

BELLEVUE PLANNING COMMISSION

Thursday, July 25, 2019 7:00 PM
Bellevue City Hall
1500 Wall Street
Bellevue, NE 68005

1. CALL TO ORDER:

- a. Pledge of Allegiance
- b. Roll Call
- c. The Open Meetings Act location
- d. Approve Minutes of June 20, 2019 Regular Meeting
- e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

- a. Request to rezone the North ½ of the East 35.2' of Lot 2, and the North ½ of Lot 3, Tiller's Hillcrest Addition, from RS-84 to RG-50 for the purpose of an existing multi-family residence. Applicant: BJ Justice. Location: 210 Galvin Road North. Case #: Z-1906-03.
- b. Request to rezone Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton and Lots 7 and 8 South Woods, from MH, BGH, RG-8 to RG-8 for the purpose of an elementary school; Conditional Use Permit for Lot 1, South Woods Replat 3; and Small Subdivision Plat Lot 1, South Woods Replat 3. Applicant: Kenneth Hahn Architects. General Location: Fort Crook Rd & Childs Rd West. Case #'s: Z-1906-04, S-1906-03, CUP-1906-02.
- c. Request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS for the purpose of Multi Family Residential Development, with site plan approval. Applicant: Encompass Design Inc. General Location: Ft Crook Rd & Grenoble Dr. Case #: Z-1906-05.
- d. Request to annex Sanitary and Improvement District #171, Tregaron. Applicant: City of Bellevue.
- e. Request to annex Sanitary and Improvement District #177, Fox Ridge Estates. Applicant: City of Bellevue.
- f. Request to annex Sanitary and Improvement District #182, 370 Pointe. Applicant: City of Bellevue.
- g. Request to annex Sanitary and Improvement District #183, Pilgrims Landing. Applicant: City of Bellevue.
- h. Request to annex Sanitary and Improvement District #186, Oakhurst/Oakridge East. Applicant: City of Bellevue.
- i. Request to annex Sanitary and Improvement District #197, Heartland Hills. Applicant: City of Bellevue.
- j. Request to annex Sanitary and Improvement District #265, Williamsburg. Applicant: City of Bellevue.
- k. Request to annex Lot 1, except part dedicated for right-of-way, Southwest

Elementary School Addition, and Tax Lot 2A2A2, located in the Northwest ¼ of Section 15, T13N, R13E of the 6th P.M.; part of Lot 6 and part of Lot 7, Tregaron Towne Centre; Tax Lots 10B and 11, located in the Southwest ¼ of Section 10, T13N, R13E of the 6th P.M.; Tax Lot 13, located in the Northwest ¼ of Section 10, T13N, R13E of the 6th P.M. (Parcel #010969381); part of Tax Lot 3A, located in the Northwest ¼ of Section 16, T13N, R13E of the 6th P.M. (Parcel #010983694); part of Tax Lot 3A, located in the Northwest ¼ of Section 16, T13N, R13E of the 6th P.M. (Parcel #011598421); and Tax Lot 3A2, located in the Southwest ¼ of Section 9, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue.

4. CURRENT BUSINESS

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, June 20, 2019, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, June 20, 2019 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Cain, Jacobson, Ackley, and Cutsforth. Absent were Commissioners Aerni, Ritz, and Smith. Also present were Chris Shewchuk, Planning Director, and Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Jacobson announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Ackley, seconded by Perrin, to approve the minutes of the May 23, 2019 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Shewchuk advised three emails were received prior to the meeting in opposition to Agenda Item 3.b. Copies of these emails were provided to the Planning Commissioners.

Motion was made by Cutsforth, seconded by Cain, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Jacobson explained the consent agenda process.

There was one item on the consent agenda:

Request to amend Section 5.20, City of Bellevue Zoning Ordinance, regarding the number of full-time practitioners allowed in a medical clinic in the BN (Neighborhood Business) zoning district. Applicant: City of Bellevue.

There was no one present to speak in favor of, or in opposition to this request.

MOTION was made by Casey, seconded by Cutsforth, to approve the consent agenda as presented. Upon roll call, all present voted yes. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on July 16, 2019.

Jacobson explained the public hearing procedures

PUBLIC HEARING was held on a request to rezone Lot 3, Mission Gardens Replat I, from BN-PCO to BG to allow for a multi-provider medical office. Applicant: Remedy Properties, LLC. Location: 1315-1321 Galvin Road South. Case #: Z-1904-01.

Shewchuk indicated staff was recommending this item be continued indefinitely. He stated if the proposed text amendment to Section 5.20 is approved by the City Council, it will not be necessary to bring this request back. Otherwise, Shewchuk advised the request would be brought back to the Planning Commission at a later date.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Jacobson closed the public hearing.

MOTION was made by Ackley, seconded by Cain, to CONTINUE INDEFINITELY a request to rezone Lot 3, Mission Gardens Replat I, from BN-PCO to BG to allow for a multi-provider medical office. Applicant: Remedy Properties, LLC. Location: 1315-1321 Galvin Road South. Case #: Z-1904-01. Upon roll call, all present voted yes. MOTION carried.

This item will be CONTINUED INDEFINITELY.

PUBLIC HEARING was held on a request to rezone Lot 1, Wood Replat, from RS-72 to RD-60 for the purpose of duplex residential development. Applicant: Paul Pignotti. Location: 7801 South 30th Street. Case #: Z-1905-02.

Paul Pignotti, 3701 Joann Avenue, Bellevue, NE, appeared to present his request. He provided a brief

MINUTE RECORD

Bellevue Planning Commission Meeting, June 20, 2019, Page 2

summary of his request. Pignotti stated there are five existing duplexes in the neighborhood. He indicated several of them were zoned RG-50, while two of the duplexes were zoned RS-72. Pignotti stated this RS-72 zoning is the same as his current zoning. He also pointed out the nearby commercial corridor along Chandler Road. Pignotti stated he has a purchase agreement with a family wanting the lot in order to construct a duplex.

Mark Wilsey, 2911 McCorkindale Avenue, Bellevue, NE, stated his opposition to this request. He indicated he is the next door neighbor to this property. Wilsey described McCorkindale Avenue as a dirt road with asphalt chips, and indicated it is substandard compared to neighboring streets. He stated parking is an issue along this road. Wilsey advised there is a storm sewer near these properties which drains the south side of the street. He indicated prior to the street getting asphalt chips on it, there would be issues with rock/gravel in the storm sewer. Wilsey mentioned there have been drainage issues along McCorkindale Avenue in the past. He advised this change of zone would add problems to McCorkindale. Wilsey expressed concerns with traffic if this request was approved. He concluded by stating he built his house over 30 years ago with the assumption the neighborhood would be comprised of single family dwellings.

Don Sindelar, 2908 Betty Street, Bellevue, NE stated he constructed his home in Southern View where he has lived ever since. He mentioned he was the third home constructed in the neighborhood. Sindelar stated he was told the neighborhood was for single family residences. He advised that was the reason most people built their homes there. Sindelar expressed concerns with a duplex in the neighborhood and how that would affect home valuations. He commented the storage unit in the neighborhood has access from Chandler Road; traffic from that property does not come through the neighborhood. Sindelar stated he was very much opposed to this request.

Barbara Popejoy, 2905 McCorkindale Avenue, Bellevue, NE, was present to speak on this matter. She stated her opposition to this request. Popejoy advised she assumed the neighborhood would always be single family residences. She expressed concern with having a duplex in the neighborhood. Popejoy inquired as to the building envelope of the proposed duplex. She stated she had concerns with sight distance at the intersection of South 30th Street and McCorkindale Avenue. Popejoy stated there is not room along McCorkindale for cars to park. She stated she has lived in the neighborhood since 1968. She concluded by stating she did not feel a duplex would fit into the existing neighborhood.

Paul Pignotti addressed the neighbor's concerns. He stated he has been trying to sell this property for over a year; however, he has not been successful in doing so. Pignotti provided staff a paper with eight signatures of residents who did not oppose his rezoning request. Discussion on this topic ensued. Pignotti mentioned a duplex would meet any required setbacks and building codes.

There was no one else present to speak in favor of, or in opposition to this request. Jacobson closed the public hearing.

Jacobson inquired if Pignotti would be the builder of the duplex. He stated he would not; he was selling the property only. Jacobson pointed out there is a fairly substantial power line which runs along South 30th Street. He stated these power lines can typically have wide easement requirements. Jacobson encouraged whomever constructs a home on this property thoroughly research easements. Conversation on this topic followed.

Casey asked the applicant if he purchased the property after the previous home on the property burned down. Pignotti stated he acquired the property while it was in the city condemnation process. He mentioned he paid to have the home torn down. Casey inquired what Pignotti's intention with the property was initially. Pignotti stated he purchased the property with the intention of building a home there; however, he and his wife later changed their mind.

Ackley stated the existing duplexes in the RS-72 zoning would be considered legal non-conforming structures. He mentioned those duplexes were likely constructed under older regulations or before the zoning ordinance was in effect. Discussion on this matter followed.

Cain inquired if the new property owners would subdivide the lot. Pignotti indicated the staff report indicates that; however, he was not sure where that information came from.

MOTION was made by Ackley, seconded by Jacobson, to recommend DENIAL of a request to rezone Lot 1, Wood Replat, from RS-72 to RD-60 for the purpose of duplex residential development. Applicant: Paul Pignotti. Location: 7801 South 30th Street. Case #: Z-1905-02. DENIAL based upon the incompatibility with the existing single family residential development surrounding this property. Upon

MINUTE RECORD

Bellevue Planning Commission Meeting, June 19, 2019, Page 3

roll call, all present voted yes. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on July 16, 2019.

Meeting adjourned at 7:32 p.m.



Tammi L. Palm
Land Use Planner

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**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: Z-1906-03

FOR HEARING OF:

REPORT #1:

July 25, 2019

I. GENERAL INFORMATION

A. APPLICANT:

BJ Justice
210 Galvin Road North
Bellevue, NE 68005

B. PROPERTY OWNERS:

BJ and Joan Justice
210 Galvin Road North
Bellevue, NE 68005

C. LOCATION:

210 Galvin Road North

D. LEGAL DESCRIPTION:

North ½ of the east 35.2' of Lot 2 and North ½ of Lot 3, Tiller's Hillcrest Addition, located in the Southwest ¼ of Section 23 T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone the North ½ of the east 35.2' of Lot 2 and North ½ of Lot 3, Tiller's Hillcrest Addition, from RS-84 to RG-50.

F. EXISTING ZONING AND LAND USE:

RS-84, Single Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a rezoning for the purpose of a multi-family structure.

H. SIZE OF SITE:

The site is approximately .55 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently being used for residential purposes.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** BG, Commercial
- 2. **East:** BG, Commercial (across Galvin Rd)
- 3. **South:** BG/BGH, Single Family Residential
- 4. **West:** BGH, Commercial

C. REVELANT CASE HISTORY:

On January 24, 2019, the Planning Commission recommended approval of a request to rezone the North ½ of the east 35.2' of Lot 2 and North ½ of Lot 3, Tiller's Hillcrest Addition, located in the Southwest ¼ of Section 23 T14N, R13E of the 6th P.M., Sarpy County, Nebraska from BG and BGH to RS-84 for the purpose of an existing single family residence. The City Council approved this request on March 11, 2019.

D. APPLICABLE REGULATIONS:

- 1. Section 5.12, Zoning Ordinance, regarding RG-50 uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this property as commercial.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2016 MAPA Traffic Flow Map estimates approximately 12,450 vehicles per day near the intersection of Galvin Road North and Avery Road.
2. The property has access to Galvin Road North via a private drive.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. BJ Justice has submitted a request to rezone the North ½ of the east 35.2' of Lot 2, and North ½ of Lot 3, Tiller's Hillcrest Addition, for the purpose of allowing a multi-family residential structure.
2. This property is presently zoned RS-84. The applicant is requesting a change of zone to the RG-50 zoning district.
3. On March 11, 2019, the applicant received a change of zone from BG and BGH to RS-84. At that time, the applicant had indicated he was asking for a change of zone to facilitate a refinance on his home. Mr. Justice's home was considered a legal non-conforming use under the previous commercial zoning.

Since the change of zone to RS-84, the applicant indicates his home is considered a duplex by the appraiser. Subsequently, he is still unable to get his refinancing with a single family residential zoning. Mr. Justice writes that he rents the upstairs of the home "from time to time." Please refer to the applicant's letter attached to this report.

4. This application was sent out for review by the following departments and individuals: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

No comments were received on this case.

5. The Future Land Use Map of the Comprehensive Plan shows this property as commercial.
6. The applicant indicates he is requesting the RG-50 zoning to allow for either single family, duplex residential, or a multi-family structure. When the applicant submitted his original request to rezone to the RS-84 zoning district, staff was

unaware the home was being utilized as a duplex. (Please refer to the applicant's attached zoning justification letter received December 21, 2018.) An independent appraisal categorized the applicant's home as a duplex based on the existence of separate living quarters; therefore precipitating the current rezoning request.

Staff would recommend the applicant be allowed a change of zone to the RD-60 zoning district. This zoning would allow the applicant to continue renting out separate living quarters as he has been and give him the ability to refinance the home, but would not allow a more intense residential zoning district in this area. Staff believes this is an appropriate solution under the circumstances.

7. The Comprehensive Plan does not preclude a change of zone in this location. Staff believes commercial use for this property is an appropriate long-term plan; however, the residential zoning will allow for the existing residence to remain until such time as commercial development occurs.

8. The City Council has previously approved residential zoning for several legal non-conforming residences in commercial zoning since the 2011 Zoning Ordinance update.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL of a RD-60 zoning district based upon conformance with the Zoning Ordinance and lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2018 GIS aerial photo of the property
3. Letter from the applicant received June 20, 2019
4. Letter from the applicant received December 21, 2018

VII. COPIES OF REPORT TO:

1. BJ Justice
2. Public Upon Request

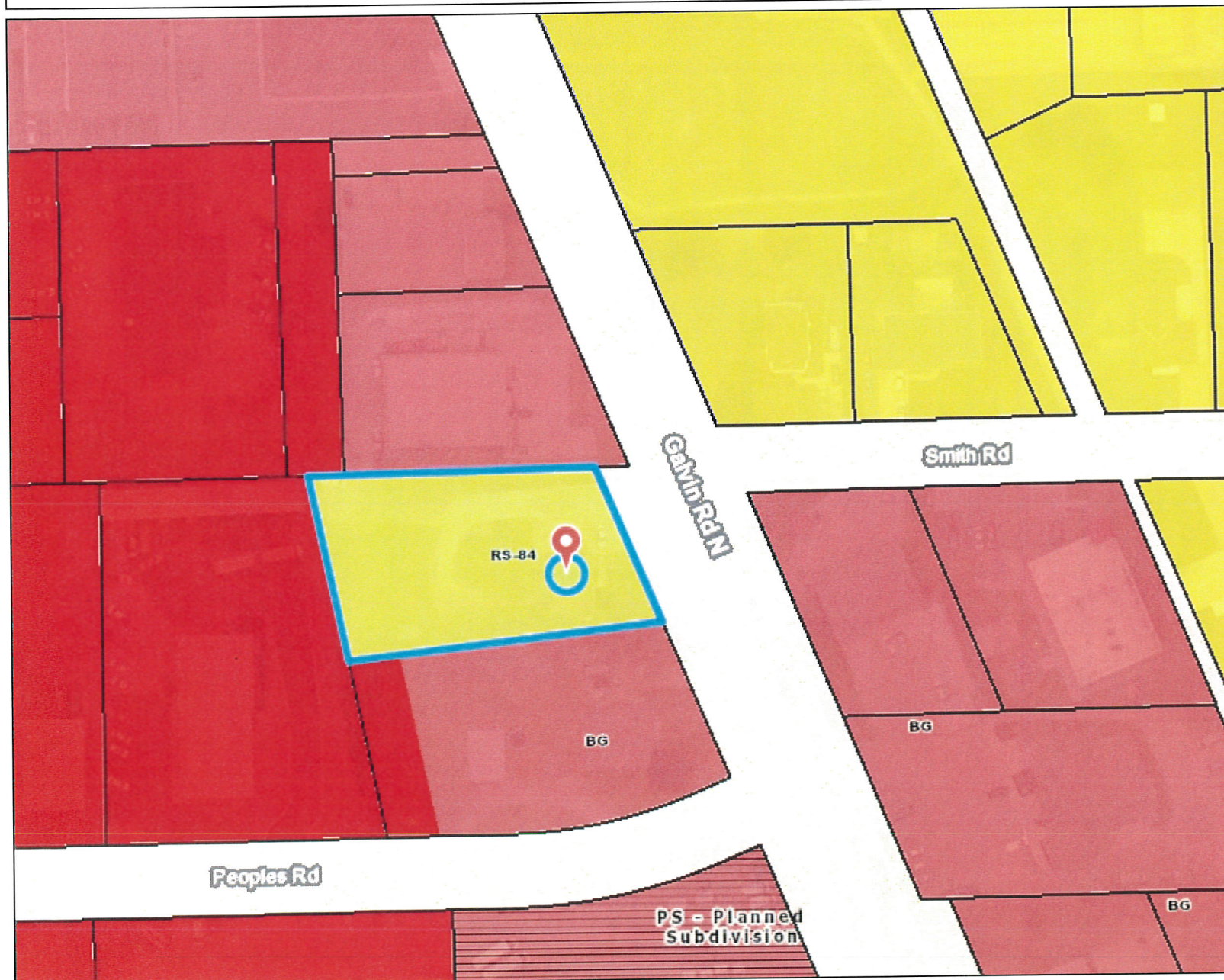
Jammi L Palm

Prepared by:

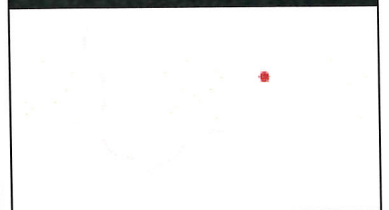
W. Dewick
Planning Director

7/18/19
Date of Report

210 Galvin Rd North Zoning Map

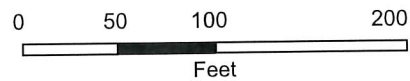


Location



Legend

- Road Centerlines
2018 Aerial Photo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1: 1,200

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS

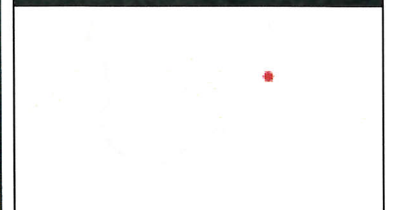


1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

210 Galvin Road North



Location

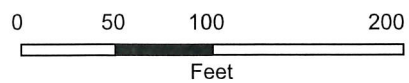


Legend

- Road Centerlines
2018 Aerial Photo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1: 1,200



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Sarpy County GIS



1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

B.J. Justice
210 Galvin Road N
Bellevue, NE 68005

June 20, 2019

RECEIVED
JUN 20 2019
PLANNING DEPT.

