

# COMMUNITY PROFILE

## **VILLAGE OF HUBBARD**

Papio-Missouri River NRD  
Multi-Jurisdictional Hazard Mitigation Plan Update

2021

## Local Planning Team

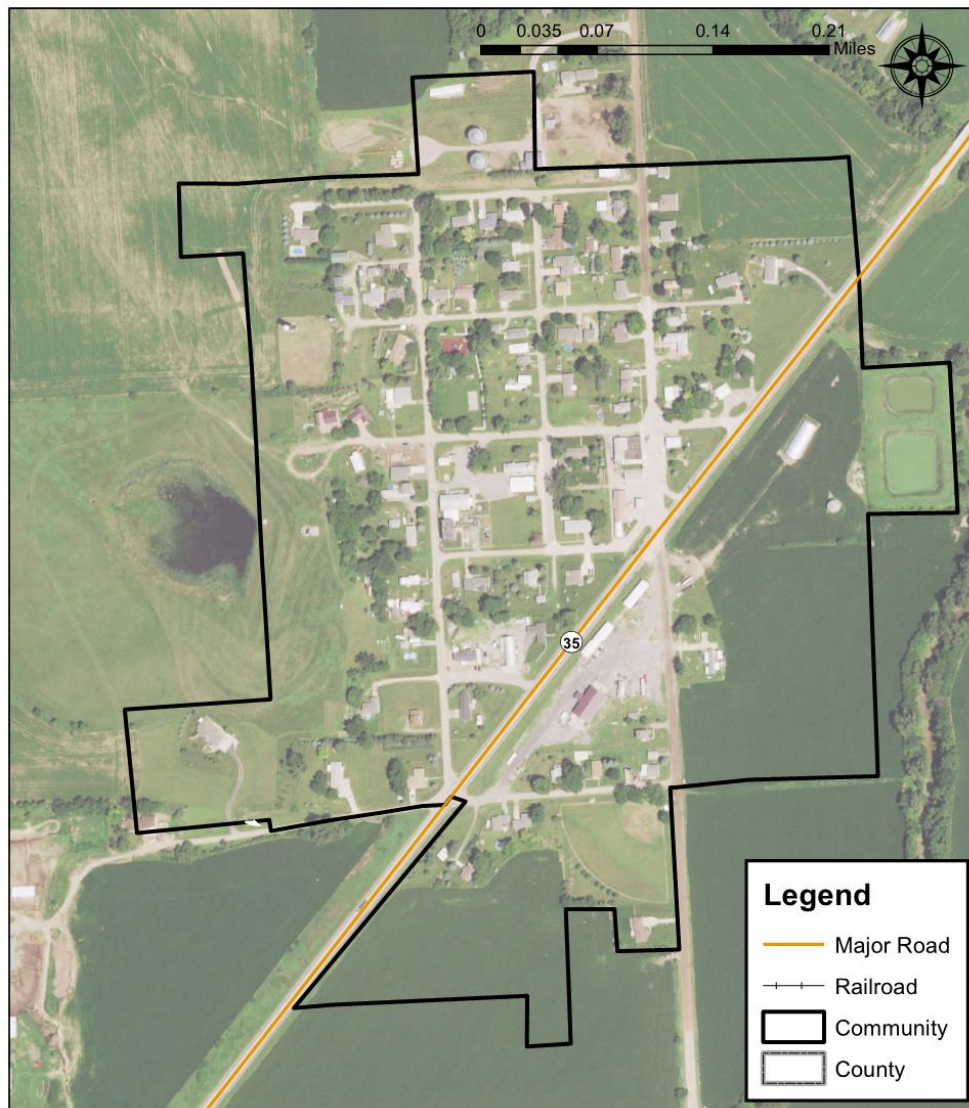
Table HBB.1: Hubbard Local Planning Team

NAME	TITLE	JURISDICTION
LISA BOUSQUET	Village Clerk	Village of Hubbard

## Location and Geography

The Village of Hubbard is located in central Dakota County and covers an area of 0.17 square miles. Major waterways in the area include the Pigeon Creek and Danish Alps Reservoir to the southeast of town.

