

#### 4.a.. Cultural Factors – Description

- i. Former Site Uses such as hazardous dumping, landfill, old foundations, archaeological grounds. Note history of existing structures.

Easement information appears to indicate the assessment property was privately held in 1938. By 1942, the property may have been owned by the City of Kearney. The Keens Municipal Airport was developed on 532 acres. The United States Army signed a long term lease for use of the airport for an Army airfield for \$1 per year for as long as the field was needed. An additional 2,227.5 acres of farmland were condemned for the airfield. The airfield was approved in September 1942 and the base was ready to function in January 1943. Historical information indicates much of the site was covered with corn, sugar beets, and water. Crews built 4 miles of drainage ditch to drain water from the area. The USGS map and aerial photos appear to indicate a ½ mile drainage ditch crossed the assessment property from the southwest corner to the northeast corner.

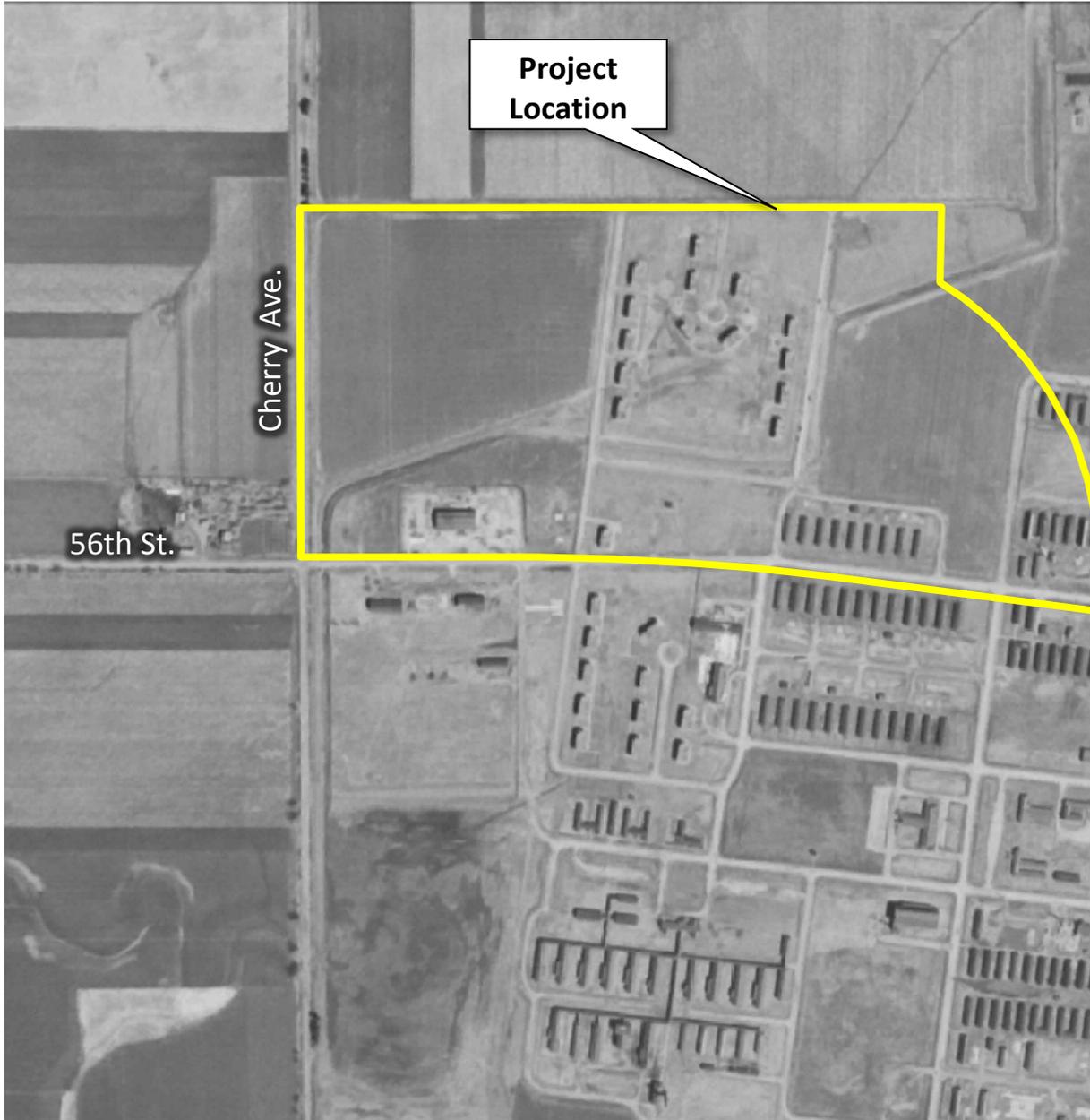
The airfield had a population of 2,344 by March 1948. The facility was known as Kearney Army Air Base, Kearney Army Air Field, and Kearney Air Force Base. An aerial photograph for 1951 appears to show 24 wood frame buildings assumed to be living quarters on the assessment property. One larger building, approximately 50 feet by 150 feet, is shown. It is unknown what the building was used for. The building is far from the airport runways and is not believed to have been a machine shop or airplane repair area. The far north barracks appear to have been added late in the life of the base. It appears that the drainage ditch had to be rerouted for these barracks to be installed.