City of Bellevue Planning Director

Mr. Chris Shewchuk

1510 Wall Street

Bellevue, NE 68005

Dear Mr. Shewchuk,

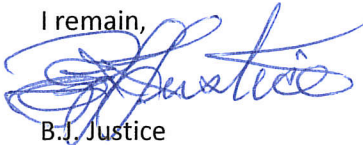
I have submitted an application for re-zoning of my residence to be zoned from RS-84 to . The property is legally described as N 1/2 of E 35.2' of Lot 2 & N 1/2 Of Lot 3 Tillers Hillcrest Addition.

It was built in 1956 by my father-in-law as his family home. Of course it was my wife child hood home.

If our property can be rezoned it will allow us to refinance and secure a fixed rate.

Thanking you for all of your kind assistance,

I remain,



B.J. Justice

Explanation:

The reason I am asking for re-zoning is we need to convert an "ARM" loan to a fixed rate loan. The present zoning will not allow us to secure re financing. In the current estate loan market the interest rates are going up and causes us to seek for a fixed loan rate if possible.

All through we were granted re-zoning from BG and BGH to RS-84 (single family residential) March 11, 2019, an appraiser for the loan called the house a duplex which prevented the lender from proceeding

with a single family loan. There is only one exterior front door entrance, and one exterior rear door, one mail box and one address, which in time past would not be called a duplex. But since we do rent the upstairs it is so identified.

We fully disclosed to the lender that we were going to rent the upstairs from time to time before we started the re-zoning. We wanted to be sure to apply for the correct zoning. We were told that we were allowed to rent a part of our house and that it would not be a problem, so we ask for single family zoning. Well, since it does make a difference we now need to re-zone from RS-84 to RG-50 , which will allow for single family, duplex and multi-family property.

We're sorry for the mix up and humbly request that you will grant us the zoning change.

B.J. Justice
210 Galvin Road N
Bellevue, NE 68005
December 19, 2018

City of Bellevue Planning Director

Mr. Chris Shewchuk
1510 Wall Street
Bellevue, NE 68005

Dear Mr. Shewchuk,

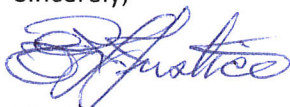
I have submitted an application for re-zoning of our residence to be zoned from Commercial to Residential. The property is legally described as N 1/2 of E 35.2' of Lot 2 & N 1/2 Of Lot 3 Tillers Hillcrest Addition.

It was built in 1956 by my father-in-law as his family home. Of course it was my wife child hood home. After purchasing the property four years ago we have remodeled it and are enjoying living here. But now we have a need to refinance and due to the current zoning we are not able to do so. We now have an "ARM" Loan and hope we can refinance to secure a " Fixed Rate Loan". The current zoning states that if the house should be destroyed by fire or wind or some other cause we are not allowed to rebuild. Therefore lenders will not finance it. This is the reason for our request.

Thanking you for your kind consideration,

I remain,

Sincerely,



B.J. Justice

RECEIVED
DEC 21 2018
PLANNING DEPT.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-1906-04
S-1906-02
CUP-1906-02

FOR HEARING OF:
REPORT #1: July 25, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Kenneth Hahn Architects
1343 South 75th Street
Omaha, NE 68135

B. PROPERTY OWNER:

Douglas County School District 00001
3215 Cumming Street
Omaha, NE 68131

C. GENERAL LOCATION:

Fort Crook Road and Childs Road West

D. LEGAL DESCRIPTION:

Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8 South Woods, located in the Southwest $\frac{1}{4}$ of Section 14, and the Southeast $\frac{1}{4}$ of Section 15, all located in T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 1, South Woods Replat 3, from MH, BGH, and RG-8 to RG-8
2. Small Subdivision Plat Lot 1, South Woods Replat 3
3. Conditional Use Permit for Lot 1, South Woods Replat 3

F. EXISTING ZONING AND LAND USE:

MH, BGH, RG-8, Vacant/Industrial

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a rezoning, small subdivision plat, and conditional use permit to allow for the construction of an elementary school.

H. SIZE OF SITE:

The site is approximately 14.48 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

A portion of the site contains a building once housed by Pendleton Mills. The remainder of the site is vacant and presently covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Vacant/Industrial, RG-8 and MH
2. **East:** Fort Crook Road right-of-way/Industrial, MH
3. **South:** Single Family Residential, RS-84 and RD-60 (across Childs Road West)
4. **West:** Vacant, RG-8 (across Nebraska Drive)

C. REVELANT CASE HISTORY:

There have been no recent requests to rezone or replat this property.

D. APPLICABLE REGULATIONS:

1. Section 5.15, Zoning Ordinance, regarding RG-8 uses and requirements.
2. Chapter 5, Subdivision Regulations, regarding small subdivisions.
3. Article 6, Zoning Ordinance, regarding Conditional Use Permits.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The most recent MAPA traffic data estimates approximately 18,800 vehicles per day along the north leg of the intersection of Fort Crook Road and Childs Road West, approximately 1,400 vehicles per day along the east leg, approximately 19,300 vehicles per day along the south leg, and approximately 2,800 vehicles per day along the west leg of this intersection.

2. The property will have two access points: one from Nebraska Drive, and one from Childs Road West.

D. UTILITIES:

All utilities are available to serve this development.

E. ANALYSIS:

1. Kenneth Hahn, on behalf of Kenneth Hahn Architects, is requesting approval of a rezoning, small subdivision plat, and conditional use permit for Lot 1, South Woods Replat 3, for the purpose of a new Omaha Public Schools elementary school.

2. A portion of the site contains a building once housed by Pendleton Mills, which will be demolished under this plan. The remainder of the site is vacant.

3. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, and Sarpy County Public Works. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Public Works Engineering Manager Dean Dunn requested a copy of the Traffic Impact Study, which was provided.

Captain Dave Stukenholz, Bellevue Police Department, expressed concerns for the safety of students crossing Fort Crook Road on foot. These concerns were passed along to the applicant, as well as their engineer and architect.

No other comments were received on this case.

4. The site plan shows an elementary school building with room for potential future portables, two playgrounds, a basketball court, as well as two outdoor learning areas.

5. The Zoning Ordinance requires one parking space per employee, and one space per 100 square feet of seating space in the auditorium or multi-purpose room (whichever is greater). The site plan shows 130 parking stalls, which is the number required by the ordinance.

6. The proposed landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance.

7. A copy of the current and proposed Omaha Public Schools elementary school boundaries are attached. The applicant has indicated the proposed boundaries are subject to change, and are currently being reviewed with the community.

8. The proposed OPS elementary school boundaries have raised the question concerning the transportation of children to and from this school; specifically in regards to crossing Fort Crook Road. The applicant states they are currently working with OPS and Jacobs (their consultant) to address these issues. As this project progresses, the applicant and OPS will need to continue to work with the city on this matter.

9. Per Section 6.06, the Zoning Ordinance requires no conditional use permit shall be granted unless the Planning Commission or City Council has found:

6.06.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

6.06.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

6.06.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

6.06.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

6.06.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6.06.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

6.06.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

6.06.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.

6.06.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

6.06.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

The Planning Department believes this application meets the criteria for approval of the Conditional Use Permit.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Justification Letter from Kenneth Hahn received June 21, 2019
4. Small Subdivision plat received June 21, 2019
5. Site Plan received July 16, 2019
6. Landscape Plan received July 16, 2019
7. Current and Proposed OPS Elementary and Middle School boundaries received July 16, 2019
8. Conditional Use Permit Agreement

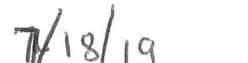
VII. COPIES OF REPORT TO:

1. Kenneth Hahn Architects
2. Omaha Public Schools
3. RW Engineering and Surveying
4. Public Upon Request

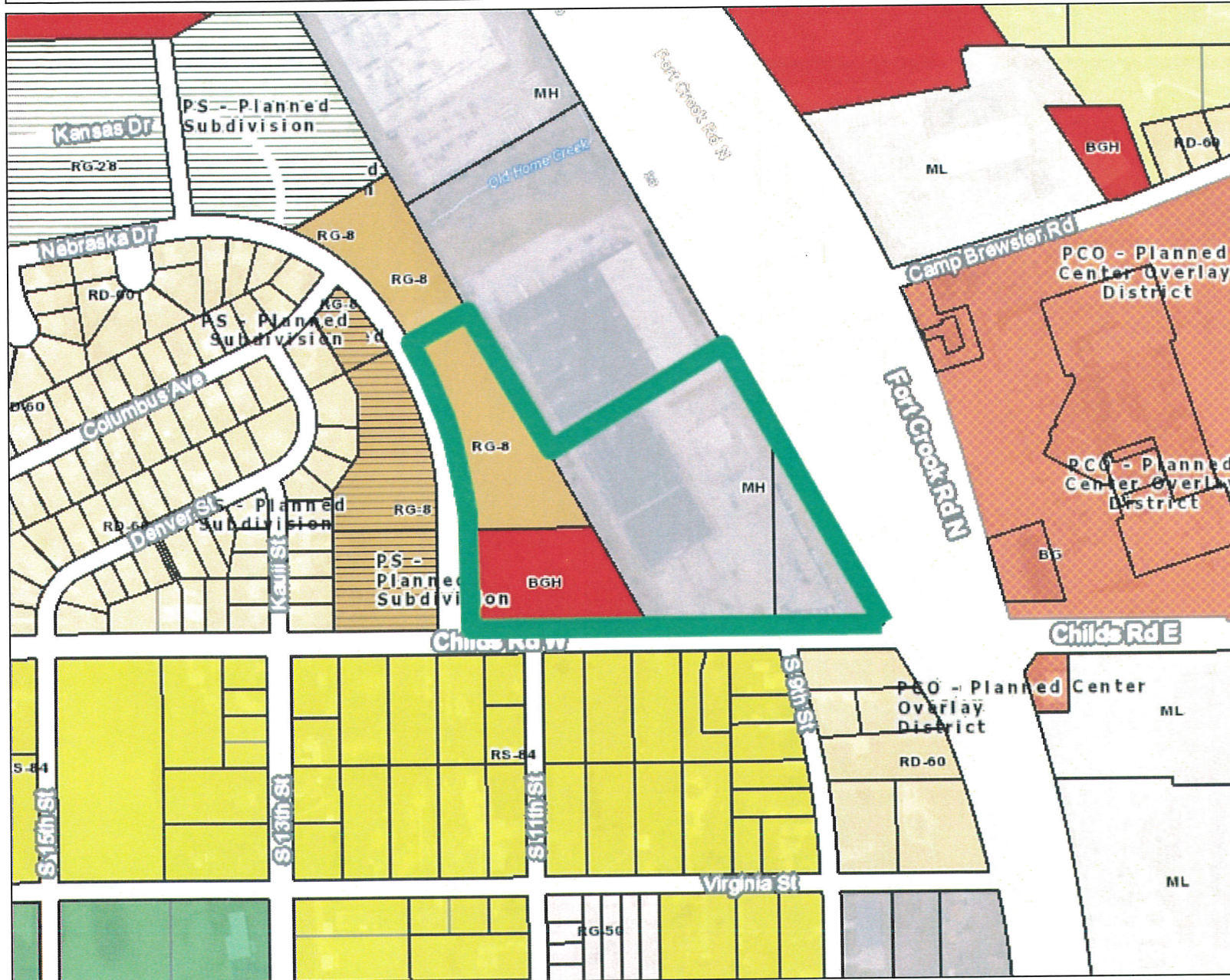


Prepared by:

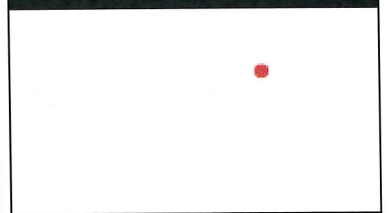

Planning Director


Date of Report

OPS Elementary School Site



Location



Legend

- Road Centerlines
- 2018 Aerial Photo
- Red: Band_1
- Green: Band_2
- Blue: Band_3



1: 4,800



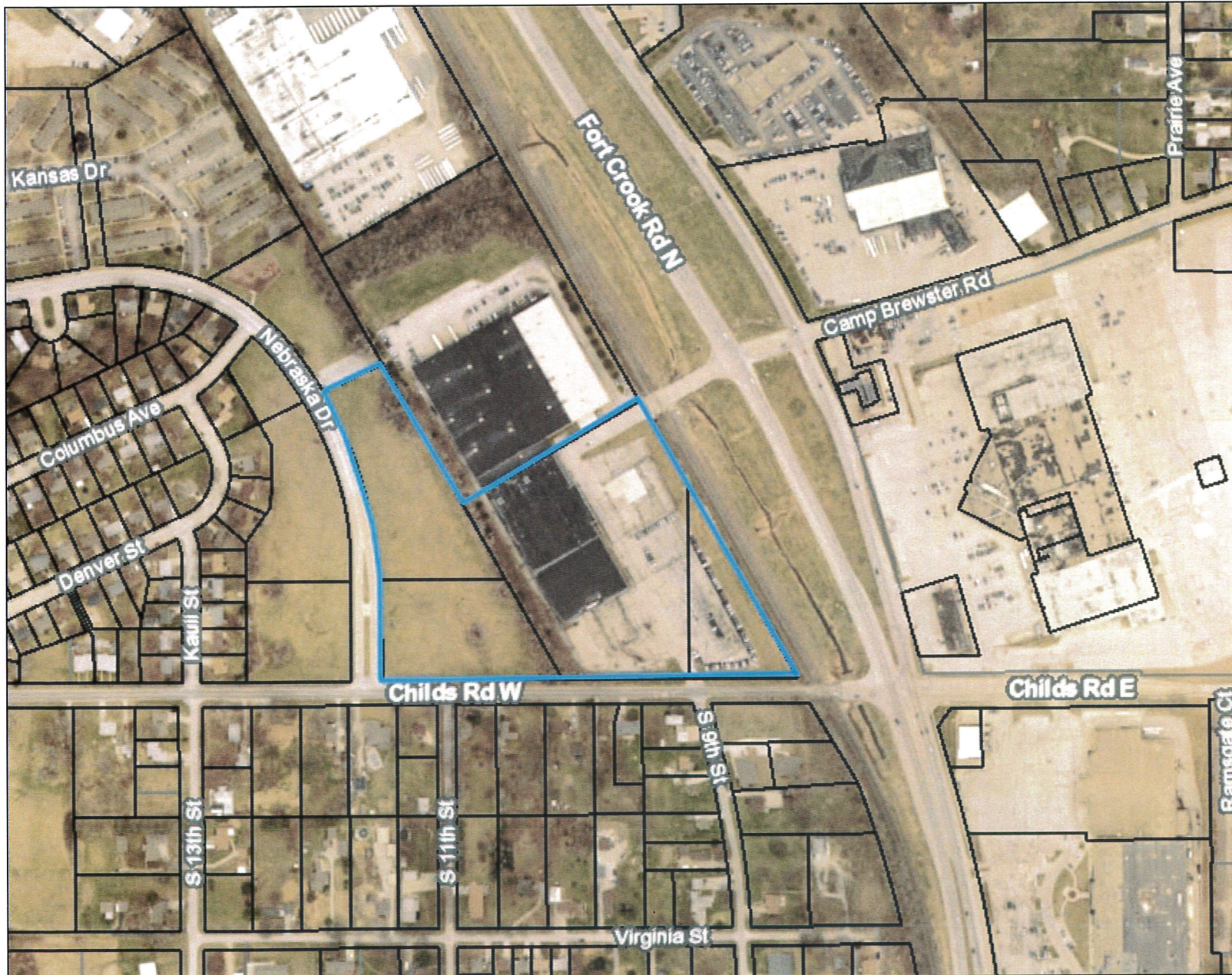
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS

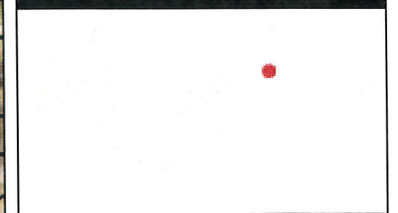


1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

OPS Elementary School Site



Location

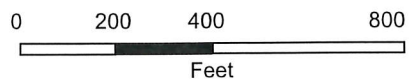


Legend

- Road Centerlines
2018 Aerial Photo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1: 4,800



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Sarpy County GIS



1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com



1343 South 75th Street
Omaha, NE 68124-1610
402-391-2111
FAX 391-2605

20 June 2019

Planning Department
City of Bellevue Nebraska
1510 Wall Street
Bellevue, NE 68005

Dear Planning Commission,

On behalf of the Owner, Douglas County School District 00001 (Omaha Public Schools), we request a change of zone from MH to RG-8 for the purpose of constructing an elementary school in conjunction with the replat of the property. The current zone MH does not allow schools. The proposed RG-8 zone was recommended to us by the City of Bellevue Planning Department.