Figure HBB.1: Village of Hubbard





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2021 Papio-Missouri River NRD  
Hazard Mitigation Plan  
**Village of Hubbard**



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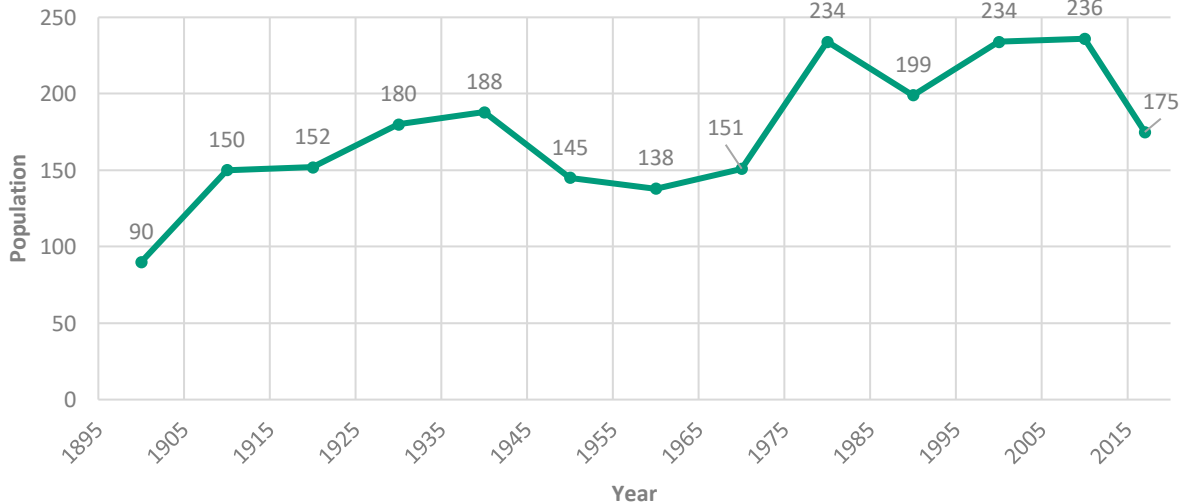
## Transportation

Hubbard's major transportation corridors include U.S. Highway 35 on the southeast side of town and Main Street which is heavily used for local traffic. This highway has 3,945 vehicles on average per day with 500 heavy commercial vehicles. There are no rail lines in or near the community. Transportation information is important to hazard mitigation plans because it suggests possible evacuation corridors in the community, as well as areas more at risk to transportation incidents.

## Demographics

Hubbard's population has fluctuated since the 1960s. The U.S. Census Bureau estimated Hubbard's population 2017 to be 175; however, the local planning team indicated the population is likely slightly higher at around 230. Increasing populations are associated with increased hazard mitigation and emergency planning requirements for development. Increasing populations can also contribute to increasing tax revenues, allowing communities to pursue additional mitigation projects. Hubbard's population accounted for less than 1% percent of Dakota County's population in 2017.<sup>1</sup>

Figure HBB.2: Estimated Population 1900 – 2017



Source: U.S. Census Bureau<sup>2</sup>

The young, elderly, minorities, and poor may be more vulnerable to certain hazards than other groups. In comparison to the County, Hubbard's population was:

- **Older.** The median age of Hubbard was 41.6 years old in 2017, compared with the County average of 33.8 years. Hubbard's population has grown younger since 2010, when the median age was 48.3 years old. Hubbard had a smaller proportion of people under 20 years old (27.4%) than the County (31.2%)<sup>3</sup>
- **Less ethnically diverse.** Since 2010, Hubbard grew more ethnically diverse. In 2010 1005 of Hubbard's population was white non-Hispanic. By 2017, 2% of Hubbard's population was Black and 2% was American Indian. During that time, Dakota County went from 2% to 4% (Black or African American), 3% (Asian), and declined 17% to 16% (other races) from 2010 to 2017 respectively.<sup>4</sup>

<sup>1</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>2</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>3</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>4</sup> United States Census Bureau. "2017 American Fact Finder: DP05: ACS Demographic and Housing Estimates." [database file]. <https://factfinder.census.gov/>.

