living here. It is a friendly town with everything I need in town..
- The St. Paul community is very friendly and closely knit. St. Paul is a beautiful town. I have always loved everything about St. Paul
- St. Paul has everything I need such as churches, schools, any store, excellent grocery store.
- Small town living with many amenities.
- People are very friendly and helpful.
- Seems to be a nice community to raise a family in. Nice small town.
- Crime is low & there are a lot of good workers both paid and volunteer in St. Paul.
- We have a lot of hard working dedicated people.
- St. Paul provides everything we need.
- Town has for the most part everything you need without having to go to GI. Would like to see a building for the public to workout in, workout center.
- Has great things going school, ball park, fire/rescue, hospital
- great place to live and raise children, close enough to a bigger city and far enough away
- Sense of community is strong.
- Community is like a family everything we need is here safe and peaceful
- St. Paul is a great community to raise a family. It also is safe.
- Main street looks great-nice and clean-need a womans clothing store---indoor swimming pool.
- I feel safe and it is a good community to raise kids in.
- Great school system and a great place to raise our kids.
- Quiet.
- We have good people, friendly neighbors. Good Drs & Hospital staff, friendly store owners, adequate banking, down town area looks nice in summer.
- Nice community and friendly people
- It is a good safe town to live.
- Most everyone does their part-citizens, city employees it takes everyone to make things happen. Not just talk. City Council needs to step it up. Police make us safe!
- Clean community, friendly people, great school.
- This is a friendly, safe community with good schools & health care and retiree options.
- Nice clean community. Pleasant living.
- Best town around.
- Some of the medical staff and facilities In the state.
- Clean progressive attitude, of most folks. Christmas and July 4th decorations. All City staff friendly and helpful.
- It is a tight nit community and has a low crime rate...Feel pretty safe when letting my kids play outside.
- Everyone is friendly and there's few "unsavory" places, which makes me feel safe.
- I've grown up in this community. It has drastically improved and I am proud to be from here.
- Good school & library, excellent medical facilities
- It is a safe place.
- I moved from G.I. to St. Paul, & I am very happy here, they have everything I need. We do need a laundromat.
- Born and raised in a near by town and happy the way it has moved forward through the years.
- Lots of nice businesses and amenities for a town this size such as library, HCMC, golf course, dining options, etc.

- St. Paul is a very nice town to raise a family. Would like to see some type of recreation center though.
- I think St. Paul has a lot to offer for the size. We are lucky to have such a wonderful medical facility, an excellent school system, good eating facilities, and other things.
- I think St. Paul is a good place to live & raise a family.
- St. Paul is a very good community, people are very nice and I am proud to be part of it.
- Cemetery should be watered!
- Enjoy size of community. Caring people. Friendly town. Good community. Good medical services.
- The town has been cleaned up and some run down properties. We have some new businesses with less vacant store fronts and people take pride in their property.
- Friendly people that are willing to work for community. Seems to be developing nicely.
- Life long resident, I like the positive attitude of the community
- Friendly, generous population
- Friendly neighbors, medical services available, public library services, relatively crime-free
- It's a fairly safe, pleasant small town.
- St. Paul Residents are knowledgeable of what the community needs, and are will to support those projects (ie school, hospital, churches)
- St. Paul is growing, offers many services, great grocery store, drug store
- People care! Sense of ownership city wide. Need to bring the young graduates back. Great school will do that!
- Hospital, school, businesses
- St. Paul is a great little town.
- Like the community & school.
- It is a good community with a good school system & medical facilities.
- Small, safe community with a great school...nice churches.
- Excellent Grocery store and many other businesses.
- Good safe town with solid businesses.
- We have a well kept town, clean, friendly. Good school, hospital, shopping, nice size for family raising.
- Nice people, good school, great faith communities.
- Nice community with a nice school and small enough to feel safe.
- We know our neighbors. We feel safe raising our children here. Excellent school and medical facilities.
- Basically have all we need in small town
- A pretty safe town. Clean. City personnel that take pride in how the town looks.
- Love living in a small town where everyone look out for you people are very friendly.
- Because it is my home town!
- Because its quiet easy going
- I love St. Paul! Hospital, dentist, eye care, drug store (all)
- Peaceful, small community.
- It is a good place to live!
- It is a nice town to live in.
- Lived here most of my life, it's home
- For a little town...it's a nice town.
- I love this little town.
- Moved to St. Paul 5 yrs ago. Found everything I need in St. Paul, Health care, services of handibus, Sr. Citizens, drug store, eye care
- Friendly. Other than women's clothing-can buy most of what you need here. Great assortment of active churches
- New store fronts, new business along 281, way too many car dealers
- It's home! I know many people in the community and enjoy the small town atmosphere, yet have large town consumables available.
- I have had not one person say or do anything against me or mine , herm & his wife are the best
- It's my home
- Most people are helpful & friendly. Most all needs are covered.
- Clean, most services available, friendly small town attitude.
- Like any community it has its problems, but overall it is a friendly, great place to live.
- As a fairly new resident to St. Paul, I have been treated wonderfully from everybody from city services, to businesses & the public. St. Paul should promote itself to try to attract people thinking of moving from G.I. to a smaller town.
- Overall, great town.
- Good. Clean town. Feel comfortable anywhere & anytime. Great people friendly business.