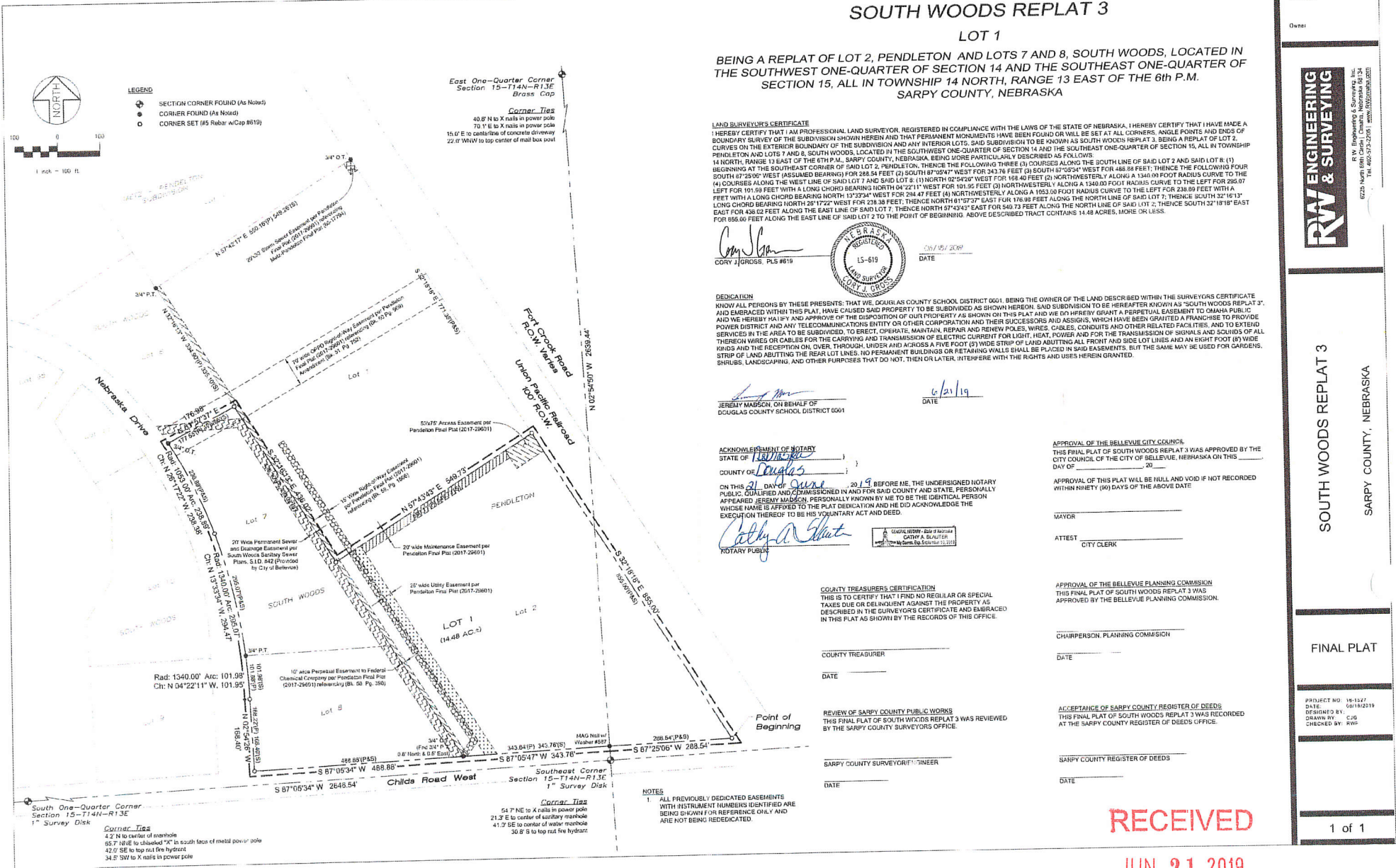
Thank you for your consideration.

Regards,

A handwritten signature in blue ink that reads 'Kenneth J. Hahn, AIA'. The signature is written in a cursive, flowing style.

Kenneth J. Hahn, AIA

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JUN 21 2019
PLANNING DEPT.



SOUTH WOODS REPLAT 3

LOT 1

BEING A REPLAT OF LOT 2, PENDLETON AND LOTS 7 AND 8, SOUTH WOODS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14 AND THE SOUTHEAST ONE-QUARTER OF SECTION 15, ALL IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M. SARPY COUNTY, NEBRASKA

LAND SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROFESSIONAL LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA. I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION SHOWN HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR WILL BE SET AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION AND ANY INTERIOR LOTS. SAID SUBDIVISION TO BE KNOWN AS SOUTH WOODS REPLAT 3, BEING A REPLAT OF LOT 2, PENDLETON AND LOTS 7 AND 8, SOUTH WOODS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14 AND THE SOUTHEAST ONE-QUARTER OF SECTION 15, ALL IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, PENDLETON, THENCE THE FOLLOWING THIRDS (1) COURSED ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID LOT 8, (1) SOUTH 87°05'34" WEST FOR 284.54 FEET (2) SOUTH 87°05'34" WEST FOR 488.88 FEET (3) SOUTH 87°05'34" WEST FOR 488.88 FEET (4) COURSED ALONG THE WEST LINE OF SAID LOT 7 AND SAID LOT 8 (1) NORTH 02°14'26" WEST FOR 162.40 FEET (2) NORTHWESTERLY ALONG A 1300.00 FOOT RADIUS CURVE TO THE LEFT FOR 191.99 FEET WITH A LONG CHORD BEARING NORTH 04°22'11" WEST FOR 101.35 FEET (3) NORTHWESTERLY ALONG A 1300.00 FOOT RADIUS CURVE TO THE LEFT FOR 238.09 FEET WITH A LONG CHORD BEARING NORTH 26°17'22" WEST FOR 238.38 FEET (4) NORTHWESTERLY ALONG A 1093.00 FOOT RADIUS CURVE TO THE LEFT FOR 238.09 FEET WITH A LONG CHORD BEARING NORTH 26°17'22" WEST FOR 238.38 FEET (5) NORTHWESTERLY ALONG A 1093.00 FOOT RADIUS CURVE TO THE LEFT FOR 238.09 FEET WITH A LONG CHORD BEARING NORTH 26°17'22" WEST FOR 238.38 FEET (6) NORTHWESTERLY ALONG A 1093.00 FOOT RADIUS CURVE TO THE LEFT FOR 238.09 FEET WITH A LONG CHORD BEARING NORTH 26°17'22" WEST FOR 238.38 FEET (7) THENCE NORTH 87°05'34" EAST FOR 540.73 FEET ALONG THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 32°18'18" EAST FOR 886.00 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 14.48 ACRES, MORE OR LESS.

Cory J. Gross
CORY J. GROSS, PLS #619
DATE 06/21/2019



DEDICATION
I, JEREMY MADSEN, ON BEHALF OF DOUGLAS COUNTY SCHOOL DISTRICT 0001, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, DOUGLAS COUNTY SCHOOL DISTRICT 0001, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SOUTH WOODS REPLAT 3", AND WE HEREBY GRANT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION AND THEIR SUCCESSORS AND ASSIGNS, WHICH HAVE BEEN GRANTED A FRANCHISE TO PROVIDE SERVICES IN THE AREA TO BE SUBDIVIDED, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ADJUTING ALL FRONT AND SIDE LOT LINES AND AN EIGHT FOOT (8) WIDE STRIP OF LAND ADJUTING THE REAR LOT LINES, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREBY GRANTED.

Jeremy Madsen
JEREMY MADSEN, ON BEHALF OF DOUGLAS COUNTY SCHOOL DISTRICT 0001
DATE 6/21/19

ACKNOWLEDGMENT OF NOTARY
COUNTY OF Douglas
ON THIS 21 DAY OF June, 2019 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEREMY MADSEN, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE PLAT DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
Cathy A. Blunt
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER
DATE

REVIEW OF SARPY COUNTY PUBLIC WORKS
THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE.

SARPY COUNTY SURVEYOR(S) "SINEER"
DATE

APPROVAL OF THE BELLEVUE CITY COUNCIL
THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA ON THIS DAY OF _____, 20____.

APPROVAL OF THIS PLAT WILL BE NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE

MAYOR _____
ATTEND _____
CITY CLERK _____

APPROVAL OF THE BELLEVUE PLANNING COMMISSION
THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____
DATE _____

ACCEPTANCE OF SARPY COUNTY REGISTER OF DEEDS
THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS RECORDED AT THE SARPY COUNTY REGISTER OF DEEDS OFFICE.

SARPY COUNTY REGISTER OF DEEDS _____
DATE _____

RECEIVED

JUN 21 2019

PLANNING DEPT.

Consultant
Owner

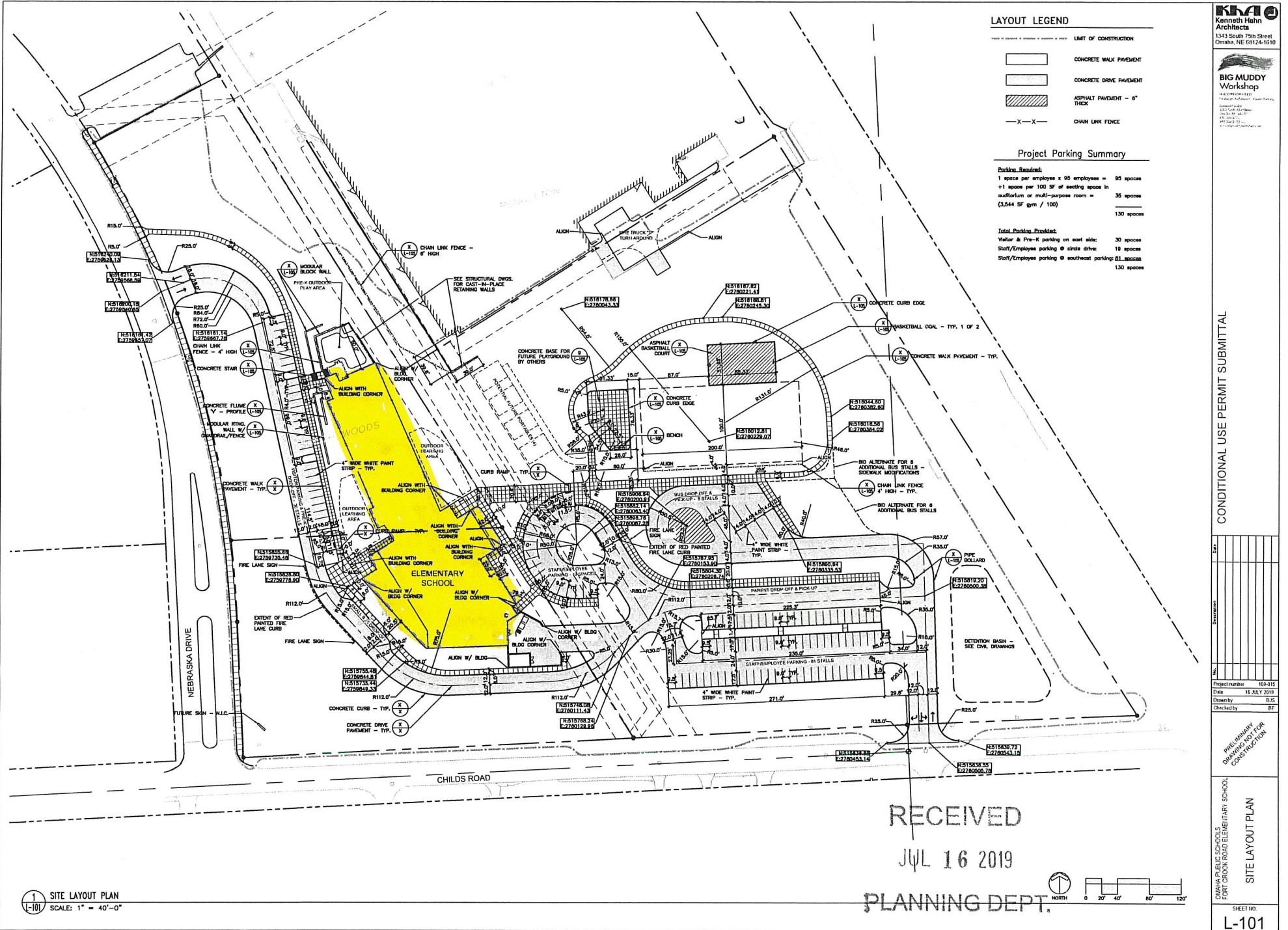
RW ENGINEERING & SURVEYING
R. W. Ruppel, P.E., Surveyor, Inc.
6220 North 14th Street, Omaha, Nebraska 68134
Tel: 402-537-2766 www.rweng.com

SOUTH WOODS REPLAT 3
SARPY COUNTY, NEBRASKA

FINAL PLAT

PROJECT NO: 18-1347
DATE DESIGNED BY: 06/19/2019
DRAWN BY: C.J.G.
CHECKED BY: R.W.P.

1 of 1



LAYOUT LEGEND

- LIMIT OF CONSTRUCTION**
- [Solid Line] CONCRETE WALK PAVEMENT
 - [Dashed Line] CONCRETE DRIVE PAVEMENT
 - [Hatched Box] ASPHALT PAVEMENT - 6" THICK
 - [X-X] CHAIN LINK FENCE

Project Parking Summary

Parking Required:

1 space per employee x 95 employees = 95 spaces
 +1 space per 100 SF of seating space in auditorium or multi-purpose room = 35 spaces
 (3,544 SF gym / 100) = 35 spaces

Total Parking Provided:

Visitor & Pre-K parking on east side = 30 spaces
 Staff/Employee parking @ circle drive = 19 spaces
 Staff/Employee parking @ southeast parking @ 130 spaces

KHA
 Kenneth Hahn Architects
 1343 South 75th Street
 Omaha, NE 68124-1610

BIG MUDDY Workshop
 4421 S. 10th Street
 Omaha, NE 68106
 402.491.1111
 www.bigmuddy.com

CONDITIONAL USE PERMIT SUBMITTAL

DATE	
DESCRIPTION	
BY	

Project number: 16-015
 Date: 16 MAY 2018
 Drawn by: BJS
 Checked by: BF

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

OMAHA PUBLIC SCHOOLS
 FORT OGDON ROAD ELEMENTARY SCHOOL
 SITE LAYOUT PLAN

SHEET NO.
L-101

RECEIVED
 JUL 16 2019
 PLANNING DEPT.

NORTH
 0 20' 40' 80' 120'

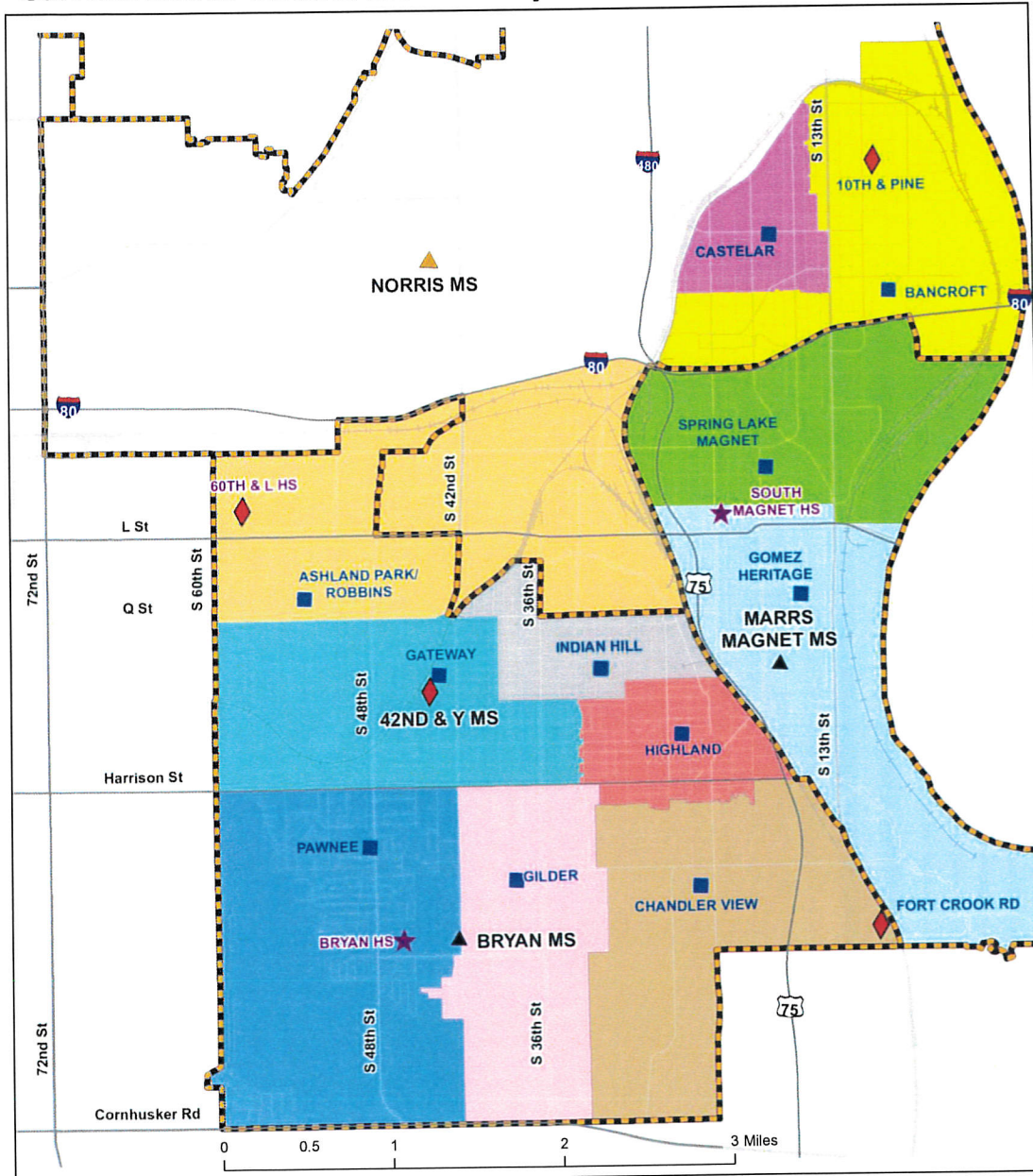
1 SITE LAYOUT PLAN
 SCALE: 1" = 40'-0"

RECEIVED

JUL 16 2019

PLANNING DEPT.

Current South Omaha Elementary and Middle School Boundaries



Current Boundary Overview

- The map and tables below show the student counts, utilization, and demographics of OPS students living in the current elementary and middle school boundaries in South Omaha.
- All numbers shown are based on a change to a K-5, 6-8 grade configuration, allowing for a more consistent pathway for students.
- All building capacity numbers do not include PK rooms or portables, and account for any planned renovations.
- The Current MS Feeder % table shows where, and at what percentage, each elementary school feeds to the middle school level. Currently 1 elementary school splits at the middle school level.