- **Less likely to be at the federal poverty line.** The poverty rate in Hubbard (8.5% of all persons living below the federal poverty line) is much lower than the County's poverty rate (16.8%) in 2017.<sup>5</sup>

## Employment and Economics

The Village's economic base is a mixture of industries. In comparison to Dakota County, Hubbard's economy had:

- **Similar mix of industries.** Employment sectors accounting for 10% or more of employment in Hubbard included Construction, Manufacturing, Retail Trade, and Educational Services in 2017. In comparison Dakota County's included Manufacturing, Educational Services, and Arts and Entertainment.<sup>6</sup>
- **Lower household income.** Hubbard's median household income in 2017 (\$48,333) was about \$4,000 lower than the County (\$52,401).<sup>7</sup>
- **More long-distance commuters.** About 6.4% percent of workers in Hubbard commuted for fewer than 15 minutes, compared with about 50.7% of workers in Dakota County. About 16.0% of workers in Hubbard commute 30 minutes or more to work, compared to about 9.0% of the County workers.<sup>8</sup>

## Major Employers

The major employers in Hubbard include the local gas station and convenience store. The majority of residents commute to surrounding communities for work including South Sioux City, Emerson, and Winnebago (village and tribe).

## Housing

In comparison to Dakota County, Hubbard's housing stock was:

- **More owner occupied.** About 77.0% of occupied housing units in Hubbard are owner occupied compared with 65.9% of occupied housing in Dakota County in 2017.<sup>9</sup>
- **Smaller share of aged housing stock.** Hubbard has a smaller share of housing built prior to 1970 than the county (35.2% compared to 43.7%).<sup>10</sup>
- **More single-family homes.** The predominant housing type in the Village is single family detached and Hubbard contains fewer multifamily housing with five or more units per structure than the County (2.3% compared to 16.1%). About 85.2% of housing in Hubbard was single-family detached, compared with 66.9% of the County's housing. Hubbard has a larger share of mobile and manufactured housing (12.5%) compared to the County (9.7%).<sup>11</sup>

This housing information is relevant to hazard mitigation insofar as the age of housing may indicate which housing units were built prior to state building codes being developed. Further, unoccupied housing may suggest that future development may be less likely to occur. The local planning team noted one trailer court is located south of Highway 35 which has on average one trailer present. Additional trailer homes (non-mobile) are located throughout town. Trailers and

<sup>5</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>6</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>7</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>8</sup> United States Census Bureau. "2017 American Fact Finder: S0802: Means of Transportation to Work by Selected Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>9</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>10</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>11</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