Somewhat Positive

- Moved here from G.I. because of smaller com but have Dr., hospital, store & eating.
- Good community-need more community activities to get everyone involved
- It's a good community, but things can always improve. Too much "stuff" on vacant lots.
- St. Paul is a nice quiet place
- It is my home, where I raised my children and made my living.
- It's a good city but could be better
- Enjoy the small town atmosphere
- Think it will be a good place to raise a family. People don't seem very friendly to you if you move here from out of town.
- Nice & mostly clean community but can benefit from some work. Would love to see all streets in St. Paul paved!!!
- More jobs needed. Another eating establishment or two needed.
- Good small town wish there was more for kids to do like Community Center.
- Family oriented community
- It is a nice community, quiet with low crime rates however has limited opportunities & activities for teens & adults, also fitness resources are limited.
- St. Paul is a nice town, a mostly clean town; good schools, low crime rate, but there is room for improvement. Laws need to be enforced and applied equally to everyone. Run down property should be cleaned up. It is a fire & safety hazard and affects neighborhood property values.
- Because I've lived here long enough to see all the things we have done.
- A nice town to raise my son! Very peaceful :)
- St. Paul is on an upward swing concerning small & young families. However a lot more needs to be done. Recruitment of new blood is also needed!!! The town is way too clickish!!
- Taxes are too high
- A safe, friendly place to live.
- The same people are allowed to run everything more involvement is needed.
- The sale taxes has help to improve the community more business, more jobs for young people I hope they kept it. On negative Police Dept lack of cover on week bases & overall cost is out of hand now.
- Residents
- Good Small town .
- We are one of the highest, if not the highest taxed community our size in the state!
- It is a safe, quiet and likeable community!
- Great community, great school, but always room for improvement.
- Utilities increasing & recent tax reassessment on property has affected family budget in negative way. "Small town" living has become costly with no benefits of "big city" amenities.
- People are to clicky
- Feel there is small element that controls what happens in St. Paul that is not always representative to the people as a whole
- Broken glass found in parks, half paved streets are ridiculous, sidewalks busted up & needed fixed for students walking to school
- Overall, I feel positive about St. Paul. But, the street dept. employee's should be forced to repair the streets like years ago. When [REDACTED] was in charge of the streets, they were taken care of!!
- St. Paul could clean up more after lots! Too many junk sites!
- Even the people from other towns say St. Paul is not a friendly town.
- The school system, hospital, and other businesses in this town are very into gossip and seem
- Some residents are very supportive of the town & local businesses but many go to GI for everything
- We do not live in Hall County because of high property tax. We are starting to see this county creepy into high taxation rates. Very disappointing.
- Friendly small town. Part of the charm of small town is the unpaved street. Especially the brick streets since bricks came from the brick factory that was here and bricks from there charm disappearing. Downtown looks good.
- Need more eating places
- There's always room for improvement.
- Nothing for kids or teens to do. No jobs. People living in unsafe trailers/homes. Utilities--food to expensive. Over crowded school-poor pay. Need better Police Dept.
- Love the small town atmosphere feel safe in the community-not much to do here & limited employment opportunities
- I do think that the taxes are too high.

- There isn't things for kids to do, Central City is the same size if not a little big and they have a lot more for everyone to do.
- I really like living in St. Paul but good (\$15 an hour & up) jobs are scarce. I have to drive out of town to make enough money to be self sufficient.
- We love the town but we wish there was more for young families to do. When we do family things we take off to Grand Island.
- Friendly; larger population base makes St. Paul less clicky
- Nice small town. I like how there is a small grocery store and parks for the kids to play at.
- Haven't lived here long enough
- Progressive community
- We are somewhat new comers to St. Paul, NE
- I'm pleased with the improvements in our community over the years. We're fortunate to have the variety of businesses, stores and restaurants that we do.
- Improvements appreciated. Small town living is comfy. Definite need for licensed daycare facility.
- This survey proves that movement forward is within the midst.
- Some area need to be cleaned up by owners-junk cars, trash, weeds, some sidewalks-other areas are very well kept up. Some trailer areas are bad & need cleaned up as well as some houses.
- I think property taxes are too high.
- Worried about medical transport during the day because of volunteers working out of town and also employers not allowing people to leave without losing pay.
- New to town
- Taxes too high
- We do not need a civic center. We have plenty of places for activities. Building one would only put our existing ones out of business. Buying the ___properties was one of the biggest mistakes. The public needs to have a vote on some of these decisions.
- This is a nice place to live, but recreational opportunities for fitness are lacking. Burwell & Ord are smaller communities that have these kind of options.
- St. Paul is always trying to improve.
- Smaller or comparable communities have nicer facilities and appearance over all.
- Some projects depend upon where they are or your "name" in the community.
- Need some things, community center
- trailer park by Kellers is an eye sore
- Quiet and just the size we like.
- Wish the community would be more open to people who move in the community didn't feel like we were welcome at the beginning.
- It's growing
- St. Paul is clean and presentable and offers a lot in the way of the parks, pool, and library but the people here are hard to get to know. I don't know how you fix that.
- I feel many of our needs are achievable because of our location and the positive people that call this home.
- Why isn't the west entrances to town cleaned up? Why didn't you put them into the city instead of picking & choosing.
- Good doctors, hospital, church, grocery store, and library.
- I feel taxes are high, but not extreme.
- There are still things that could be done to create good jobs in the St. Paul Area.
- Lack of basics-poor long term planning, streets, vacant lots, no vision of priority
- Taxes are too high (property taxes)
- St. Paul needs a better downtown sign, access on highway. Why cannot St. Paul combine city, police, fire station all in one building as other small communities.
- I came from smaller town that did not have much. I feel I have a lot here and small enough for small town liking.
- Difficulties working with city on property and paving issues.
- Could use more for younger kids.
- Good variety of businesses at this time. Tourism opportunities with historical value.
- I like my dentist, doctor, mechanic, lawyer, etc. Good school, pool, golf course. Friends are great. Offers most things I need.
- Like any community there is always room for improvements. There are some rundown houses in to more so in the SE corner of town as well as Keller's Corner that could be taken down.
- Enforce existing city ordinances as: burning fire pits???, barking dogs, parking in residential areas of semi-trucks, better control over chief of police. He is very lazy!