School	After Bond Capacity (PK Rooms Removed - No Portables)	Proposed Grade Config.	Current K-5 Live-In	Current K-5 Live-In Utilization
Ashland Park/Robbins	817	K-5	684	83.7%
Bancroft	646	K-5	757	117.2%
Castelar	494	K-5	650	131.6%
Chandler View	551	K-5	384	69.7%
Gateway	722	K-5	752	104.2%
Gilder	456	K-5	224	49.1%
Gomez Heritage	741	K-5	971	131.0%
Highland	494	K-5	429	86.8%
Indian Hill	760	K-5	683	89.9%
New ES #1 (Fort Crook Rd)	551	K-5		
New ES #2 (10th & Pine)	551	K-5		
Pawnee	323	K-5	292	90.4%
Spring Lake Magnet	779	K-5	785	100.8%
Total	7,885		6,611	83.8%

Middle School	After Bond Capacity (No Portables)	Proposed Grade Config.	Current Live-In	Current Live-In Utilization
Bryan	720	6-8	1,383	192.1%
Marris	1,152	6-8	841	73.0%
Norris	1,260	6-8/7-8	1,596	126.7%
New Middle School	954	6-8		
Total	4,086		3,820	93.5%

	Current MS Feeder %			
	Bryan	Marris	Norris	New MS
Ashland Park/Robbins	32%	0%	68%	0%
Bancroft	0%	0%	100%	0%
Castelar	0%	0%	100%	0%
Chandler View	100%	0%	0%	0%
Gateway	100%	0%	0%	0%
Gilder	100%	0%	0%	0%
Gomez Heritage	0%	100%	0%	0%
Highland	100%	0%	0%	0%
Indian Hill	100%	0%	0%	0%
Pawnee	100%	0%	0%	0%
Spring Lake Magnet	0%	100%	0%	0%

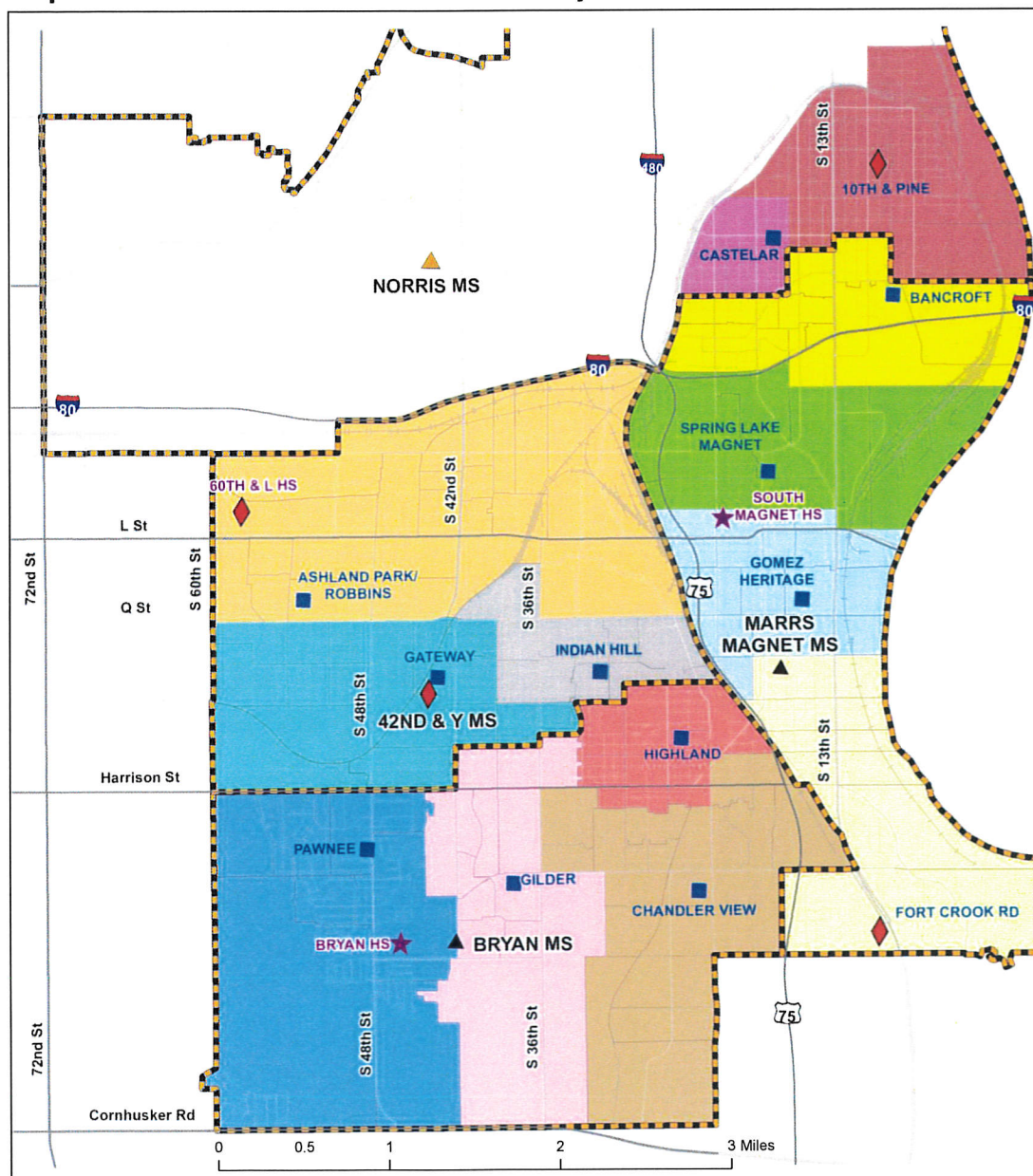
Schools

- ◆ New School
- ES
- ▲ MS
- ★ HS
- ⊠ Railroad
- ⊞ Current MS Boundaries

Current ES Boundaries

- Ashland Park-Robbins
- Bancroft Elementary
- Castelar Elementary
- Chandler View Elementary
- Gateway Elementary
- Gilder Elementary
- Edward Babe Gomez Heritage Elem
- Highland Elementary
- Indian Hill Elementary
- Pawnee Elementary
- Spring Lake Magnet Center

Option 1 - South Omaha Elementary and Middle School Boundaries



Option 1 Overview

- All elementary schools feed 100% to one middle school
- All schools below 90% live-in utilization except for Spring Lake Magnet
- Middle school live-in utilization ranges from a low of 87.3% to a high of 98.7%
- 1,350 K-5 students change home attendance area
- 1,234 6-8 students change home attendance area

School	After Bond Capacity (PK Rooms Removed - No Portables)	Proposed Grade Config.	Current K-5 Live-In	Current K-5 Live-In Utilization	Proposed Live-In K-5	Proposed Live-In Utilization
Ashland Park/Robbins	817	K-5	684	83.7%	684	83.7%
Bancroft	646	K-5	757	117.2%	560	86.7%
Castelar	494	K-5	650	131.6%	408	82.6%
Chandler View	551	K-5	384	69.7%	374	67.9%
Gateway	722	K-5	752	104.2%	583	80.7%
Gilder	456	K-5	224	49.1%	341	74.8%
Gomez Heritage	741	K-5	971	131.0%	619	83.5%
Highland	494	K-5	429	86.8%	380	76.9%
Indian Hill	760	K-5	683	89.9%	683	89.9%
New ES #1 (Fort Crook Rd)	551	K-5			473	85.8%
New ES #2 (10th & Pine)	551	K-5			474	86.0%
Pawnee	323	K-5	292	90.4%	282	87.3%
Spring Lake Magnet	779	K-5	785	100.8%	750	96.3%
Total	7,885		6,611	83.8%	6,611	83.8%

Middle School	After Bond Capacity (No Portables)	Proposed Grade Config.	Current Live-In	Current Live-In Utilization	Proposed Live-In	Proposed Live-In Utilization
Bryan	720	6-8	1,383	192.1%	645	89.6%
Marris	1,152	6-8	841	73.0%	1,133	98.4%
Norris	1,260	6-8/7-8	1,596	126.7%	1,100	87.3%
New Middle School	954	6-8			942	98.7%
Total	4,086		3,820	93.5%	3,820	93.5%

	Proposed MS Feeder %			
	Bryan	Marris	Norris	New MS
Ashland Park/Robbins	0%	0%	0%	100%
Bancroft	0%	100%	0%	0%
Castelar	0%	0%	100%	0%
Chandler View	100%	0%	0%	0%
Gateway	0%	0%	0%	100%
Gilder	100%	0%	0%	0%
Gomez Heritage	0%	100%	0%	0%
Highland	100%	0%	0%	0%
Indian Hill	0%	0%	0%	100%
New ES #1 (Fort Crook Rd)	0%	100%	0%	0%
New ES #2 (10th & Pine)	0%	0%	100%	0%
Pawnee	100%	0%	0%	0%
Spring Lake Magnet	0%	100%	0%	0%

Schools	Proposed ES Boundaries
◆ New School	Ashland Park/Robbins
■ ES	Bancroft Elementary
▲ MS	Castelar Elementary
★ HS	Chandler View Elementary
— Railroad	Edward Babe Gomez Heritage Ele
⬜ Proposed MS Boundaries	Gateway Elementary
	Gilder Elementary
	Highland Elementary
	Indian Hill Elementary
	New ES (10th & Pine)
	New ES (Fort Crook Rd.)
	Pawnee Elementary
	Spring Lake Magnet Center

Record & Return To:
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 3, SOUTH WOODS REPLAT 3,
LOCATED IN THE SOUTHWEST ¼ OF SECTION 14, AND THE SOUTHEAST ¼ OF SECTION 15,
T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Conditional Use Permit for Douglas County School District 00001

This Conditional Use Permit issued this _____ day of September, 2019 by the City of Bellevue, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to Douglas County School District 00001, (“Applicant”), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Douglas County School District 00001, is the legal owner of Lot 1, South Woods Replat 3, located in the Southwest ¼ of Section 14 and the Southeast ¼ of Section 15, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 14.48 acres, more or less (“Property”). Applicant desires to use the Property for the purpose of an elementary school; and

WHEREAS, Applicant has applied for a conditional use permit for the purpose of using the Property as described above; and

WHEREAS, the Mayor and City Council of the City of Bellevue are agreeable to the issuance of a conditional use permit to the Applicant for such purpose, subject to certain conditions and agreements as hereinafter provided (the “Permit”).

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Applicant to use the Property for the purpose described above, said use hereinafter being referred to interchangeably as a “Permitted Use” or “Use”.

Conditions of Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate, subject to the rights of the Applicant to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Use:
 - a. A site plan showing the Property’s boundaries, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit “A.” A landscape plan is attached as Exhibit “B.”

- b. The Property shall be developed and maintained in accordance with the site plan (Exhibit “A”) and all other exhibits, if any, of this Agreement. Any modifications to the site plan must be submitted to the Planning Department for approval. Modifications of any other document or exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or exhibit to be modified.
 - c. Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court costs) arising out of or resulting from the acts, omissions or negligence of the Applicant or its agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Applicant’s Use of the Property.
3. The Applicant’s right to maintain the Use of the Property, as contemplated by this Permit, shall be based on the following conditions:
- a. A periodic inspection to determine compliance with the conditions of this Permit. The Permit may be revoked only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Applicant and opportunity to cure in the time and manner described below.
 - b. Construction of the Use authorized by this Permit must be initiated within 24 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. Applicant may maintain an elementary school facility on the Property.
 - d. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Applicant’s expense within twelve (12) months of cessation of the Use of the Property.
 - e. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - f. Applicant shall record this Permit with the Sarpy County Register of Deeds at Applicant’s expense.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
- a. Applicant’s abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Applicant fails to use the Property for the Permitted Uses for any twelve (12) consecutive month period.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use, and such cancellation, revocation, denial or failure to maintain any federal, state or local rights are provided under laws, rules and regulations governing said permit.
 - c. Applicant’s breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. In the event the Applicant fails to promptly remove any safety, environmental or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Applicant fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Applicant or any third party to exercise said option) cause the same to be removed at Applicant’s cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Applicant shall reimburse the City the costs incurred to remove the same. Applicant hereby irrevocably grants the City, its agents and employees, the rights, provided notice is furnished to the Applicant along with a reasonable time

to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards, nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

6. If any provisions, or any portion thereof, contained in this Permit are held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

7. The conditions and terms of this Permit shall be binding upon Applicant, its successors and assigns.

a. Delay of City to terminate this Permit on account of breach of Applicant of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

b. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Applicant shall be entitled to notice and opportunity to cure a breach of this Permit as follows. City will notify the Applicant of any breach of this Permit. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section b and diligently pursued and completed as soon as possible, and allowing additional time does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.

c. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.

d. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

Douglas County School District 00001
3215 Cuming Street
Omaha, NE 68131

e. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

The City of Bellevue

By: _____
Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

STATE OF NEBRASKA)
)SS:
COUNTY OF SARPY)

The undersigned, a notary public qualified in and for said county, does hereby certify that Rusty Hike and Susan Kluthe, whose names as Mayor and City Clerk respectively, of the City of Bellevue, Nebraska, a municipal corporation, are signed to the foregoing instrument and who are each known to me and known to be such officers, acknowledged before me on this day and they, in their respective capacities as Mayor and Deputy City Clerk, executed and delivered said instrument as their voluntary act and deed and voluntary act and deed of such corporation.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public

Mark Warneke, Douglas County School District 00001

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Mark Warneke signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public

SOUTH WOODS REPLAT 3

LOT 1

BEING A REPLAT OF LOT 2, PENDLETON AND LOTS 7 AND 8, SOUTH WOODS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14 AND THE SOUTHEAST ONE-QUARTER OF SECTION 15, ALL IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M. SARPY COUNTY, NEBRASKA



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION SHOWN HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR WILL BE SET AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION AND ANY INTERIOR LOTS. SAID SUBDIVISION TO BE KNOWN AS SOUTH WOODS REPLAT 3, BEING A REPLAT OF LOT 2, PENDLETON AND LOTS 7 AND 8, SOUTH WOODS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14 AND THE SOUTHEAST ONE-QUARTER OF SECTION 15, ALL IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, PENDLETON, THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID LOT 8: (1) SOUTH 87°25'06" WEST (ASSUMED BEARING) FOR 288.54 FEET (2) SOUTH 87°05'47" WEST FOR 343.76 FEET (3) SOUTH 87°05'34" WEST FOR 488.88 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WEST LINE OF SAID LOT 7 AND SAID LOT 8: (1) NORTH 02°54'26" WEST FOR 168.40 FEET (2) NORTHWESTERLY ALONG A 1340.00 FOOT RADIUS CURVE TO THE LEFT FOR 101.98 FEET WITH A LONG CHORD BEARING NORTH 04°22'11" WEST FOR 101.95 FEET (3) NORTHWESTERLY ALONG A 1340.00 FOOT RADIUS CURVE TO THE LEFT FOR 295.07 FEET WITH A LONG CHORD BEARING NORTH 13°33'34" WEST FOR 294.47 FEET (4) NORTHWESTERLY ALONG A 1053.00 FOOT RADIUS CURVE TO THE LEFT FOR 238.89 FEET WITH A LONG CHORD BEARING NORTH 26°17'22" WEST FOR 238.38 FEET; THENCE NORTH 61°57'37" EAST FOR 176.98 FEET ALONG THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 32°16'13" EAST FOR 436.02 FEET ALONG THE EAST LINE OF SAID LOT 7; THENCE NORTH 57°43'43" EAST FOR 549.73 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 32°18'18" EAST FOR 855.00 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 14.48 ACRES, MORE OR LESS.

Cory J. Gross
CORY J. GROSS, PLS #619



06/18/2019
DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, DOUGLAS COUNTY SCHOOL DISTRICT 0001, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SOUTH WOODS REPLAT 3", AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION AND THEIR SUCCESSORS AND ASSIGNS, WHICH HAVE BEEN GRANTED A FRANCHISE TO PROVIDE SERVICES IN THE AREA TO BE SUBDIVIDED, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES AND AN EIGHT FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED.

Jeremy Madison
JEREMY MADSON, ON BEHALF OF
DOUGLAS COUNTY SCHOOL DISTRICT 0001

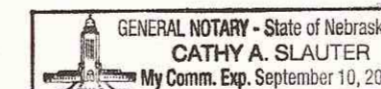
6/21/19
DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

ON THIS 21 DAY OF June, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEREMY MADSON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE PLAT DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Cathy A. Slaughter
NOTARY PUBLIC



APPROVAL OF THE BELLEVUE CITY COUNCIL

THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA ON THIS _____ DAY OF _____, 20____.

APPROVAL OF THIS PLAT WILL BE NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

MAYOR _____

ATTEST
CITY CLERK _____

COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER _____

DATE _____

REVIEW OF SARPY COUNTY PUBLIC WORKS

THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE.

SARPY COUNTY SURVEYOR/ENGINEER _____

DATE _____

APPROVAL OF THE BELLEVUE PLANNING COMMISSION

THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____

DATE _____

ACCEPTANCE OF SARPY COUNTY REGISTER OF DEEDS

THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS RECORDED AT THE SARPY COUNTY REGISTER OF DEEDS OFFICE.

SARPY COUNTY REGISTER OF DEEDS _____

DATE _____

NOTES

- ALL PREVIOUSLY DEDICATED EASEMENTS WITH INSTRUMENT NUMBERS IDENTIFIED ARE BEING SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.

Consultant
Owner

RW ENGINEERING & SURVEYING

R.W. Engineering & Surveying, Inc.
6225 North 89th Circle | Omaha, Nebraska 68134
Tel. 402-573-2205 | www.RWomaha.com

SOUTH WOODS REPLAT 3
SARPY COUNTY, NEBRASKA

PROJECT NO: 18-1527
DATE: 06/18/2019
DESIGNED BY:
DRAWN BY: C.J.G.
CHECKED BY: RWF

FINAL PLAT

1 of 1

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 1

CASE NUMBER: Z-1906-05

FOR HEARING OF:
REPORT #1: July 25, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Encompass Design Inc.
1535 Liberty Lane, Suite 110B
Missoula, MT 59808

B. PROPERTY OWNER:

Twin Valley Evangelical Free Church
1908 Lloyd Street
Bellevue, NE 68005

C. GENERAL LOCATION:

Fort Crook Road and Grenoble Drive

D. LEGAL DESCRIPTION:

Lot 2, Twin Valley Church Replat 1 Addition, located in the Southwest ¼ of Section 14, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS with site plan approval.