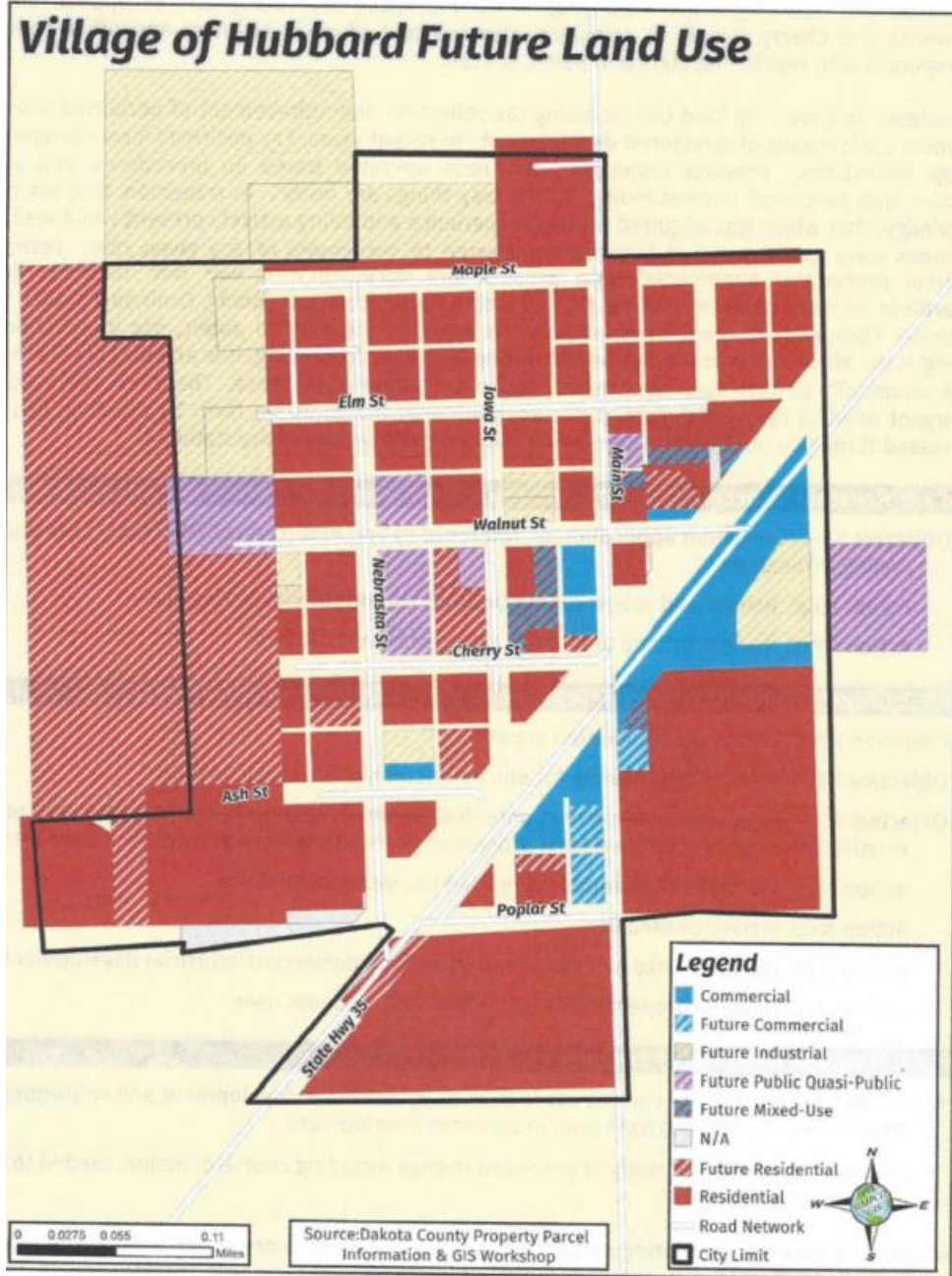


mobile homes may be more vulnerable to the impacts of high winds, tornadoes, and severe winter storms.

### Future Development Trends

In the past five years three new single-family homes have been built but no new businesses have been removed or added. Additional homes are possible in the future but would require some homes to be demolished and rebuilt. The village's population has held relatively stable which the local planning team attributed to the small town feel of the village, strong family connections, and ability to commute to surrounding communities.

Figure HBB.3: Future Land Use Map



## Structural Inventory and Valuation

The planning team requested GIS parcel data from the County Assessor as of December 2019. This data allowed the planning team to analyze the location, number, and value of property improvements at the parcel level. The data did not contain the number of structures on each parcel. A summary of the results of this analysis is provided in the following table. The Village of Hubbard has no filed Letter of Map Amendments (LOMA).

**Table HBB.2: Hubbard Parcel Valuation**

NUMBER OF PARCELS	NUMBER OF IMPROVEMENTS	TOTAL IMPROVEMENT VALUE	NUMBER OF IMPROVEMENTS IN FLOODPLAIN	VALUE OF IMPROVEMENTS IN FLOODPLAIN	PERCENT OF IMPROVEMENTS IN FLOODPLAIN
138	89	\$6,495,745	1	\$32,260	1%

Source: County Assessor

## Critical Infrastructure/Key Resources

### Chemical Storage Fixed Sites

According to the Tier II System reports submitted to the Nebraska Department of Environment and Energy, there are no chemical storage sites in Hubbard that contain hazardous chemicals. The local planning team noted the local gas station and the H&E plant may house chemicals, but likely only common chemicals (gas, propane, diesel) in small quantities.