- Recently moved here. I am happy w/community as a whole. Has a lot to offer. Wish there were more local job opportunities and a community board online to obtain information/opinion from its members.
- Great community, but needs more jobs available.
- The police cost a lot more than if we just paid the county that here already.
- Nice quiet community. Didn't give a very positive because we need some sprucing up of the town.
- I think the development "people" are getting too involved in our City Business!!
- Lack of affordable housing, high utility costs
- Just a good small town community.
- Like school, medical facility, churches, and library. Don't like. Ordinances not enforced no nuisance abatement. Someone not doing their jobs.
- Great place to raise our young family, but like every place there is always room for improvement.
- If you need help there is always someone that will help you out.
- The trailer homes on the north side of town should be removed. Makes the area look blighted.
- Need more affordable houses to rent. This isn't the big city. If they are going to charge big city prices than St. Paul needs to pay big city wages.
- Very nice place to raise my kids & I love the fact that there isn't a lot of drug use in this town being a recovering addict.
- Kendall an important entrance, poor impression. "Orig town" not attractive. Historical Village needs help w/grounds could be important tourist asset.
- Small town with adequate resources.
- St. Paul is growing and a nice town to live in-very lucky to have great Police Department & fire & rescue squads!
- St. Paul a great place to be-good hospital and doctors, great ___ library etc. However sounds like drug problem most residents don't know about that, needs cleaned up also too many officers living here-good sheriff & Junk need closer watch in town area
- St. Paul is a nice place to live. It also has a very good Fire Department, EMT's, Police Force, Medical Facilities.
- Nice small town atmosphere. Little crime, nice school/library, nice pool
- Lot of good things happening within St. Paul. Need more equality in dealing with residents projects-seems some get by doing something that others are denied.
- Still new to community
- It's who you know, when you need to get something done.
- Friendly people, great medical facilities & staff, progressive attitude, active Chamber & rotary, great library
- Union wages are too high for city workers
- Because there is many needed improvements to be done.
- We pay enough in property taxes. We do not need more.
- I feel some people get treated differently because of name or who they are.
- Taxes & utilities are too high. City employee's drive around way too much doing nothing especially Ricky G. Tax payers are not getting their moneys worth from our city employees!!
- With the taxes going up each year to pay for high payroll for our city, ee's can't afford to retire here.
- The expenses are too great, very clicky town.
- Lack of entertainment for adults & children.
- Other communities have a perception of St. Paul. Our school is known for bullying & having a sports ego. Not a town to "do" stuff in.
- St. Paul has improved aesthetically in the last 20 years. The highway corridor immensely. There is still work to be done.
- I have seen some move back after being gone for years. Also new young couples have moved in. That amazes me.
- Wish they had a daycare center like Central City, NE or Aurora, NE.
- It's too expensive to live here.
- Good things continue to happen
- We are improving.
- St. Paul is a nice home, but property taxes are excessive.
- School extra-curricular activities-#1 negative impact by for on social-family-economic a survey on this negative school impact is needed.
- Main street still have bldgs that need paint, repair. A lot of ___ houses that need repair-junk vehicles-not moved vehicles removed, average school, new residential areas good, southeast part of town, owners not responsible
- Need more things to do.
- Because the town is not perfect.
- Taxes are too high
- Clean community, baseball/softball facilities are good! Community support: work on bullying, drugs/alcohol in high school.