F. EXISTING ZONING AND LAND USE:

RG-28, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and site plan for the construction of a 76 unit multi-family residential development.

H. SIZE OF SITE:

The site is approximately 11.8 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Self Storage Facility, BGH (across Grenoble Drive)
2. **East:** Duplex Residential, RG-28-PS
3. **South:** Single Family Residential/Agricultural, AG (across Normandy Blvd)
4. **West:** Highway 75 right-of-way

C. REVELANT CASE HISTORY:

1. On August 23, 2007, the Planning Commission recommended approval of a request to rezone Lots 1 through 184, and Outlots A-C, Villages at Normandy Hills, from RG-28 to RG-20-PS, for the purpose of a multi-family residential townhome development; and preliminary plat Lots 1 through 184, and Outlots A-C, Villages at Normandy Hills. The City Council approved the aforementioned request on October 8, 2007.

D. APPLICABLE REGULATIONS:

1. Section 5.13, Zoning Ordinance, regarding RG-20 uses and requirements.
2. Section 5.17, Zoning Ordinance, regarding Planned Subdivision District.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan shows this area as multi-family residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data available for this specific area.
2. The property will have access from two points: one along Grenoble Drive, and another from Normandy Boulevard.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Hope Fisher, on behalf of Encompass Design Inc., has submitted a request for a rezoning for Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS, for the purpose of a multi-family residential development.

2. The property is presently zoned RG-28. The intent of this district is to permit low rise, medium density development that will be compatible when located near and among lower density types of housing, including single-family and two-family on small lots.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas.

3. In conjunction with the change of zone, the applicant is also requesting site plan approval for the apartment buildings.

4. The proposal consists of 76 units in eight buildings. The buildings are a mix of three- and four-bedroom units. The applicant has indicated the three-bedroom apartments will be a minimum of 1,250 square feet in size, while the four-bedroom units will be a minimum of 1,500 square feet.

Under the property's current zoning of RG-28, the site could support a density of approximately 180 units based on its size.

5. The site plan shows 174 surface parking stalls for the development. The ordinance requires a minimum of 152 parking stalls.

6. The applicant is proposing a clubhouse with a 600 square foot community room. The development will also include a community garden (as shown on the site plan)

with a designated water source paid for by the development owner. The garden will be sufficient in size for every unit to grow vegetables and/or ornamentals.

7. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

8. Per Section 8.11, Zoning Ordinance, the apartment buildings will need to meet the city's design standards. Compliance with these regulations will be reviewed as part of the building permit process.

9. This application was sent out to the following departments for review: Public Works, Streets Department, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Nebraska Department of Transportation, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Engineering Manager Dean Dunn had technical comments regarding the site plan. These comments have since been satisfied.

Don Gifford, Bellevue Fire Department, had comments regarding fire hydrant placement. The applicant's engineer has been in contact with Mr. Gifford. This item will be addressed as part of the building permit process.

Karl Burns, Project Manager Nebraska Department of Transportation, commented a drainage study will need to be submitted to NDOT for review/approval of drainage outlets within the state right-of-way. In addition, NDOT permits will need to be obtained for this infrastructure. The applicant's engineer has indicated they understand and will comply with all NDOT requirements.

No other comments were received on this case.

12. The Future Land Use Map of the Comprehensive Plan shows this area as multi-family residential.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact, and conformance with the Zoning Ordinance and Comprehensive Plan.

V. **PLANNING COMMISSION RECOMMENDATION**

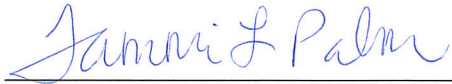
Under Review

VI. **ATTACHMENTS TO REPORT**

1. Zoning Map
2. GIS aerial photo of the property
3. Justification letter received from Kyle Haase on June 21, 2019
4. Site plan received July 16, 2019
5. Landscape plan received July 16, 2019
6. Letter from Rusty Snow received July 16, 2019 regarding the proposed amenities

VII. **COPIES OF REPORT TO:**

1. Encompass Design Inc.
2. Belle Plaine Apartments LP
3. E & A Consulting Group Inc.
4. Public Upon Request



Prepared by:

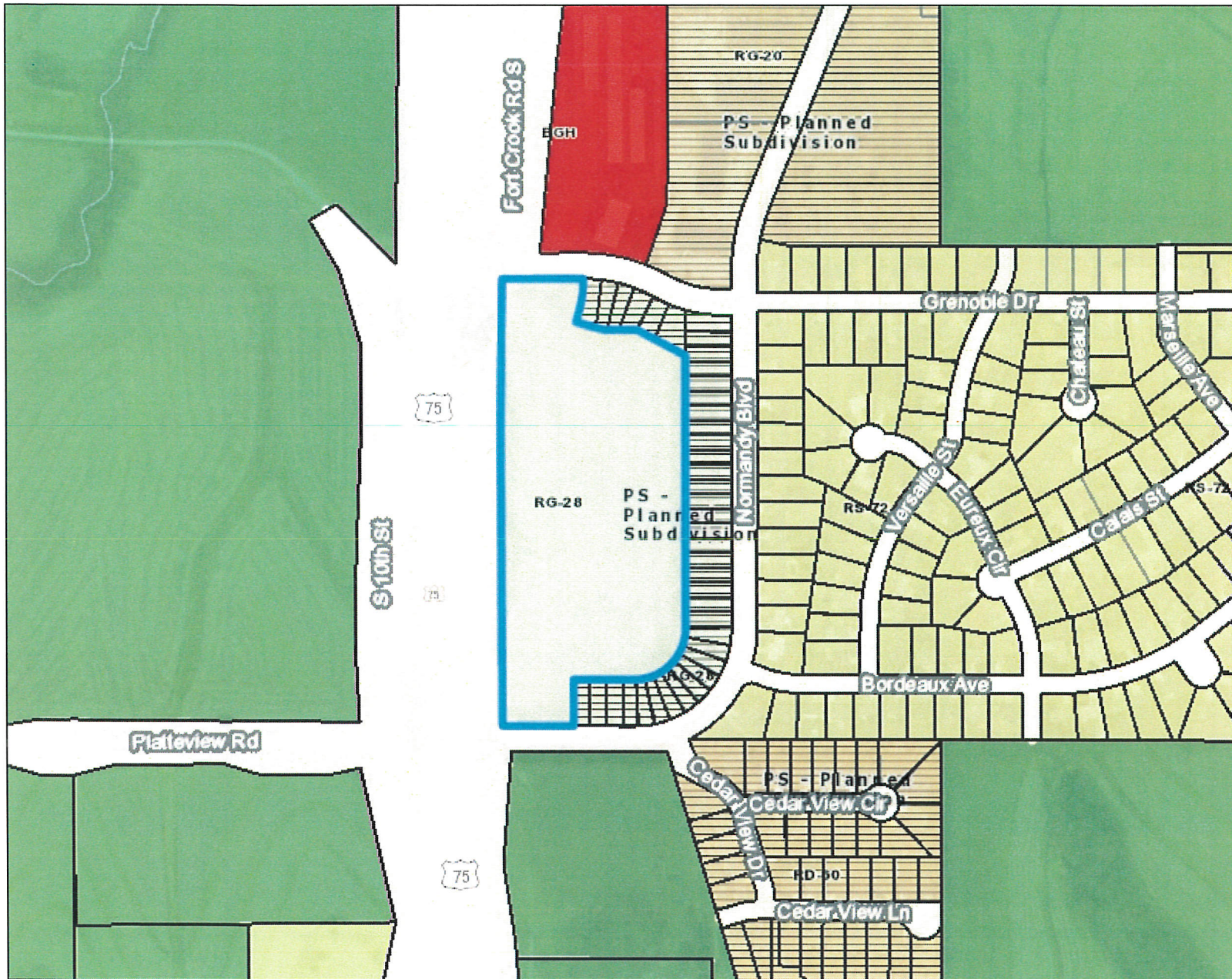


Planning Director

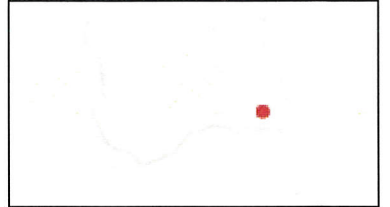


Date of Report

Belle Plaine Apts Zoning Map



Location

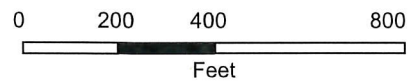


Legend

- Road Centerlines
2018 Aerial Photo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1: 4,800



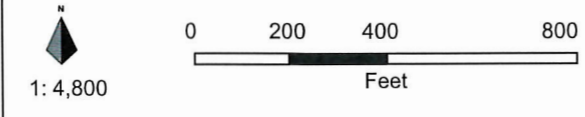
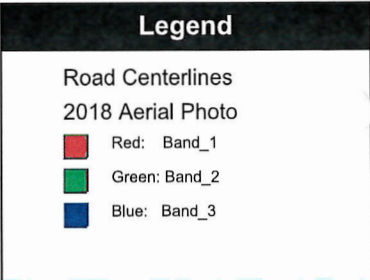
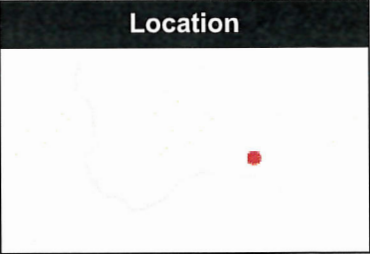
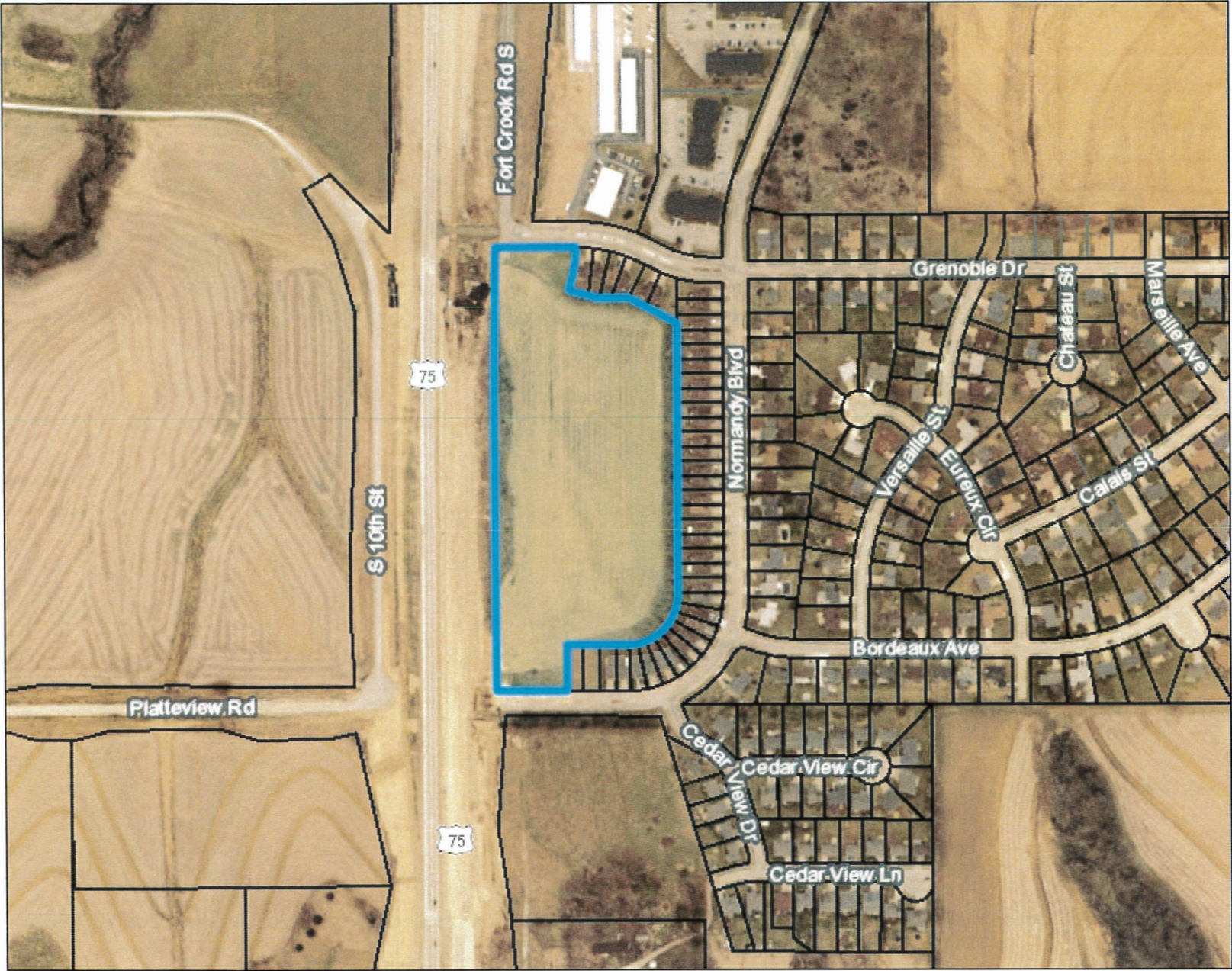
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS



1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

Belle Plaine Apts



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Sarpy County GIS
1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
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E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

June 21, 2019

Tammi Palm
City of Bellevue
1510 Wall Street
Bellevue, NE 68005

Re: Belle Plaine Apartments – Site Plan and Rezoning
E & A Project: #P2019.127.001

Tammi,

We are submitting the attached documents on behalf of E & A Consulting Group, Inc. client, Encompass Design, Inc. for the purposes of site plan approval and rezoning from RG-28 to RG-28-PS. The site plan includes 76 units with a mix of 3- and 4-bedroom units.

In advance, thank you for your time and consideration to our application. If you have any questions please feel free to contact me at 402-895-4700.

Sincerely,

A handwritten signature in black ink, appearing to read 'K Haase', written over a light blue horizontal line.

Kyle Haase
E&A Consulting Group

RECEIVED
JUN 21 2019
PLANNING DEPT.

LANDSCAPE NOTES

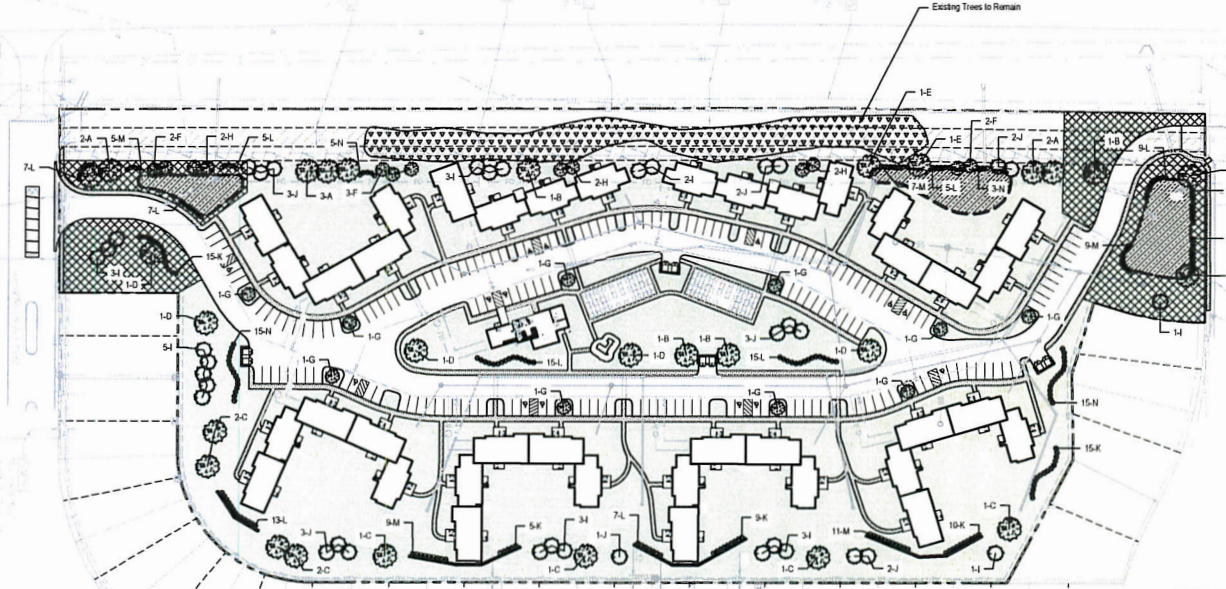
1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at its cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
3. All plants are to be watered in immediately after planting and then watered and maintained once a week for a period of one month from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be indicated as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials ignominous to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available site-specific hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES

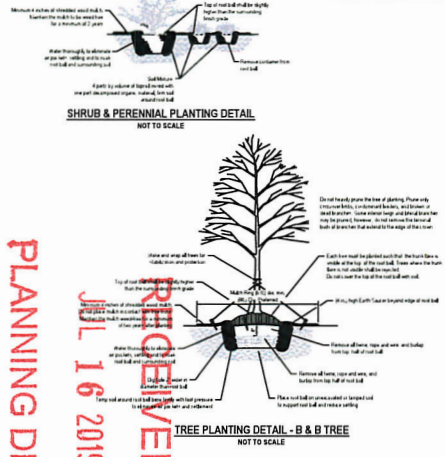
1. Irrigation bid to include meter pit and city utility fees.
2. Irrigate all sodded areas.
3. Irrigation controller to be mounted in a steel utility box with hump for padlock.
4. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
5. Irrigation contractor responsible to winterize system one time.
6. Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
7. Irrigation contractor to provide owner and engineer an irrigation plan shop drawing and equipment catalog cuts for approval prior to installation.
8. Contractor to coordinate work with other amenities contractors.

SODDING NOTES

1. The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so have been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
2. Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping from vehicles will be permitted. The sod shall be started within eighteen (18) hours from the time it is harvested unless it is tightly rolled or stored in rows in a satisfactory manner. All sod in stacks shall be kept moist and shall be protected from exposure to the sun and from heating. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
3. There shall be a minimum of six inches, after lapping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least two inches before the sod is laid, unless otherwise specified or approved. Incorporation shall be accomplished by disking, harrowing, rolling, raking or other approved means.



NOTES:
 1. All buildings perimeter to have a 1 foot mow strip installed with 3" minimum of five rock with a weed barrier fabric and black diamond paving.