### Critical Facilities

Each participating jurisdiction identified critical facilities vital for disaster response, providing shelter to the public, and essential for returning the jurisdiction’s functions to normal during and after a disaster per the FEMA Community Lifelines guidance. Critical facilities were identified during the original planning process and updated by the local planning team as a part of this plan update.

The following table and figure provide a summary of the critical facilities for the jurisdiction.

**Table HBB.3: Critical Facilities**

CF #	TYPE	NAME	SHORT-TERM SHELTER (Y/N)	GENERATOR (Y/N)	FLOODPLAIN (Y/N)
1	Safety and Security	Village Office	Y	N	N
2	Transportation	Maintenance Shed	N	N	N
3	Food, Water, and Shelter	Water Tower	N	N	N
4	Food, Water, and Shelter	Lagoons	N	N	Y
5	Food, Water, and Shelter	Pump House	N	N	N
6	Food, Water, and Shelter	Community Shelter	Y	N	N
7	Food, Water, and Shelter	Mini Mart	N	N	N
8	Safety and Security	Fire Hall & Siren	N	N	N
9	Food, Water, and Shelter	St Mary's Church and Community Hall	Y	N	N
10	Food, Water, and Shelter	Trinity Lutheran Church and Community Hall	Y	N	N



Figure HBB.4: Critical Facilities





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2021 Papio-Missouri River NRD  
 Hazard Mitigation Plan  
**Village of Hubbard  
 Critical Facilities**





## Historical Occurrences

See the Dakota County community profile for historical hazard events.

## Hazard Prioritization

For an in-depth discussion regarding area wide hazards, please see Section Four: Risk Assessment. The hazards discussed in detail below were either identified in the previous HMP and determined to still be of top concern or were added by the local planning team based on the identification of hazards of greatest concern, hazard history, and the jurisdiction's capabilities.

### High Winds and Tornadoes

The local planning team identified high winds and tornadoes as a hazard of top concern for the Village of Hubbard. Tornadoes have the potential to cause catastrophic damage to communities and the surrounding areas. One tornado event has been reported by NCEI near the village which produced no damages. In the case of high wind or tornado events, community centers have been identified as either sheltering sites or locations which can serve as supply depots. The village has an outdoor warning siren located at the fire hall which is maintained by the county. The local planning team noted mobile and trailer homes in town are at highest risk of damages from high wind and tornado events.

### Severe Thunderstorms

Severe thunderstorms are common across the planning area and include heavy rain, strong winds, lightning strikes, and hail damages. The village experiences severe thunderstorms annually and has sustained damages in the past. A 2011 storm event produced 3" hail and caused \$100,000 in damages to homes, vehicles, and crop land in the surrounding area. While flooding is not a high concern for the village, heavy rain events can cause some roads to become blocked. South Main Street near the ballfield has experienced ponding during heavy rains. The city has identified the need to repave the road, build up the roadway, and improve stormwater drainage in this area. At this time there are no lightning rods or surge protectors to protect local municipal infrastructure. Municipal records are backed up on an external hard drive and zip drive.

### Severe Winter Storms

Severe winter storms was identified as a hazard of top concern for the local planning team. Storms can include blizzards, ice accumulation, extreme cold, winter storms, winter weather, and heavy snow. Many local roads in the village are un-paved and can sustain damage during heavy snow events and subsequent plowing. The village contracts with a local business to clear snow from local routes. Past storm events have caused power outages lasting up to one day. Power is provided to the village by Northeast Nebraska PPD and all powerlines in town are above ground. Building codes have been recently updated and require new construction to bury lines.