- It needs some work in some areas of town.
- Just because
- It's a pretty nice small town
- I have only been here 3 mon.
- Small community-good access to the City
- As a senior citizen-we have many advantages.
- Too clickish, should let others business in town, other than one cable service other businesses fast food etc, maybe a movie theatre
- It meets the needs of residents as well as rural patrons.
- Lack of sidewalks and lack of entertainment & restaurant options
- more for youth-community center-teens
- Lack of commitment from majority of residents. Need to participate in progress.
- St. Paul has just about everything except more industry.
- Need to become more professional appearance oriented-tear down all vacant/rental houses, etc.
- Money talks and it should be equal
- It is a great place to live even if the adults still act like they are in high school with their gossiping and little groups
- I have not lived here very long. But I like the peace and quiet.
- We need more parks (take Ord & Central City for example), we need more nature trails, something outside of the city limits. The river is right here. There is plenty of room to make trails. Much smaller towns have more trails than St. Paul, take Dannebrog for example.
- There are improvements that can be made. Can't understand how Central City can have a wonderful City or County owned Fitness Center and indoor pool. We can't get crap here.
- Life time resident and have seen how St. Paul continues to grow and improve
- It's a good clean town except for all the barking dogs.
- Consolidate police services thru voting process for majority consensus.
- We think that because the police of St. Paul likes to pick on certain families and certain people. They like to accuse people of accusations that are not true. They also are supposed to serve and protect they only serve. They are really a disappointment. Ignorant and disrespectful. Your schooling system is not bad but your school can use a lot of help with the bullying with the elementary & high school.

Neutral

- St. Paul not a friendly town like Dannebrog, Elba, and Wolbach.
- Taxes & utilities are too damn high!!!
- Don't like the kids racing around the corner of Baxter on the gravel.
- Property taxes are way to high & tax money not spent wisely
- There is no incentive for people to work in St. Paul. Medical facilities staff to barely get by staff are underpaid and overworked so why stay here.
- Just laid back-no directions at city park where other-tennis ball school, people not friendly
- Because I can
- If you weren't born in St. Paul you don't have a chance getting a good job here. You have to be a big shot.
- Limited for employment where you still have to drive for good wage. But good place & safe place to live & has adequate grocery shopping & medical needs.
- Taxes too high
- Don't see laws being enforced-cars sit on streets/property unlicensed/dogs run loose houses look trashy. No respect shown to others property even when asked.
- Always room for improvements
- Leadership too busy promoting own goals-not goals for overall city improvement.
- I've lived here 36 years, raised a family, been active in community, church-but still do not feel like St. Paul is "home" A "clicky" town.
- Don't do much in town, work outside of town and no community involvement
- Don't know very many people and hard to get involved in community activities.
- I could care less one way or another.
- Town is to clicky-old people trying to run our town. We need jobs why do we have [REDACTED] or Econ development-we need some manufacturing-so we can all quit driving to GI-jobs that pay 12-16 hour, like our utility people
- It is a average town nothing special stands out for me!

- It has always been the same to me!
- Just some people are very nosey not considerate of others. Some others are very helpful.
- Because I can.
- As a 25 yr old I see the adult side as positive. My peers make me believe the community will be decent. I see too much going on in the youth as in lack of community involvement and lack of respect. Believe we need a few more activities city wide that involves youth and adults other than GCA Days.
- Our property taxes are too high. We also need to allow more businesses to town. For job.
- Some areas of St. Paul are well kept others are not
- Property taxes very high over assessed property prices.
- It needs some work as most communities do.
- The people that live here.
- I am rather saddened by the alcohol use by our youth. Some of the pics posted on FB are horrifying. Where is the local police?
- Kids in the park doing things they should not be doing and police not doing anything about it. Drugs and people trying to sell drugs to kids as they're walking home. Nothing for kids to do in St. Paul.
- Haven't lived here that long and aren't involved in anything yet.
- Because the school system and bullying. And the clicks (groups) that are in St. Paul.
- Haven't live here long. Not sure how to know what available yet.
- Residents need to be more tolerant of each other, and consider others on a equal playing field.
- Has both good and bad qualities.
- Not everyone is treated the same-it's who you know and who you blow.
- Brick street sucks, always avoid driving it. Town don't get on people not moving. Yards look like shit.
- Haven't lived here very long.
- Taxes way to high!
- Bedroom community to Gl. Low crime rate, people are in clicks
- Because it's based on who you are on how your treated. There's too much backstabbing and lying. The main street is shit and the trailer parks look trashy.
- I moved here from Omaha less than a year ago. This town is very expensive to live in for its size. (one below came from 707)
- Nothing for families or even couples to do. Streets (brick) need updated-cons, small quiet community-pros
- Too much WIC, food stamps, etc are given out to people who do not deserve it. The utility bill is way too high, and a lot of the streets are in poor condition and they are not cleaned off in the winter.
- Property taxes much too high already-need to explore other avenues of supplementary funding such as grants-using competent, experienced, grant writing entity
- In town policies on building codes.
- The leadership lacks consistency.
- Gifted people live here and most are friendly. However the political "elite" brag about the new businesses they have barred from "their" town. Harassing the business that here makes them feel important. Utility costs are outrageous.
- Property assessment and property taxes are way too expensive and assessments are way off from selling prices.
- Seems those with money or the right name are the only ones that matter.
- Highest utilities in state.
- Need more eating places & shopping.