PLANNING DEPT.

RECEIVED
 JUL 16 2019

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	7	Quercus bicolor	Swamp White Oak	2"	B&B
B	4	Acer x freemanii	Autumn Blaze Maple	2"	B&B
C	8	Platanus occidentalis	Sycamore	2"	B&B
D	5	Gleditsia triacanthos	Skyline Honeylocust	2"	B&B
E	4	Betula nigra	River Birch	2"	B&B
F	7	Acer ginnala	Amur Maple	2"	B&B
G	10	Pyrus calleryana	Chanticleer Pear	2"	B&B
H	6	Malus 'Spring Snow'	Spring Snow Crabapple	2"	B&B
I	21	Picea pungens	Colorado Blue Spruce	7'-8"	B&B
J	16	Picea glauca 'Densata'	Black Hills Spruce	7'-8"	B&B
K	72	Euonymus alatus	Dwarf Burning Bush	3 Gal.	Cont.
L	83	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	3 Gal.	Cont.
M	41	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gal.	Cont.
N	38	Juniperus x media 'Old Gold'	Old Gold Juniper	3 Gal.	Cont.

- LEGEND:**
- 227,800 SF - Areas to be installed with sod & irrigation
 - 32,150 SF - Areas to be installed with Superfert II Seed (United Seeds) & NGS SC156N Rolled Erosion Control Blanket
 - Existing Tree to Remain
 - PC SMP Basins

TREE NOTES:

1. Landscape contractor must coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree planting locations on the project site.
- ARTICLE XIII: LANDSCAPING & SCREENING REGULATIONS**
- 8.11.06 (B) Multi-family developments shall provide one deciduous shade or evergreen tree, or two ornamental trees and three shrubs for every two dwelling units. This requirement is in addition to street yard landscaping requirements. Required = 19 trees Provided = 19 deciduous / evergreen trees
- 8.11.06 (9)(A) Plant materials shall include at least one deciduous shade or one ornamental tree, and three shrubs for every 40 linear feet of street frontage. Required = 40 trees Provided = 27 deciduous / evergreen trees 13 ornamental trees & 30 shrubs
- 8.11.06 (10)(A) There shall be 19 square feet of landscaped area per parking stall. Required = 3,116 SF Provided = 6,486 SF
- 8.11.06 (10)(B) One tree which provides shade or is capable of providing shade at maturity shall be provided for every 300 sq. feet of required landscaped area. Required = 10 trees Provided = 10 trees

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

10930 148 Valley Road, Suite 100 • Omaha, NE 68114
 Phone: 402.895.4700 • Fax: 402.895.3098
 www.eacg.com

L1.1

encompass
 design inc.
 1535 liberty lane
 suite 1100
 missoula, montana
 59808
 Phone: 406.540.4437

A MULTIFAMILY APARTMENT COMPLEX FOR:
BELLE PLAINE APARTMENTS
 BELLEVUE, NEBRASKA

PRELIMINARY
 LANDSCAPE
 EXHIBIT

DATE: July 16, 2019

PROJECT NO. 19-121



encompass
design

March 25, 2018

Mr. Rusty Snow, President
Summit Housing Group, Inc.
283 W Front Street, Suite 1
Missoula, MT 59802

RE: Exhibit 207 – Amenities – Belle Plaine Apartments

As you know, we are presently providing conceptual design services for the Belle Plaine Apartments which will be constructed on the NE corner of Normandy Blvd. and Hwy. 75 in Bellevue, Nebraska. As such, this letter is to confirm that the project will include the following amenities:

- 1) On-site furnished community room with a minimum of 600 square feet.
- 2) Washer and dryer installed and maintained in each unit.
- 3) A community garden with designated water source that is paid for by the development owner, sufficient in size for every unit to grow vegetables and/or ornamentals.
- 4) Designated exterior playground area or exercise equipment with sufficient equipment for usage by tenants in all units.

Sincerely,

Jenn Clary, President
encompass design inc

J. Kate Sutherland, Project Architect
encompass design inc

RECEIVED
JUL 16 2019
PLANNING DEPT.

encompass design inc

1535 liberty lane suite 110b missoula mt 59808
O: 406.540.4437

LANDSCAPE NOTES:

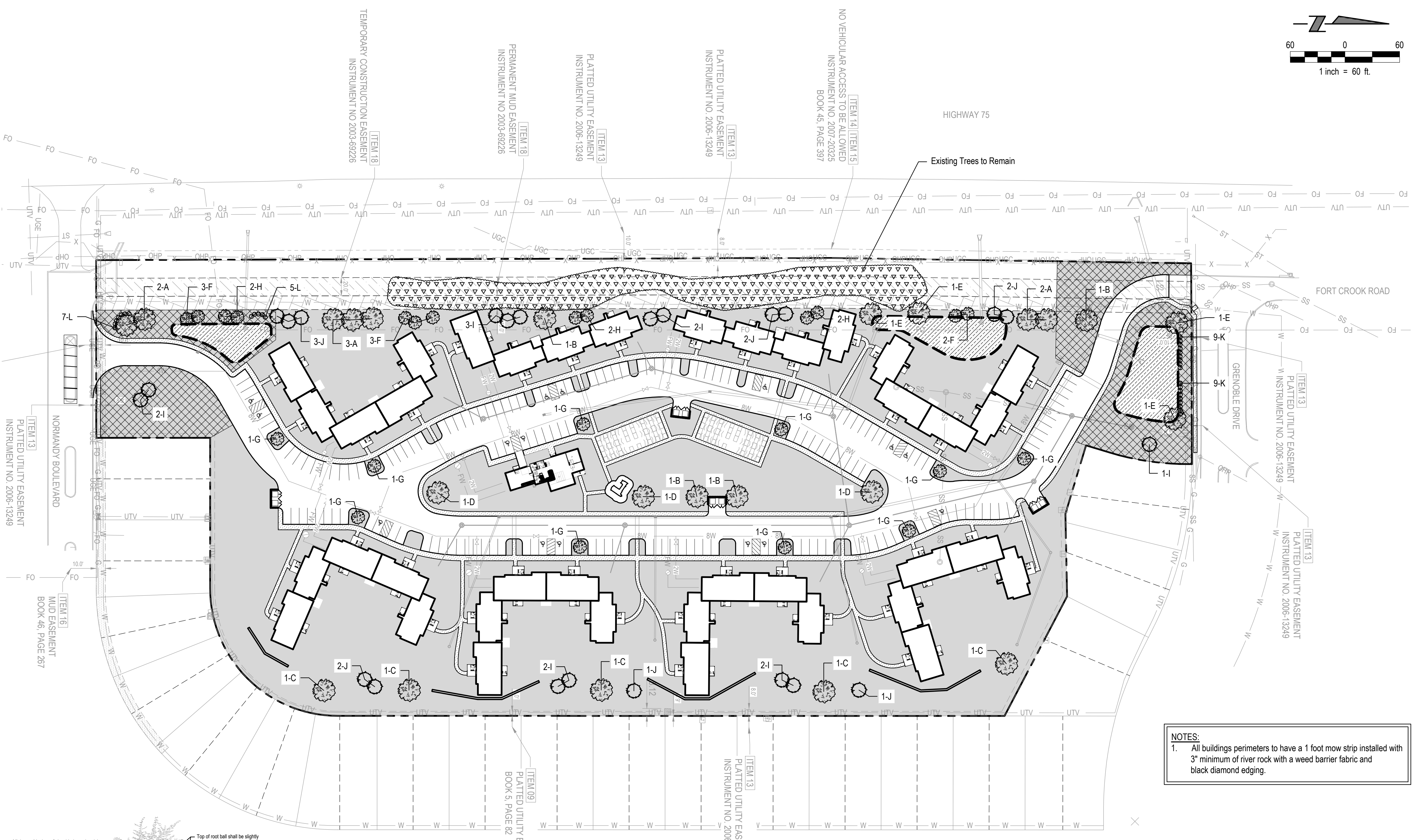
1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
3. All plants are to be watered in immediately after planting and then watered and maintained once a week for a period of one month from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES:

1. Irrigation bid to include meter pit and city utility fees.
2. Irrigate all sodded areas.
3. Irrigation controller to be mounted in a steel utility box with hasp for pad lock.
4. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
5. Irrigation contractor responsible to winterize system one time.
6. Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
7. Irrigation contractor to provide owner and engineer an irrigation plan shop drawing and equipment catalogue cuts for approval prior to installation.
8. Contractor to coordinate work with other amenities contractors.

SODDING NOTES:

1. The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so have been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
2. Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping from vehicles will not be permitted. The sod shall be planted within eighteen (18) hours from the time it is harvested unless it is tightly rolled or stored roots-to-roots in a satisfactory manner. All sod in stacks shall be kept moist and shall be protected from exposure to the sun and from freezing. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
3. There shall be a minimum of six inches, after tamping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least two inches before the sod is laid, unless otherwise specified or approved. Incorporation shall be accomplished by disking, harrowing, drilling, raking or other approved means.
4. The soil on which the sod is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, and all openings shall be plugged with sod. Immediately after the sod is laid, it shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, insure knitting and protect all exposed sod edges but without displacement of the sod or deformation of the surface of the sodded areas and watered at the rate of five gallons per square yard of sodded area unless otherwise directed.
5. The contractor shall take care of the sodded areas until all work on the entire contract has been completed, and sod has been mowed twice and then accepted. Such care shall consist of providing protection against traffic by approved warning signs or barricades and the mowing of grass to the height of two inches when the growth attains a maximum height of four inches.
6. Sod shall also be watered. When the sod is watered, sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surfaces. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and conditions of the soil prior to sodding and shall then be re-fertilized and re-sodded as specified under this item.
7. In drainage-ways or slopes, the sod shall be laid with their longest dimensions parallel to the contours. Such sodding shall begin at the base of slopes or grades and the sodding progress in continuous parallel rows working upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the junction of drainage-ways.
8. Sod shall be held in place by stakes in all drainage-ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked, and the stakes shall not be more than two feet apart. Stakes shall have their flat sides against the slope and be driven flush. Stakes for pegging sod shall be of wood, approximately one inch by two inches and of sufficient length to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil.
9. The contractor shall keep all sodded areas thoroughly watered for a period of thirty (30) calendar days after the initial laying and as often as required thereafter until sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, fittings and sprinklers for all watering needs.
10. All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.



NOTES:
 1. All buildings perimeters to have a 1 foot mow strip installed with 3" minimum of river rock with a weed barrier fabric and black diamond edging.

PLANT SCHEDULE

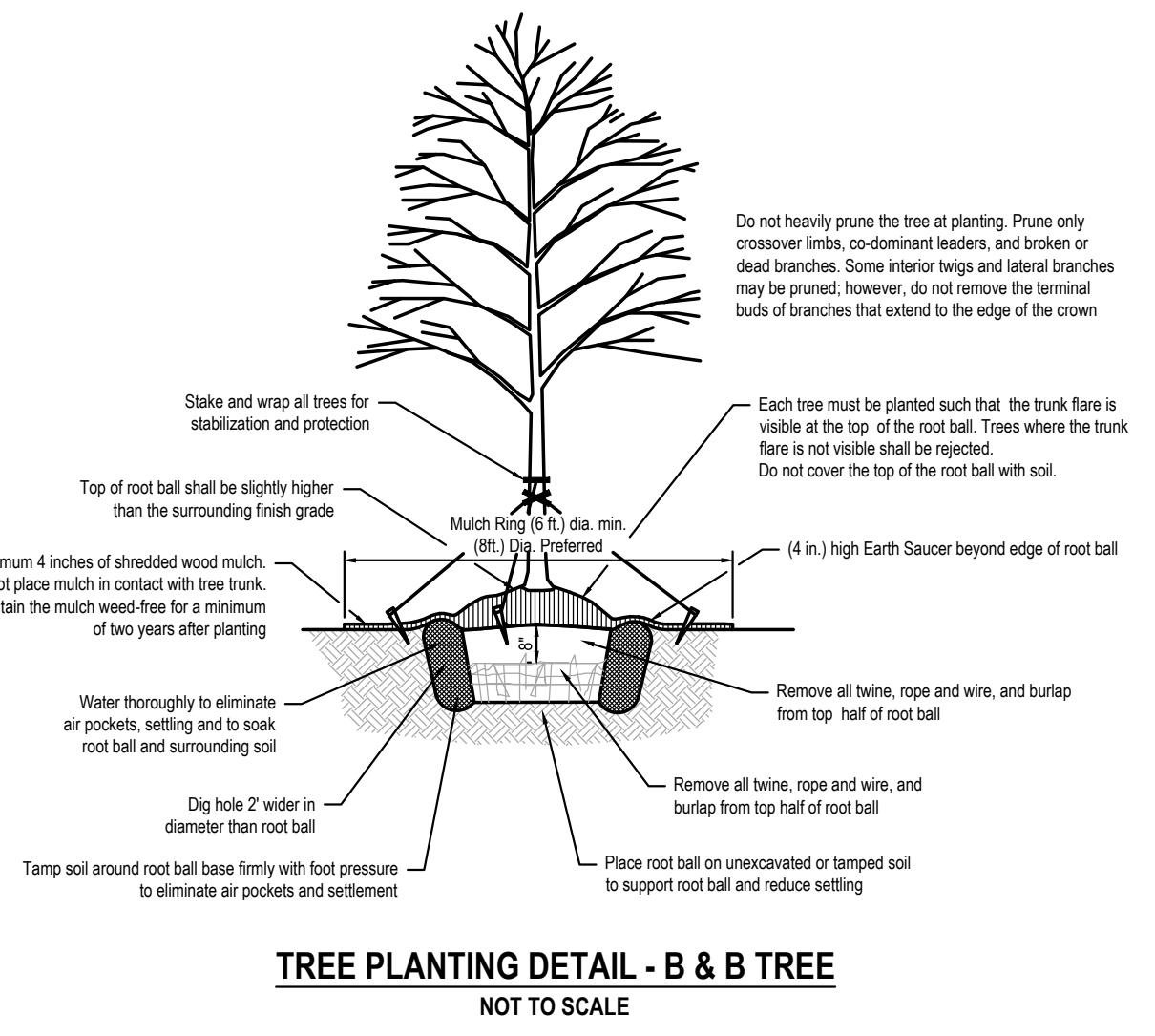
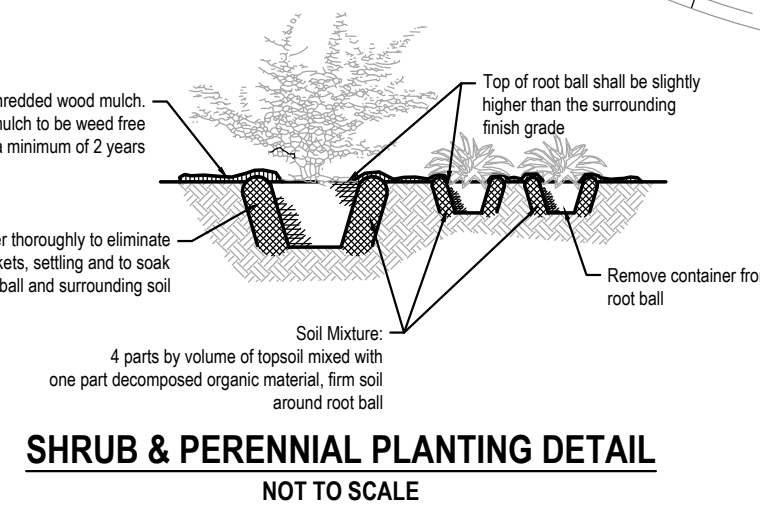
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	7	Quercus bicolor	Swamp White Oak	2"	B&B
B	4	Acer x freemanii	Autumn Blaze Maple	2"	B&B
C	5	Platanus occidentalis	Sycamore	2"	B&B
D	3	Gleditsia triacanthos	Skyline Honeylocust	2"	B&B
E	4	Betula nigra	River Birch	2"	B&B
F	8	Acer ginnala	Amur Maple	2"	B&B
G	10	Pyrus calleryana	Chanticleer Pear	2"	B&B
H	6	Malus 'Spring Snow'	Spring Snow Crabapple	2"	B&B
I	12	Picea pungens	Colorado Blue Spruce	8'-9'	B&B
J	12	Picea glauca 'Densata'	Black Hills Spruce	8'-9'	B&B
K	18	Euonymus alatus	Dwarf Burning Bush	5 Gal.	Cont.
L	12	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 Gal.	Cont.

TREE NOTES:
 1. Landscape contractor must coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree planting locations on the project site.