### Flooding

While flooding was not identified as a hazard of top concern for the village, floodplain surrounds the village to the north, east, and south. The village currently does not participate in the NFIP. Dakota County has a Flood Insurance Study dated January 6, 2012 which includes Dakota City, Homer, Hubbard, Jackson, and South Sioux City. Principal flood problems identified in the FIS include variability in the Missouri River and severe erosion in the adjacent valley. The construction of six dams on the Missouri River in the Dakotas and Montana have addressed this variability to produce a relatively uniform discharge throughout the year. Other sources of flooding include from Elk Creek and Pigeon Creek. Crystal Lake flooding is attributed to local surface drainage into the lake storage, or from rare-event Missouri River floods. Flood protection measures in place include the six dams and reservoirs, streambank stabilization on the Missouri River, and levees on

portions of Pigeon and Elk Creeks in the bottomlands (however these levees generally do not meet Federal levee standards). Specifically, Pigeon Creek has a deep sinuous bed upstream of Hubbard. Flooding is caused by locally intense rain storms of relatively short duration which are more or less centered over the basin. About a mile below Hubbard, Pigeon Creek enters the Missouri River bottomlands and becomes a leveed ditch.

### Social Media Engagement

The Papio-Missouri River NRD launched a “Would You Rather” themed social media campaign during the 2021 HMP update to garner local input on hazard priorities, residential capabilities, and action items residents would like to see the community take in the future to reduce potential impacts from hazard events.

The Village of Hubbard had no reported respondents in the campaign (based upon general zip code analysis).

### Governance

A community’s governance indicates the number of boards or offices that may be available to help implement hazard mitigation actions. Hubbard has a limited number of offices or departments that may be involved in implementing hazard mitigation initiatives. Village board members take care of local water and sewer maintenance work. The Village has a five member board, a village clerk, and a contracted water quality staff from Emerson.

### Capability Assessment

The capability assessment consisted of a Capability Assessment Survey completed by the jurisdiction and a review of local existing policies, regulations, plans, and the programs. The survey is used to gather information regarding the jurisdiction’s planning and regulatory capability; administrative and technical capability; fiscal capability; and educational and outreach capability.

**Table HBB.5: Capability Assessment**

SURVEY COMPONENTS/SUBCOMPONENTS		YES/NO
<b>PLANNING &amp; REGULATORY CAPABILITY</b>	Comprehensive Plan	Yes (2018)
	Capital Improvements Plan	No
	Economic Development Plan	No
	Emergency Operational Plan	Local and County LEOP
	Floodplain Management Plan	No
	Storm Water Management Plan	No
	Zoning Ordinance	Yes
	Subdivision Regulation/Ordinance	Yes
	Floodplain Ordinance	No
	Building Codes	Yes (IBC 2018)
	National Flood Insurance Program	No
	Community Rating System	No
	Other (if any)	Water System Emergency Plan
	Planning & Zoning Commission	Yes

SECTION SEVEN: VILLAGE OF HUBBARD COMMUNITY PROFILE

SURVEY COMPONENTS/SUBCOMPONENTS		Yes/No
<b>ADMINISTRATIVE &amp; TECHNICAL CAPABILITY</b>	Floodplain Administration	No
	GIS Capabilities	County
	Chief Building Official	Yes
	Civil Engineering	Contracted
	Local Staff Who Can Assess Community's Vulnerability to Hazards	Yes
	Grant Manager	No
	Mutual Aid Agreement	Yes
	Other (if any)	
<b>FISCAL CAPABILITY</b>	Capital Improvement Plan/ 1 & 6 Year plan	Yes
	Applied for grants in the past	No
	Awarded a grant in the past	No
	Authority to Levy Taxes for Specific Purposes such as Mitigation Projects	Yes
	Gas/Electric Service Fees	No
	Storm Water Service Fees	No
	Water/Sewer Service Fees	Yes
	Development Impact Fees	No
	General Obligation Revenue or Special Tax Bonds	Yes
	Other (if any)	
<b>EDUCATION &amp; OUTREACH CAPABILITY</b>	Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc. Ex. CERT Teams, Red Cross, etc.	No
	Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	No
	Natural Disaster or Safety related school programs	No
	StormReady Certification	No
	Firewise Communities Certification	No
	Tree Village USA	No
	Other (if any)	