The based was declared excess in 1951. The airfield was transferred, or the lease ended, and the City of Kearney took over the property. The property was leased to the Kearney Municipal Airport Corporation in 1992. The assessment property is leased annually for farming. The Nebraska Department of Natural Resources has a record for an active irrigation well on the assessment property. A site visit and aerial photos appear to indicate the well may be located just south of the assessment property. There is a center pivot irrigation sprinkler on the assessment property that is used to irrigate the south half of the southwest ¼ of Section 21 and the north half of the northwest ¼ of Section 28.

The center pivot sprinkler and well appear to have been installed before 1981, since the circle shape is visible in aerial photos. The drainage ditch was rerouted to travel along the west and north edges of the assessment property. Non irrigated crops appear to be grown in the northwest corner of the assessment property.

Correspondence submitted to the Nebraska State Historical Society on the subject property indicated cultural resources were not present at the subject property.

# Aerial Map 1951



Project  
Location

Cherry Ave.

56th St.

#### 4.a.. Cultural Factors – Description

##### ii. Nearby and adjacent Land Uses and Structures

Farmland surrounds the subject property on all sites, north, south, east, and west, except for adjacent commercial property at the southeast property corner and a home across the road from the southwest property corner. The assessment property is part of commercial property known as the Kearney Regional Airport. The Nebraska Army National Guard operates an equipment shop on airport property east of the assessment property. Pramac America, LLC operates a factory in a building southeast of the assessment property. The factory on airport property produces pressure washers, home standby generators, and industrial generators. A Buffalo County paved road, Cherry Avenue, borders the property on the west. The adjacent property to the north and west is zoned agricultural based on the City of Kearney zoning map. Land to the north and east is “public use”.

##### iii. Land Use, Ownership and Control

1. Function and patten of land use, e.g. public domain, farming/ranching, urbanized; present and former

The property is farmland used to grow irrigated corn. A drainage ditch controlled by the Central Platte Natural Resource District exists on the property along the west and north property lines. There are no building structures located on the subject property. An irrigation well is documented to exist on the property. A review of aerial photographs appears to indicate the well is located south of the south section line of Section 21 and is actually located on the property to the south. A center pivot irrigation sprinkler is used on the assessment property and the adjacent property to the south. Access to the assessment property is available from East 56th Street and Cherry Avenue. Utility systems identified in the immediate vicinity of the assessment property are as follows:

- Electricity – Nebraska Public Power District
- Telephone – Qwest
- Natural Gas – None Provided
- Potable Water – City of Kearney
- Broadband Internet Service – Nebraska Link

The assessment property is zoned M-1 light industrial.

2. Type of land ownership

The property is wholly municipal owned.

3. Use and control of nearby and adjacent property

Farmland surrounds the subject property on all sites, north, south, east, and west, except for adjacent commercial property at the southeast property corner and a home across the road from the southwest property corner. The assessment property is part of commercial property known as the Kearney Regional Airport. The Nebraska Army National Guard operates an equipment shop

4.a.. Cultural Factors – Description

on airport property east of the assessment property. Pramac America, LLC operates a factory in a building southeast of the assessment property. The factory on airport property produces pressure washers, home standby generators, and industrial generators. A Buffalo County paved road, Cherry Avenue, borders the property on the west. The adjacent property to the north and west is zoned agricultural based on the City of Kearney zoning map. Land to the north and east is “public use”. A plat map of Buffalo County indicates the owner north of the subject property is Brett Scott Henderson, east of the subject property is the National Guard, south of the subject property is the City of Kearney, and west of the subject property is Charlotte Brandt.

iv. Community Crime Rate

1. As measured or reported by the Nebraska Commission on Law Enforcement and Criminal Justice, Uniform Crime Reporting Program and Nebraska Incident-Based Reporting Systems

The Nebraska Incident-Based Reporting system Uniform Crime Reporting program data for all offenses in the City of Kearney has an average clearance rate of 47.9% over the last three available years of data. In the categories listed in the Uniform Crime Report, the following incidents are listed:

Year	Rape	Robbery	Agg. Assault	Burglary	Larceny	M/V Theft	Simple Assault	Arson	Total
2009	13	3	46	152	837	36	401	14	1502
2010	9	2	35	130	728	19	332	5	1346
2011	9	3	49	114	747	25	385	14	1260
2009	<b>Cases Cleared</b>		682	<b>Clearance Rate</b>			45.4%		
2010	<b>Cases Cleared</b>		652	<b>Clearance Rate</b>			48.4%		
2011	<b>Cases Cleared</b>		629	<b>Clearance Rate</b>			49.9%		

As measured or reported by the Nebraska Commission on Law Enforcement and Criminal Justice, Uniform Crime Reporting Program and Nebraska Incident Based Reporting Systems is adjusted for unfounded calls for service. For the years available, the crime rate is listed by category:

Year	Population	Violent Offenses	Violent Offenses Rate per 1000	Property Offenses	Property Offense Rate per 1000	Total Offenses	Total Offense Rate per 1000
2009	30759*	62	2.0	1039	33.8	1101	35.8
2010	30787*	61	2.0	900	29.2	961	31.2
2011	31062*	46	1.5	882	28.4	928	29.9

\* Figure does not include all students at the University of Nebraska at Kearney