- LEGEND:**
- 227,800 SF - Areas to be installed with sod & irrigation
 - 32,150 SF - Areas to be installed with Superturf II Seed (United Seeds) & NAG SC150BN Rolled Erosion Control Blanket
 - Existing Tree to Remain
 - PCSMP Basins

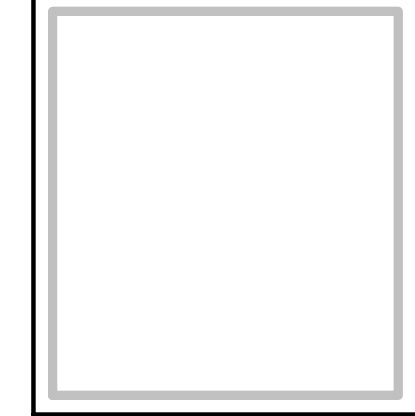
ARTICLE XIII: LANDSCAPING & SCREENING REGULATIONS

- 8.11.06 (8) Multi-family developments shall provide one deciduous shade or evergreen tree, or two ornamental trees and three shrubs for every two dwelling units. This requirement is in addition to street yard landscaping requirements. Required = 19 trees Provided = 19 deciduous / evergreen trees
- 8.11.06 (9)(A) Plant materials shall include at least one deciduous shade or one ornamental tree, and three shrubs for every 40 linear feet of street frontage. Required = 40 trees Provided = 27 deciduous / evergreen trees 13 ornamental trees & 30 shrubs
- 8.11.06 (10)(A) There shall be 19 square feet of landscaped area per parking stall. Required = 3,116 SF Provided = 6,486 SF
- 8.11.06 (10)(B) One tree which provides shade or is capable of providing shade at maturity shall be provided for every 300 sq. feet of required landscaped area. Required = 10 trees Provided = 10 trees

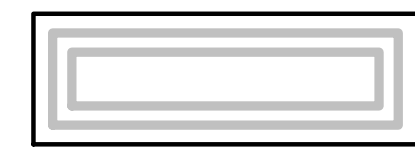
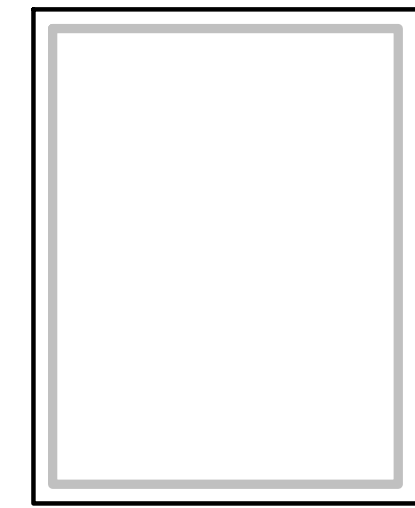


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 Engineering • Planning • Environmental & Field Services

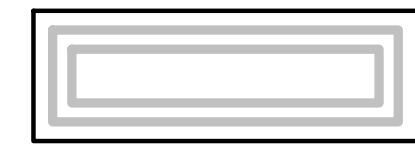
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 www.eacg.com



encompass
 design inc.
 1535 liberty lane
 suite 110b
 missoula, montana
 59808
 Phone: 406.540.4437



A MULTIFAMILY APARTMENT COMPLEX FOR:
BELLE PLAINE APARTMENTS
 BELLEVUE, NEBRASKA



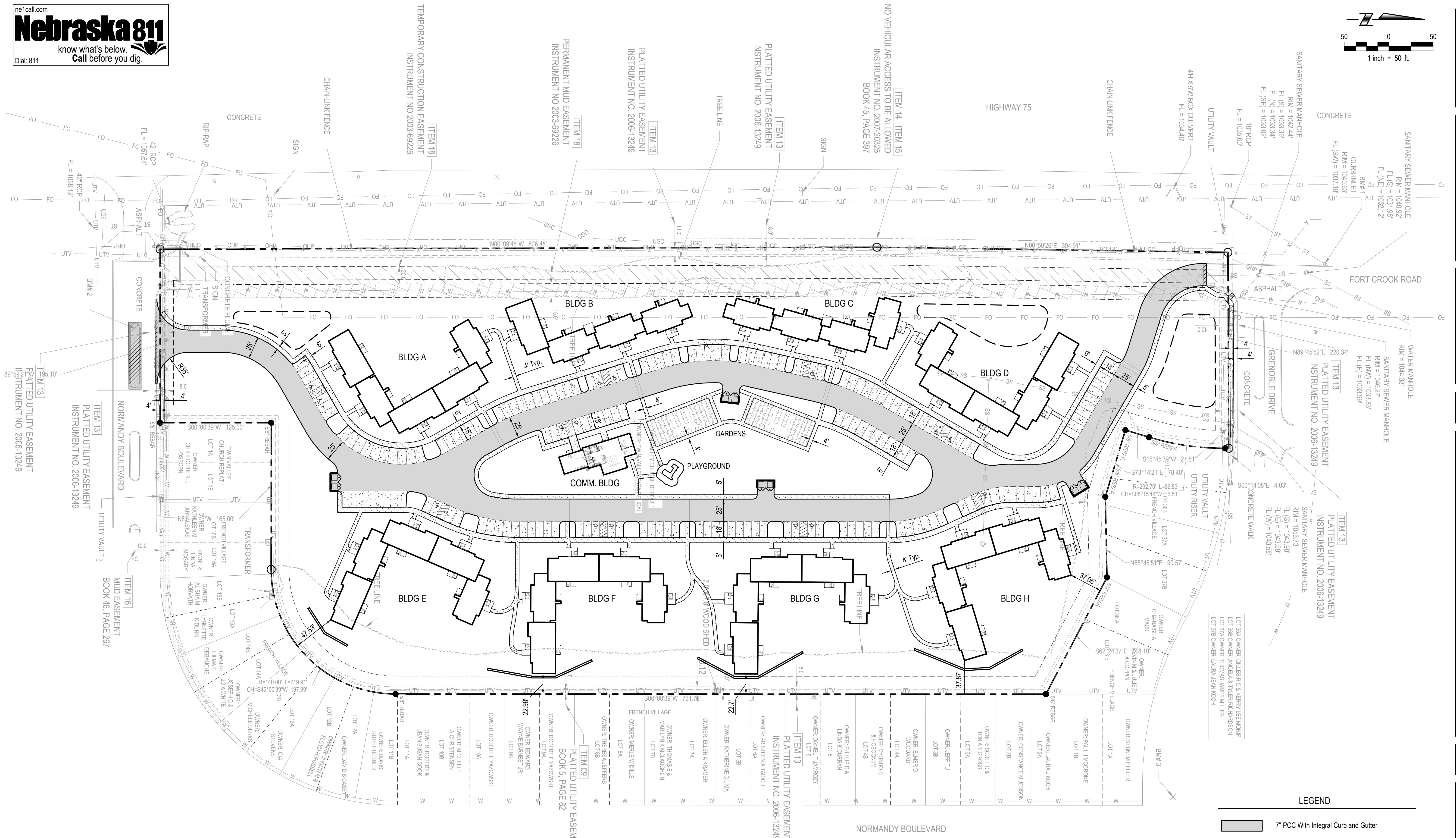
SITE PLAN
 APPROVAL SET 6.21.2019

PRELIMINARY
 LANDSCAPE
 EXHIBIT

PRINT DATE June 20, 2019

edinc Job # 19.121

L1.1



A MULTIFAMILY APARTMENT COMPLEX FOR:
BELLE PLAINE APARTMENTS
 BELLEVUE, NEBRASKA

LEGEND

	7" PCC With Integral Curb and Gutter
	5" PCC With Integral Curb and Gutter
	4" PCC Sidewalk
	Sawcut Full Depth and Remove Existing Pavement
	PCSMP Basin Limits
	Retaining Wall

SITE STATISTICS:
 76 TOTAL UNITS
 38 UNITS = 3-BEDROOM UNIT
 38 UNITS = 4-BEDROOM UNIT
 6.4 UNITS PER ACRE

174 TOTAL STALLS
 2.3 STALLS PER UNIT

SITE PLAN
 APPROVAL SET 6.21.2019

SITE PLAN
 EXHIBIT

PRINT DATE June 21, 2019

edinc Job # 19.121



E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

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 www.eacg.com

C1.1



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals: ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates.

This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

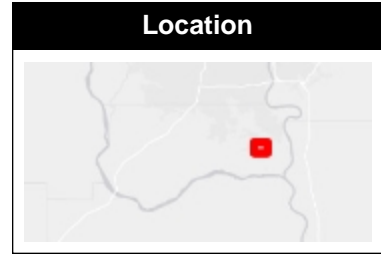
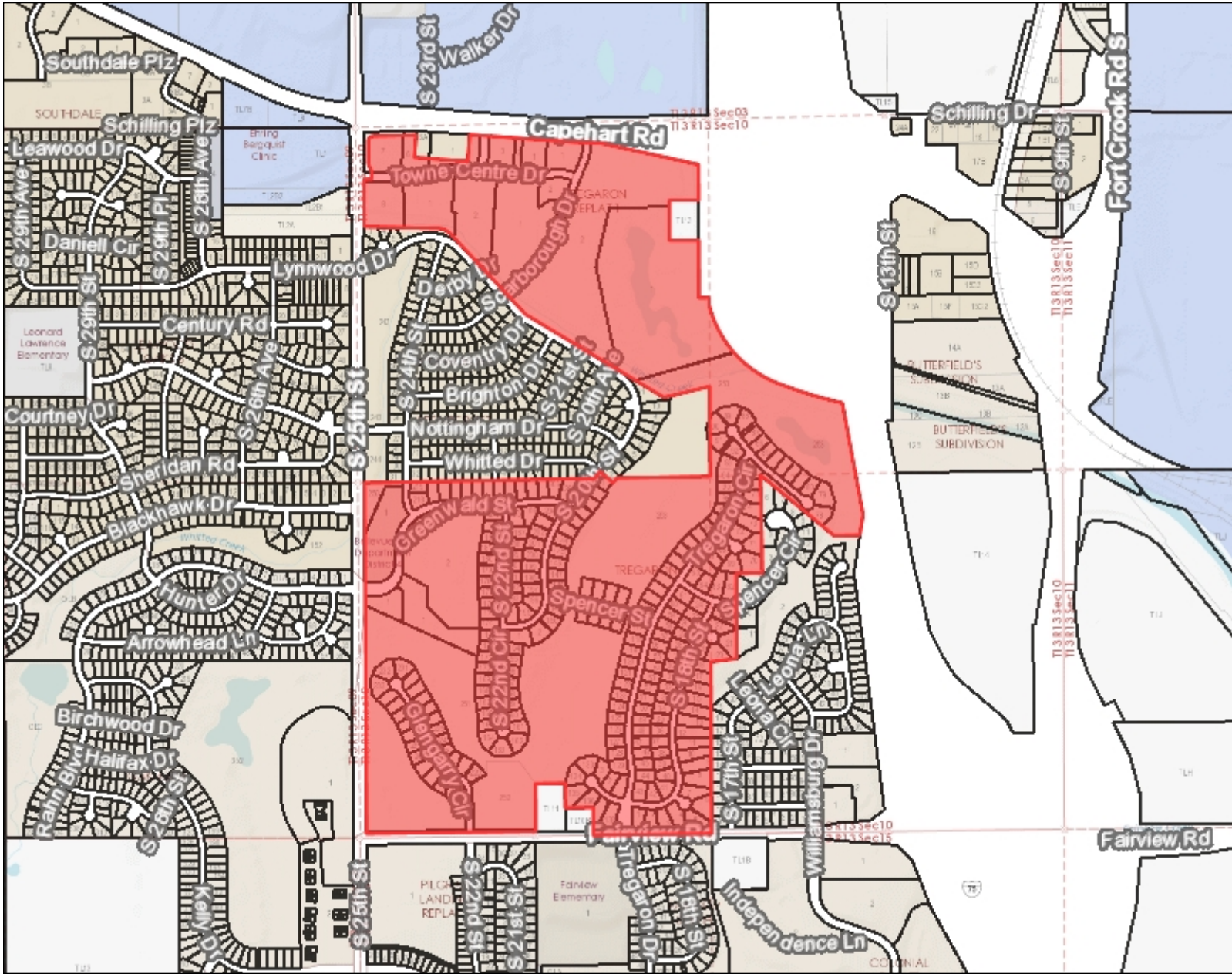
In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.



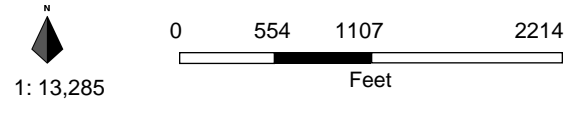
Chief Mark Elbert

SID #171 Tregaron



Legend

Road Centerlines



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS
 1210 Golden Gate Dr.
 Suite 1130
 Papillion, NE 68046
maps.sarpy.com



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals: ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates. This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue

Fleet Maintenance Department

2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

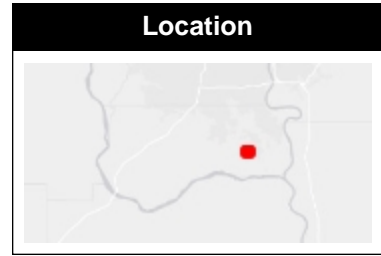
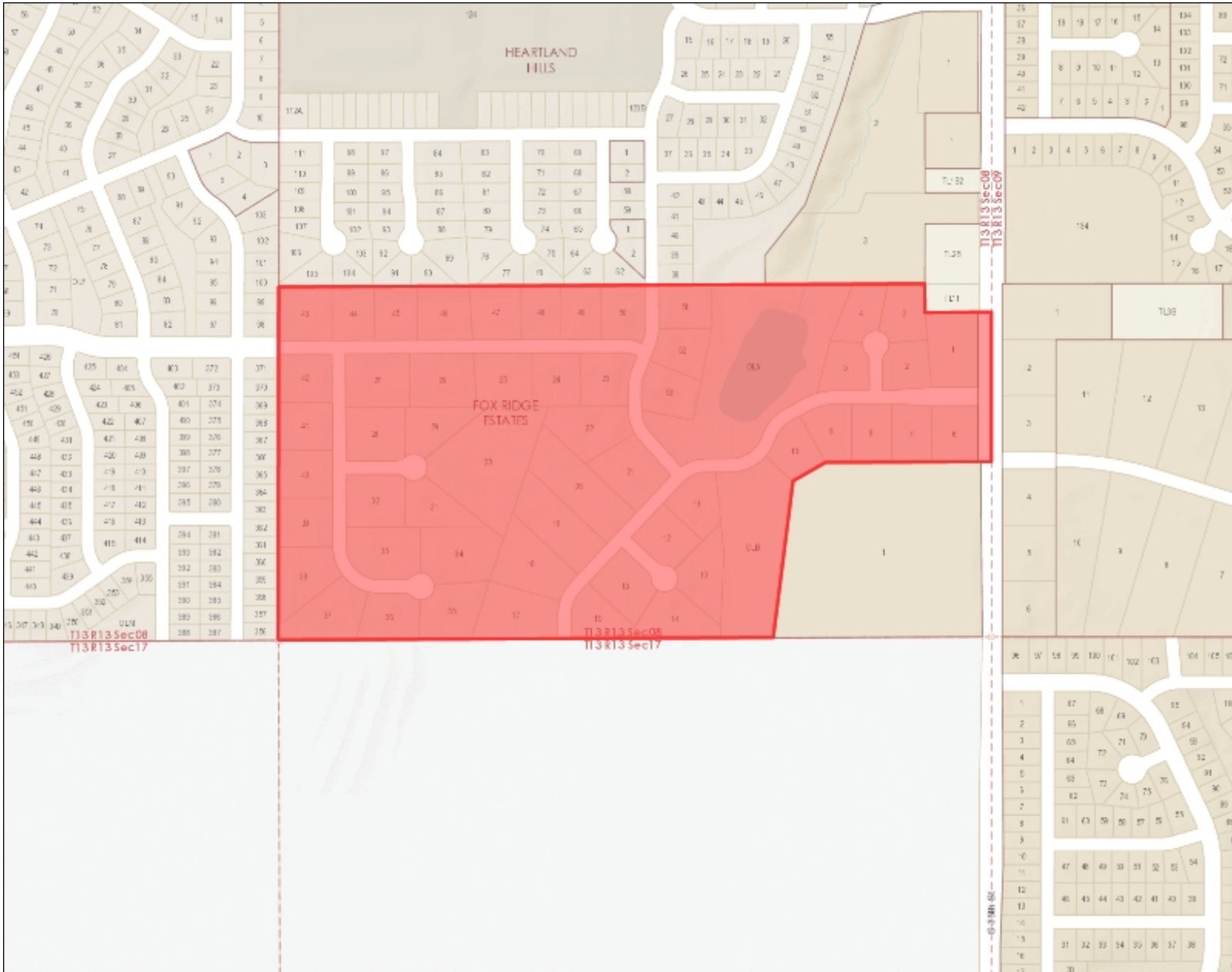
In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.



Chief Mark Elbert

SID #177 Fox Ridge Estates



Location

Legend



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS
1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals:** ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates.

This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

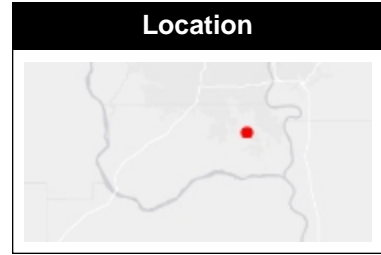
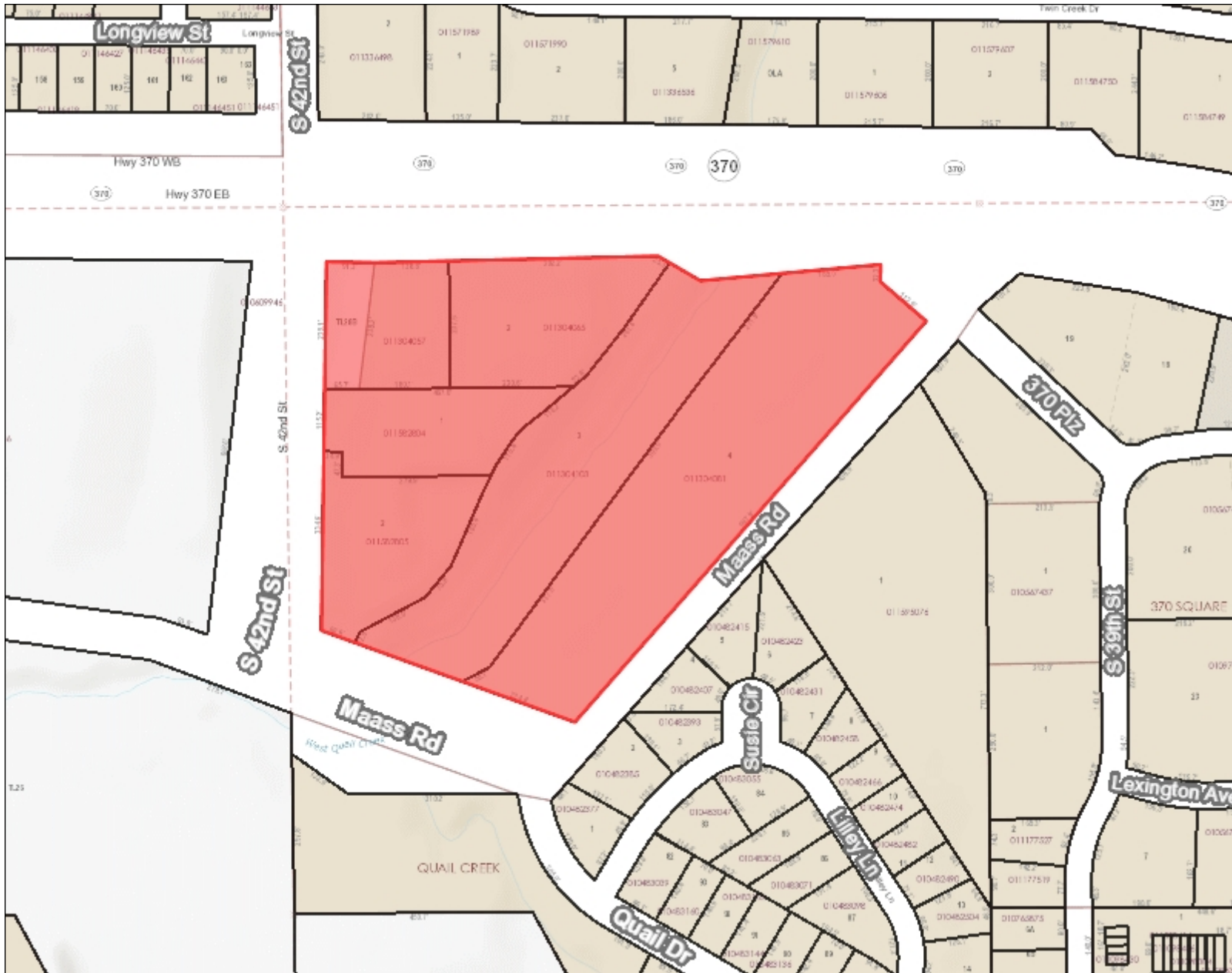
In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.