OVERALL CAPABILITY	LIMITED/MODERATE/HIGH
<b>FINANCIAL RESOURCES NEED TO IMPLEMENT MITIGATION PROJECTS</b>	High
<b>STAFF/EXPERTISE TO IMPLEMENT PROJECTS</b>	Moderate
<b>COMMUNITY SUPPORT TO IMPLEMENT PROJECTS</b>	Moderate
<b>TIME TO DEVOTE TO HAZARD MITIGATION</b>	Moderate

**Plan Integration**

The Dakota County LEOP, last updated in 2016, includes the Village of Hubbard and will be updated in 2021. The plan incorporates mitigation by identifying: hazards of greatest concern; specific responsibilities of individual communities; scenarios that would require evacuation; routes vulnerable to flooding; and sheltering locations. The plan clearly assigns responsibility during an emergency. The village does have its own Emergency Public Water System Plan last updated February 2020. The plan outlines steps to take in case of water storage loss, explosion, contamination, power outages, or terrorism.

The village’s Comprehensive Plan was last updated in 2018. The Comprehensive Plan does not address natural hazards, but does note growth and development in and around the village is limited due to its proximity to the Missouri River. The plan prioritized projects to pursue in the village which included: improving stormwater drainage and collection system; pave roadways; and establish/modify subdivision ordinances.

The local planning team indicated the annual municipal budget has a limited capacity to pursue new project and funds have , but overall funds have increased in recent years.

**Plan Maintenance**

Hazard Mitigation Plans should be living documents and updated regularly to reflect changes in hazard events, priorities, and mitigation actions. These updates are encouraged to occur after every major disaster event, alongside community planning documents (i.e. annual budgets and Capital Improvement Plans), during the fall before the HMA grant cycle begins, and/or prior to other funding opportunity cycles begin including CDBG, Water Sustainability Fund, Revolving State Fund, or other identified funding mechanisms.

The local planning team is responsible for reviewing and updating this community profile as changes occur or after a major event. The local planning team will include the Village Clerk, Building Inspector, and Board Chairman. The local planning team will review the plan no less than annually and will include the public in the review and revision process by sharing information at board meetings.

**Mitigation Strategy**

**New Mitigation Actions**

MITIGATION ACTION		BACK-UP POWER GENERATORS
DESCRIPTION	Install backup generators or redundant power source at lift stations	
HAZARD(S)	High Winds and Tornadoes, Severe Thunderstorms, Severe Winter Storms	
ESTIMATED COST	\$45,000	
FUNDING	Utility Fund, HMA	
TIMELINE	2-5 years	
PRIORITY	High	
LEAD AGENCY	Maintenance, Board Members	
STATUS	This is a new mitigation action	



MITIGATION ACTION		GIS MAPPING
<b>DESCRIPTION</b>	Update and locate municipal infrastructure using GIS. Cross compare infrastructure with hazard layers such as floodplain	
<b>HAZARD(S)</b>	All hazards	
<b>ESTIMATED COST</b>	\$20,000	
<b>FUNDING</b>		
<b>TIMELINE</b>	1 year	
<b>PRIORITY</b>	High	
<b>LEAD AGENCY</b>	City Administrator	
<b>STATUS</b>	This is a new mitigation action. The city is currently exploring funding options.	

MITIGATION ACTION		ROADWAY IMPROVEMENTS
<b>DESCRIPTION</b>	Improve and update the South Main Street road and intersection to improve safety and stormwater drainage.	
<b>HAZARD(S)</b>	Flooding, Severe Thunderstorms	
<b>ESTIMATED COST</b>	\$530,000	
<b>FUNDING</b>	General Fund, Levy, USDA, HMA	
<b>TIMELINE</b>	2-5 years	
<b>PRIORITY</b>	High	
<b>LEAD AGENCY</b>	Board Chairman	
<b>STATUS</b>	This is a new mitigation action. An engineering report has been completed for the intersection. The city is currently exploring funding options.	