Somewhat negative

- Over taxed large water bill
- City and county government-like to waste our taxpayers money. Put it to good use!! Don't waste on civic center.
- I do not feel that the community is very positive about biracial families moving in/as well new families.
- High utility bills, high property taxes, money is being spent on useless projects
- One of the highest city property tax per capita in state. Very high utilities. The rich & poor are taken care of by the working people.
- Could be more welcoming city. Newcomers are never encouraged, invited, or ask to participate. Very hard to get acquainted & included.
- Need to pull together as a community and improve attitudes, teamwork etc. Stronger leadership and people in leadership roles too often have personal agendas.
- Too many weirdos moving in St. Paul living in low income housing.

- Zoning regulation enforcement is very selective on who you are in the community. Also, law enforcement certain treatment for some and not for others!!! Taxes are higher than Grand Island and no services-trash companies don't pick up yard debris-not even an option!
- Not an inviting city. Unwelcoming.
- Things won't change
- High utilities, taxes
- In my experience, those in positions of authority are discriminatory in regards to enforcing rules, ie unlicensed vehicles on property, yard conditions. St. Paul is a cliquey town & transplants are not made to feel welcome.
- Little to no interaction or organizing an interaction or enough cooperation of existing groups to make peoples interaction or welcome by neighbors & business owners.
- The Police Dept. and police chief are not good. The people are not very friendly (about half). Crime and drugs are terrible and nobody ever seems to get caught.
- Property taxes are too high. No effort to integrate or welcome newcomers to community.
- City, County, & School need to work more together for overall improvements of community. City officials should do better to get grant funds for improvements. Need bike trail, need rec center/field area
- Too many zoning rules. People should be able to build a large metal sided garage if they want. Garages are not a nuisance they help keep the community clean. Whatever happened to small town living & enjoying the good life?
- The community is becoming more "clique like" with those being native to this town accepted and encourage while others are less welcome. Names & family history means everything.
- Police department, community appearance
- City downtown streets is ok but outside of 6 block area needs paving.
- High property taxes, high utilities, costly city administration, big city building codes
- Community should be on highway, prop taxes & utilities too high, sales tax income should be used for infrastructure repairs instead of assessing property owners
- St. Paul is over taxed for what we get in return. City utilities are also too high so they can subsidize tax revenue. Break city workers union!
- Too much bullying
- Drive down the alleys of main street entrance to St. Paul on Hwy really bad. Too many junk houses. 281 has no appeal, they are not saving "green"

Very negative

- Unfriendliness of many residents
- This community focuses too much on how much money you have or what your last name is. There is nothing that is equal opportunity about this community.
- I feel I'm a captive and can't escape.
- Because the law enforcement is very poor in St. Paul. Their job is to protect & serve and they don't they are very ignorant & disrespectful.

Would you utilize the following businesses if they were available in St. Paul?

(Residents of St. Paul listed the following businesses in the “Other” category)

Restaurants

- More food choices
- Need more restaurants in town.
- Fast food , 5
- McDonalds, 6
- Burger King, 2
- Fast food Mexican, 2
- Dairy Queen

Recreation

- Arcade
- Theatre
- Movie theater, 5
- Indoor pool
- Rec. facilities-pool (indoor)
- Recreational facility
- Rec center/Indoor swim park
- 24-hour fitness
- Fitness center!
- Place to workout
- Gym
- Workout (exercise place)
- Community Center
- Teen center

Retail

- Casey's, 3
- Walmart, 2
- Consignment store definitely
- Clothing store for women
- Good clothing store for women
- Ladies clothing, shoe store, barber
- Another parts store and truck stop
- Ace Hardware
- Gourmet Cooking Store
- Skagway/Target that order
- Book store
- larger grocery store

Services

- Child care & elder care
- Daycare, 3
- Child care for young families
- Pre-school
- Dentist for kids
- Dry cleaners
- Car wash with attendant

Multiple Responses/Miscellaneous

- Stay out of shady land deals-buying multiple lots and selling back to a member of ED

Please feel free to make any additional comments that you think would help our community:

Business/Economic Development

- As the county seat, St. Paul should place more emphasis on acquiring and retaining more small businesses; especially manufacturing to offer more incentive for local growth.
- More shopping businesses so we don't have to go out of town.
- Enjoy the music played downtown.
- It's not that we wouldn't volunteer to help provide security at the library both my husband & I work out of town. Would love to work in St. Paul if I could find a job w/good benefits.
- This town needs a netflix or movie store.
- Business District has improved greatly how it looks. Some of residential street west Howard need improvement.
- All town residents should support the local businesses or we won't have any in the future.
- Should rethink economic development-too costly
- Wish there were more job opportunities in St. Paul-but seems there is too much of a St. Paul "click" for outsiders to get a job in St. Paul!
- 1st Adults, if there were more/better opportunities here I'd work in town & paid better
- A laundromat would be excellent to the City.
- Daycare, another grocery store, pharmacy
- Some sort of industry needs to come in to provide jobs plus additional housing along with retail and restaurants.
- A growing draw to bring others in for activities such as GCA Days. Help with economic growth from events such as these.
- Support ALL small business
- I would love to work here but I can't make enough to justify staying in town. The better jobs are in G.I.
- Low cost funding for existing businesses not just new businesses old business need to expand product lines.
- Need to have solid jobs and opportunities to keep younger people in the community.
- It would be nice to see more industry for \$8 to \$18 jobs in this community.
- Prices here a lot of the time are high enough that you can drive to GI for the same thing cheaper, like building materials and such.
- I am retired but drove to Grand Island for 25 years, better pay and benefits!
- We need a Casey's Store & gas station.
- I think if St. Paul had a laundromat...
- Hotel with indoor pool/water park, rec center w/indoor pool/play water park, people drive to GI everyday for what? Consider bringing places like that here. Fast food, lumber yards open all weekend and & night, dance halls, breakfast, places to play, make St Paul a place to come to instead of leave
- The community drastically needs childcare for ages 0-5 and before & after school care! A large community building with ample parking set on the edge of town is needed to as well as a recreational facility with an indoor swimming pool.
- Finding enough quality daycare in St. Paul is a real problem. Employee wage needs to be adequate to attract quality employees.
- Need child care-when grandchildren visit-satisfied with cleanliness of town-but street care needs to be ongoing.
- *(Name excluded)* to open daycare facility.
- Fire Economic Development, what a joke!

City/Codes/Law Enforcement

- Great place to live.
- Looks good
- Management and employees should be forced to work. Exp: plenty of work needed on brick streets. Refusal, Penalty and/or dismissal.
- Not so strict on their building laws.
- Community is run by 6-7 "good" old boys. Need a better cross section of the community to make the choices.
- The way the sewer charges are figured need to be redone.
- Put new & younger blood in charge of politics & organizations. The people in charge now have become stagnated. Want change.
- City council members should be representing the entire community in their decisions, not just their opinions, or the opinions of a few people that complain. The decisions they make affect thousands of people.

- Hire a city manager.
- More informative City website that is fully functional and up to date.
- This survey is a waste of time and money as it will not change anything.
- Street lights with low up-lighting and that light at dark.
- Continue to clean up the 281 corridor. Plant Blue Spruce trees to mask railroad track R.O.W. & open field to east.
- Trailer courts appearances indicate landlord neglect & give appearance of existing/potential drug related activity.
- City needs to offer City-wide clean-up days-Trash provider needs to provide option to pick-up lawn debris. Not everyone has a truck to use the City landfill but are charged every month for. Can't get the stuff to the landfill!
- We have some very undesirable yards & lots. More people are dragging in old iron (junk). There need to be some rules about a good appearance or city clean it up at the owner's expense.
- Make owners clean up some properties, have rules on no more kennels in city limits. Only 1 animal outdoors. When barking fine imposed of \$100 or more ordinance needed on size of fire pits and no night burning! Too many chemicals in the air.
- Keep your property clean. Drive around this town it is bad-get rid of old campers used for storage.
- Get rid of trailer park north of Sky Line next to Conoco.
- Renovation of downtown storefronts and signage-attract more diverse array of businesses-chamber is not active enough-doesn't do adequate job of marketing-needs dynamic leadership
- Better law enforcement. For them to take things more seriously.
- Please strongly consider merging the county and local police. Please fix streets before sidewalks.
- Police Dept. inadequate except for [REDACTED] We need a neighborhood watch system to help with night-time theft. Known drug-dealers and users need to be arrested and put in jail.
- Pave gravel streets. More visibility of law enforcement patrolling streets.
- Need the police department to enforce the laws like speeding, jakebrakes, not taking care of property & most of all drugs!
- I think it is a ridiculous question to be the 1st on this survey to even ask about consolidations the city police with the county. We have a very safe & crime free city.
- Have only the Sheriff Dept which would be adequate for our County . No police dept would save a lot of tax money, which could be used for streets or something else.

Streets

- We need the 4 lanes to extend from St. Paul to St. Libory to increase traffic both ways/increase our town's appeal to those in GI.
- Improve streets
- Better snow removal on residential streets. Emergency snow routes not clear when it snows.
- Having the railroad crossings closed in so many streets as coming into town makes St. Paul look uninviting.
- The city streets are a shambles. Maintenance is not happening! As a result, the streets are falling apart. Street Dept. employees need to be told: "Get to work"!!! Extremely lazy.
- You need more handicap parking at courthouse. This is really a problem a lot of times I've gone up there and someone who isn't handy capped is in the one space.
- Open Elm Street RR crossing
- Question 13 on front page....The high entrance coming from Grand Island is excellent but the Highway entrance coming in on the north side of town is poor (It's an eye sore)
- In public transportation more handicap parking spots
- What is the purpose of blocking numerous streets with the road closed signs west of HWY 281? They're an eye soar.
- Need to extend Taylor St. from Howard Ave. to Paul St. and Wallace St. from Kendall St. to M St.
- Open Elm Street
- Surely in this day and age the City can do something with the snow in the streets than roll it into the drive-ways of the residents. Pick it up or leave it lay...
- Parking on the streets is awful sometimes can't get by!!

Taxes & Utilities

- One of the most expensive towns to live in based on taxes & utilities for its size in NE
- View/pay city utilities online. -city website that is actively maintained.
- Lower the taxes on homes in this town they are damn high
- Lower property taxes so people can afford to buy houses.

- If our town were a business we wouldn't be here. We wouldn't be here. We spend and keep getting further in debt. It is nice to have everything but soon it will catch you. Get taxes and utilities affordable and then maybe your town can prosper. Who gets grants-not those people who pay taxes-they don't qualify
- Lower tax rates, free or reduced water rates so people could cater the lawns, thus making the town more attractive to prospective home owners.
- Stop increasing taxes pave some dirt streets. Stop dog barking you can get the police involved and people go back to same next day.
- I feel the taxes for those in town are too high. Should be more county input of \$.
- People move to St. Paul in order to avoid the high cost of living in Hall County. The school is better here as well. If people wanted to better the town perhaps they should consider higher taxes on wealthy out of city limits property owners.
- Water rates are way too high and still tastes horrible.
- Our expenses in this community are rising all the time making it hard especially the retired people to live especially on social security
- The City bill-Billing dates 15th-15th. Don't receive bill until 2 or 3rd of month & it is due the 10th. 7 days is not enough time for some of us. I know other cities that do 15 days.

Education

- School activities beyond school hours is a negative-survey is needed here. The impact is more than this survey could measure.
- Some school/library staff need to be removed!!!
- Bullying in school needs to be addressed. No support from teachers.
- Need progress to steer children from HATE.
- The school elementary curriculum needs a major revamp. My child coming from GI Public Schools to St. Paul has lost interest & adequate challenge.
- Children would benefit from an after-school program.
- Tired of school building projects, 40 years ago had 100 graduates now 40 with 3X the size of the school. I am look at relocating out of St. Paul.

Library

- Doors in the library that leads to the school should be locked during school hours. Anyone can walk through there.
- I feel that our library is a safe place for our children. The teachers' aids & Librarian area with the classes at all times. Patrons helped fund this facility.
- Library needs longer hours for the public & the people in library working should be a lot friendly than what they are. They are rude!!
- If the hours that the library is open would be changed it would be a real disservice to the community.
- I would be very upset if the library hours changed-it is a Public library-the staff at the school is more than enough to conduct safety control with the students during school hours. Daytime hours are very important to keep for the public access.
- #17---I believe the school has taken steps toward this security issue already.
- The library is the best I've ever seen. To shut the library during school hours is outrageous. There are many people who use library in daytime. This is not a way to cost up?
- Please do not close the library to the public during the day. It has worked well sharing the library for all these years. Shutting out the public goes against the original intent of the new library.
- Should not limit access to library. Sharing w/children no problem for either adults or children.

Housing

- I would like to see more available apartments to duplex that are not for low income housing but for someone who would like to downsize to a nice apartment near downtown area!
- The St. Paul area need to have more places like the housing authority has to offer. They are always the most upstanding facilities.
- More housing to rent or buy with opt.
- Please do not cut the hours at the public library. It serves so many people besides the school children and was built with many public donations. Lots of people do not have computers so they come to the library-many take online classes and lots of senior citizens use the library daily.

Recreation

- The land right next to the river should not be owned by just one person, everyone should be able to enjoy it especially since it is ROW. We also need more activities for young adults, such as baseball/softball leagues etc. All that I am aware of is a bowling league. A climbing wall would be great. More parks & nature/outdoor related activities are a must. There is a lot of room for these things in NE.
- We need a hike & bike trail-small town of Dannebrog even has one!
- Don't waste my money on the new civic center. Don't need it!
- There is more to this town than GCA days. Why not have a founders day or just a St. Paul day. The car show is getting old. Do something different. Maybe a carnival?? Or singers for us older people.
- Recreational facility would be great especially if could have indoor pool for year round exercise-this is good for people of all ages and ability levels including back injuries, arthritis, obese, pregnant, etc.
- We need a walking/biking trail!
- We have requested a walking path for several years. WE need someone who can write a grant so it could be funded-would be used by young & old. All towns around us have walking paths.
- We need an indoor pool and have it like a mini YMCA, should of done this when deciding to redo the swimming pool. More ways to exercise in the winter & bad weather days. Taxes are too high!!!
- Maybe more help or more things for us older people.
- More programs for the youth. So there is less through for teens to get into.
- Indoor exercising & pool area like what Central City has, movie theater, more food places to pick from.
- I think a walking trail surrounding the City would be great. Also a teen center or movie theater would be great for after school hours or on weekends to keep residents and kids out of trouble.
- Indoor swimming pool
- Need community rec center/field area, need hike/bike trail, St. Paul needs to expand and improve-Need to look @ more grant \$, need better ball fields
- Wellness/recreational facility would be great for our youth, adults, & seniors!
- Indoor swimming pool
- Indoor pool would be great. Inside recreational area (Like a YWCA)
- Indoor swimming pool for adult use is needed very bad!!
- We really need an indoor swimming facility. It would serve many needs old & young, Medical & recreational needs. A recreational facility that offers classes would be great too.
- In addition to more teen and adult recreation activities, I would love to see a disc golf course possibly at the city park.
- Hire a sports recreation director for youth and elderly. Coordinate youth league for all sports and elderly league.
- Communication as to what's available to Senior Citizens outreach person a social worker
- How about a regular column in the phonograph listing up-coming events and volunteer opportunities. Or a program where senior citizens could register their need for help with jobs like yard work, window washing, painting. Teenagers could volunteer to help and they could earn community service credits town graduation.
- Nice upgrade to tennis courts but already cracking. Also dirt needs filled in around bottom of fence as balls roll out, have to climb fences to get to balls.
- Community center group needs to get their head out! Wasting money on current location. \$100,000 lot, now talk of moving location!
- As a whole the community is a nice one. However, it lacks a recreational facility like a YMCA. That would definitely be an asset.
- New community building should be built where better parking is available for larger gatherings.
- Winter recreation-young to seniors, an ice skating pond, seating fire pit, small capped grass fires (for hot dogs etc) , low area on West side, maybe?
- Priorities for our community are: large reception hall with kitchen, public exercise facility, and additional gym space.

Community & Multiple Topics

- St. Paul would be a more welcoming community if an organization existed that was focused on "Welcome Wagon" and charity needs. Recently a young family experienced a fire, but there was no organized effort community-wide to help them.
- Everyone needs to work together-be a good neighbor
- Become more friendly and work harder to include new families that are not family or have previously been involved with school or others living here. Newcomers packet.
- Clickish

- Stop the bullying.
- I think there is too many clicks in the community and schools.
- We need more young adults to volunteer in the community.
- I appreciate the time and talent dedicated to our community. Lots of good people working hard to make it better!
- Need for fine arts in the community for children & adults (like kids summer plays)
- Make it more affordable.
- We have a nice Legion club in St. Paul. It would be better if it were on ground level.
- Transportation for preschool program would be a huge improvement!
- Maybe the corn in one pile has some mold in it
- I live in the Parboide annex & am happy with it. I'm 81 & don't see any changes etc for myself.
- Senior center & home delivered meals is a great help to many seniors. Handibus does a great job.
- Advertise in larger markets (Grand Island) to influence people to move here, create a bedroom community.
- #17 If limiting daytime hours need to offer more evening & weekend hours. Also need a fax machine at the library. The baby swing set at the park needs moved to the south park under the trees where the other little kid toys are!
- Need to bring in more jobs and rehabilitate neighborhoods, fix up come horrible houses and try to get more home owners in the town.
- Lower taxes/more activities such as dance, YMCA, soccer/counseling services
- No jobs in town. Community is not very inviting to new residents. Town is very clicky for jobs and opportunities. Need more street lighting on small residential side streets.
- We need good paying jobs in town. The grocery store needs competition so they're not so expensive. Need a YMCA or rec center. School needs more room better pay for hourly staff. Lower electrical bills water sewer
- More welcoming entrance into town. Not replace, but repair & update main street bricks if annex building is built needs to be brick faced, can't defend our traditional looking main street and throw up a metal building. More community activities throughout the year, indoor pool for year round water aerobics. A few younger City employees to keep city cleaner during the day. Track crossings fixed.
- The quality of St. Paul's sidewalks are terrible. It is easier to walk on the street, action is needed. A walking trail would also be a nice boon for the community.
- Combine city/county police. Job study to verify correct city staffing. Currently over staffing in some areas.
- More quality daycare options. After school programs.
- The library is a real benefit! Excellent resources-one of the best I've seen in a town this small. Would like to see the theater downtown used more!
- Need park on west part of town. Need new fire station.
- Daycare, lower property taxes, fast food, more jobs, are property taxes are higher than Omaha! Is this right!
- We need a vibrant and energetic MOPS group with childcare to minister and unite young mothers. We also need a shooting ranger and a large consignment store where people could make extra money by selling things they don't need and part of the proceeds could go to community projects and also provide more jobs.
- Need more job opportunities in the area to keep money in our town. Need some improvement on the looks of the town, to make it more welcoming.
- Zolanke property poor investment wasted \$250,000, taxes and utilities are too high. Utility income pays for too many discretionary items. Too many employees for a town of our size.
- Additional parking on main street, stop light at 8th & Howard, removal of all brick streets, removal of all trailer homes & parks, flower bed in the park w/more trees
- Utility costs are so high they create a barrier of entry for business. There is no vision for growth and improvement here. This is an "inward" oriented town. Those in administration are mostly useless.
- 4 lanes on 281 to 61 would help. Lowering property taxes would provide relief after school programs & a hike/bike trail would be used by many.
- Town needs good walking path for all ages. Sidewalks not all safe and neither is walking in road. Handicapped need a good place to just walk for exercise-also a good restaurant open more hours-possibly a chain
- Promote the city, improve job market w/quality, high paying jobs, more residential housing inside & outside city limits (affordable & upscale), eliminate trailer homes within city limits, their trashy & districts from quality homes
- Mufflers on the damn go-carts PLEASE