Chief Mark Elbert

SID #182 370 Pointe



Legend

Road Centerlines



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS
 1210 Golden Gate Dr.
 Suite 1130
 Papillion, NE 68046
maps.sarpy.com



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals: ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates.

This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue

Fleet Maintenance Department

2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

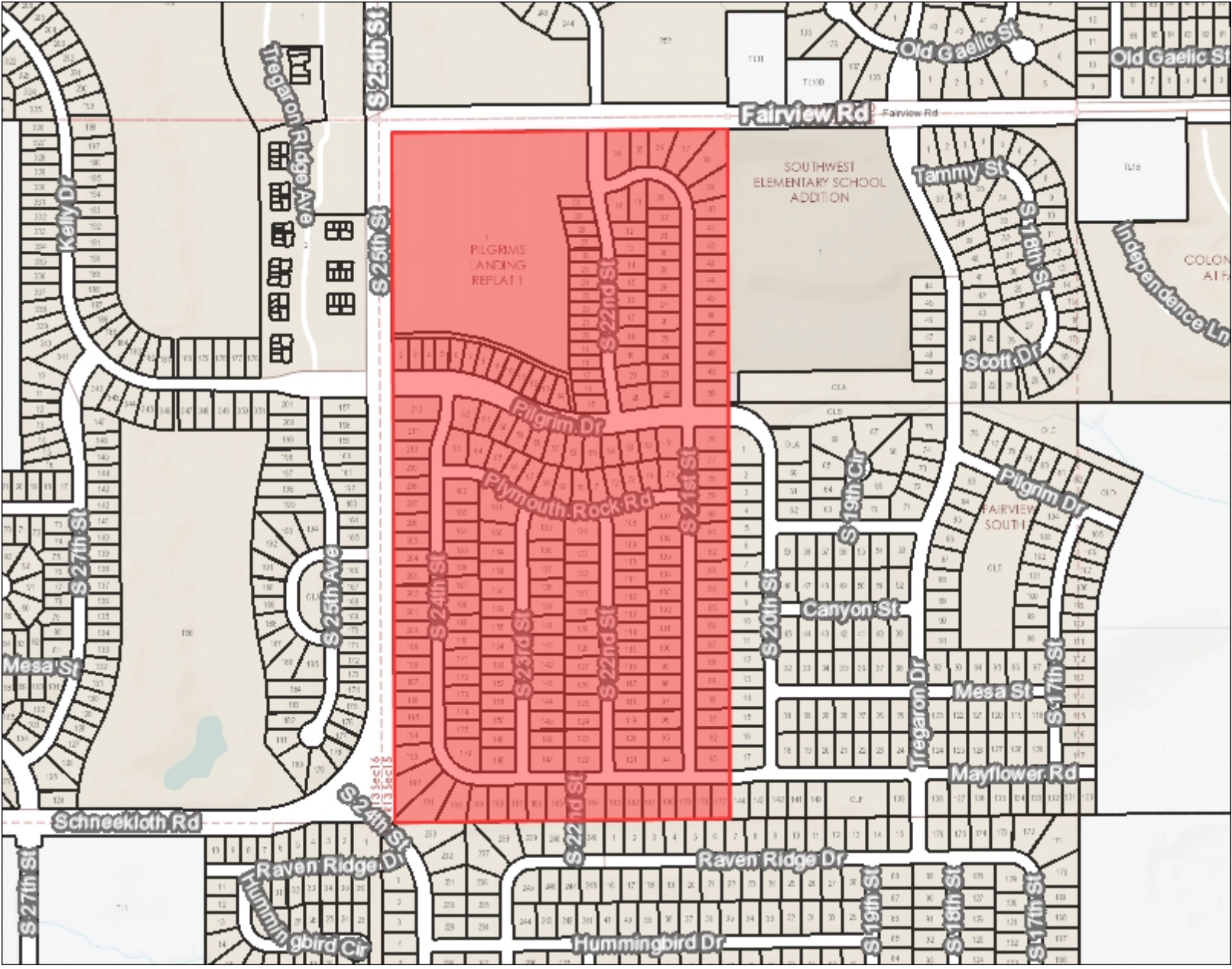
In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.



Chief Mark Elbert

SID #183 Pilgrims Landing



Legend

Road Centerlines



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS
 1210 Golden Gate Dr.
 Suite 1130
 Papillion, NE 68046
maps.sarpy.com



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals: ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates. This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

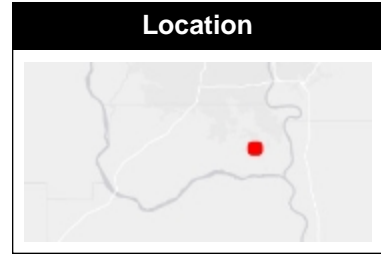
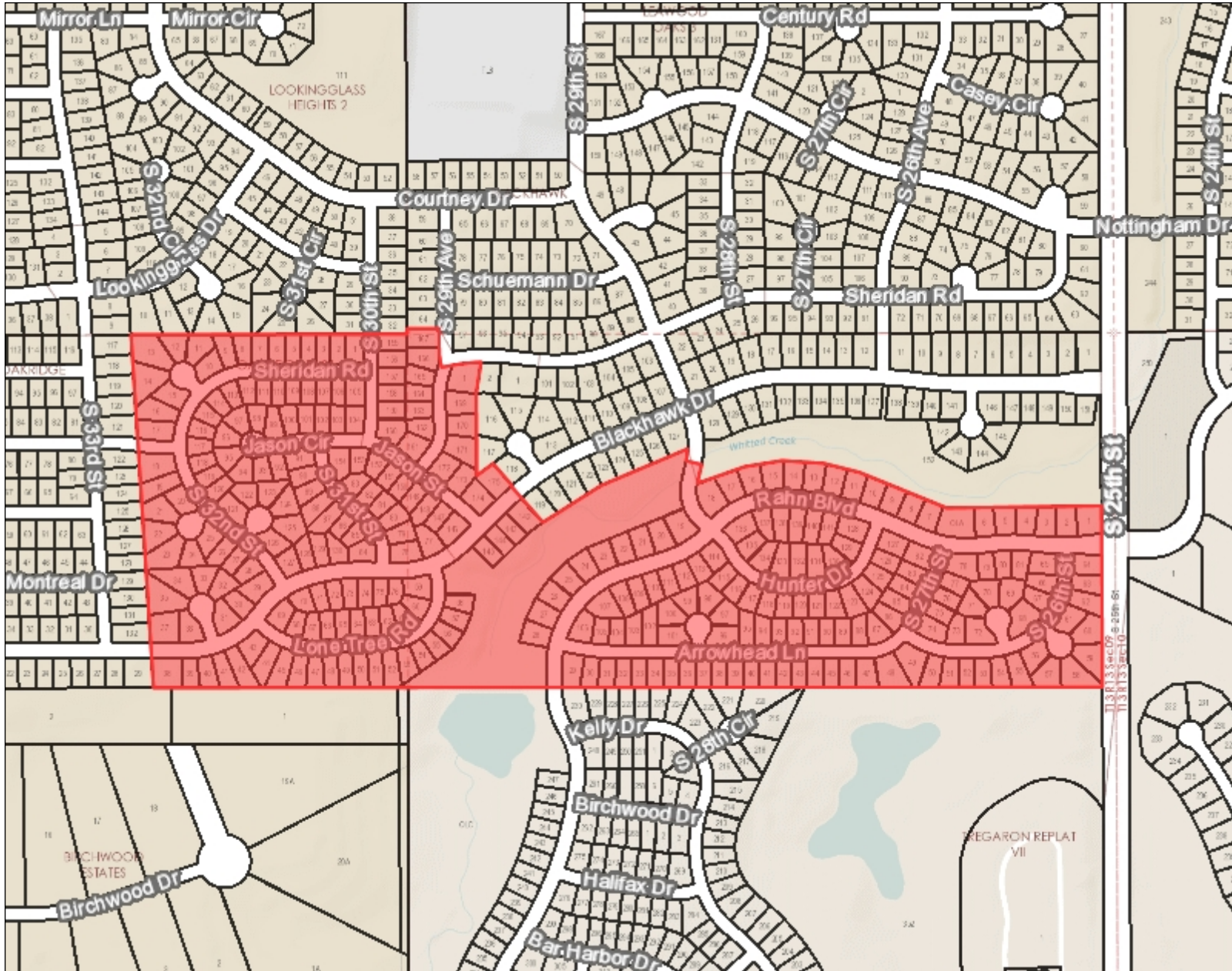
In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.



Chief Mark Elbert

SID #186 Oakhurst/Oakridge East



Legend

Road Centerlines



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS
1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals: ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates.

This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue

Fleet Maintenance Department

2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

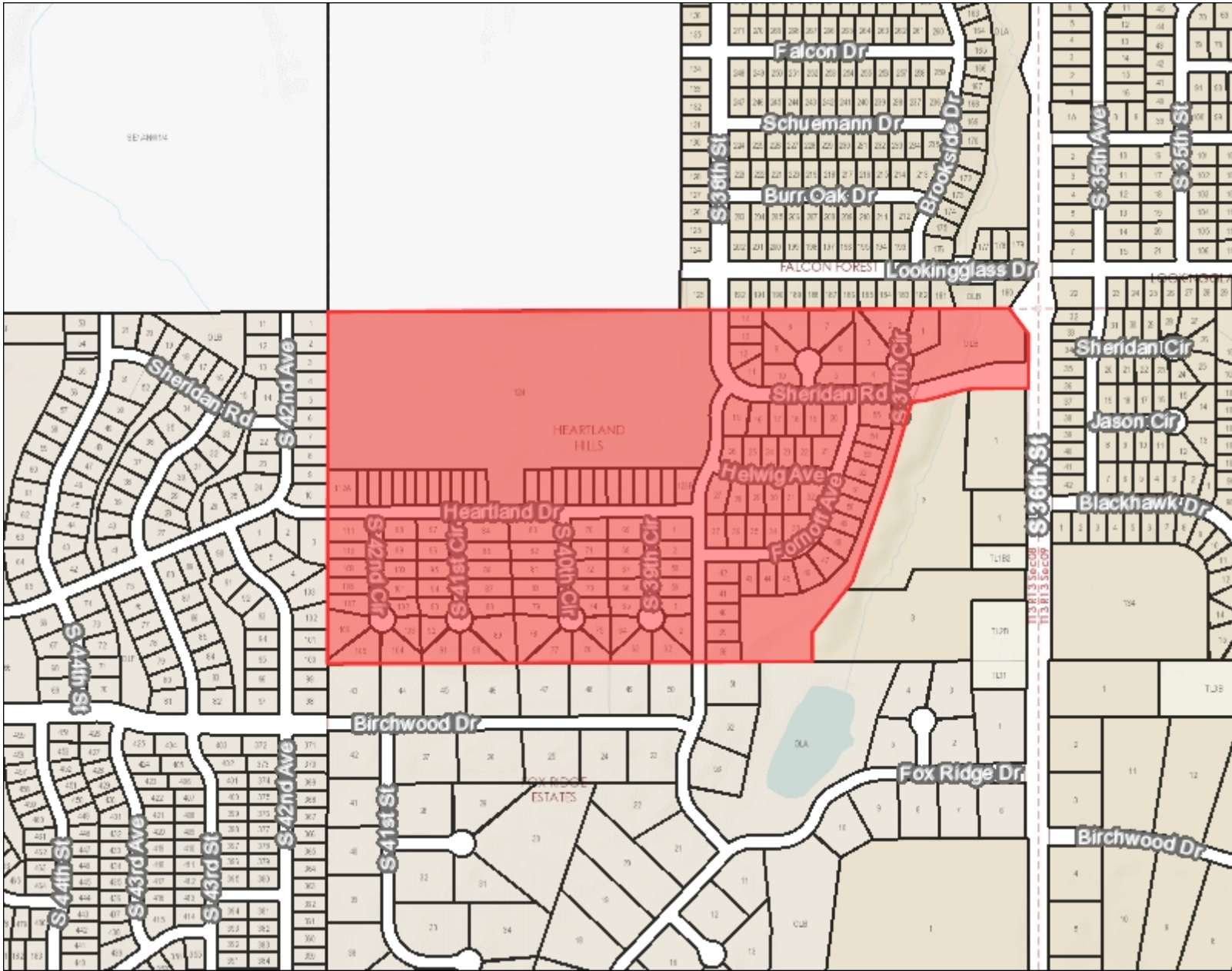
In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.

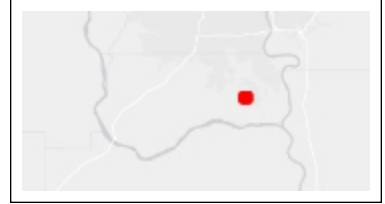


Chief Mark Elbert

SID #197 Heartland Hills



Location



Legend

Road Centerlines



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS
 1210 Golden Gate Dr.
 Suite 1130
 Papillion, NE 68046
maps.sarpy.com



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals: ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates. This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue

Fleet Maintenance Department

2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.



Chief Mark Elbert



City of Bellevue

Office of the Planning Department

Agenda items 3d – 3k

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: July 19, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following seven Sanitary and Improvement Districts into the city limits:

SID #171	Tregaron
SID #177	Fox Ridge Estates
SID #182	370 Pointe
SID #183	Pilgrims Landing
SID #186	Oakhurst/Oakridge East
SID #197	Heartland Hills
SID #265	Williamsburg

In addition to these SIDs, we are also proposing the annexation of an additional nine parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Maps of the SID boundaries and the nine additional lots are attached to this report.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The seven SIDs proposed for annexation have an assessed valuation for 2019 of \$329,246,687 which will generate \$2,008,980 of property tax revenue for the City. The SIDs also currently have \$2,495,412 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$12,740,000 in outstanding bonded indebtedness and \$146,312 in construction fund warrants. Annual debt payments for the bonded indebtedness are \$1,151,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual

debt service payments. The construction fund warrants are short term, higher interest debt and are expected to be paid almost immediately after annexation. Annual tax revenue after debt service payments is expected to be \$857,405 prior to accounting for how the cash and investments are utilized. The nine unincorporated lots will add another \$750,042 of valuation and \$4,575 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,209 parcels and 1,663 dwelling units, including apartments. The population estimate is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—30 acres of parks and open space, trails and tree maintenance, three playgrounds, ½ acre pond; need for two additional full-time staff and two Hustler Z104 riding lawn mowers (estimated cost is \$21,000 per lawn mower)

Human Resources/Human Services—additional fuel cost of \$5,500 for increased transportation services; high impact on transportation services from SID 171 due to senior living facility; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—most sanitary infrastructure is in satisfactory condition requiring minimal repairs upon annexation, however there is a trunk line in SID 171 which will need substantive repairs/rehabilitation; intense cleaning and inspection will take about eight months and create a backlog for the existing scheduled work load; need for two additional full-time employees and maintenance equipment (estimated at \$250,000); estimated annual revenue is approximately \$903,000; approximately 60-65% of revenue is paid to City of Omaha for wastewater treatment, remaining revenue will allow department to absorb additional expenses

City Clerk—some additional revenue from liquor licenses and tobacco licenses; minimal additional expenses or employee time requirements

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 35.02 lane miles to maintain; increase in State Highway Allocation funding of \$295,145.756; annual street lighting cost \$82,535.16; three additional full-time personnel (\$150,000); increase in operational expenses (\$163,000); capital expenses (three trucks \$641,000); short- and long-term capital considerations: curb ramps in Oakhurst/Oakridge East, Heartland Hills pavement deterioration and other repairs, design and engineering for widening and reconstruction of 25th Street from Lynnwood Drive to Fairview Road, bridge inspections on Maass Road (370 Pointe)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 52% of the potential increase in calls for service, therefore an additional four personnel and two or three vehicles would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #183 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. SID #182 is higher than the others because it is in the Papillion-LaVista School district. SID #186 is split between the Eastern Sarpy and Papillion Fire Districts accounting for the difference in the current levy shown below; this difference will be eliminated with the annexation.

<u>SID #</u>	<u>Current Levy</u>	<u>In-City Levy</u>	<u>Change in Levy</u>	<u>Tax change per \$100,000</u>
171	2.274010	2.198227	-0.075783	(\$75.78)
177	2.702219	2.198227	-0.503992	(\$503.99)
182	2.774194	2.378485	-0.395709	(\$395.71)
183	2.164010	2.198227	0.034217	\$34.22
186 PFD	2.263963	2.198227	-0.065736	(\$65.74)
186 ESFD	2.314010	2.198227	-0.115783	(\$115.78)
197	2.381165	2.198227	-0.182938	(\$182.94)
265	2.434008	2.198227	-0.235781	(\$235.78)

The unincorporated areas will have a more significant increase in their property tax rates since they are not currently paying a SID tax. Four of the parcels are not taxed as they are City or school property; the tax rate will change from 1.77401 to 2.198227—an increase of 0.424217 or \$424.22 per \$100,000 of valuation—on four of the remaining parcels, and the final parcel will see a levy change from 1.723963 to 2.198227—an increase of 0.474264 or \$474.26 per \$100,000. (This final parcel is only valued at \$525.)

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City’s sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City’s extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under review.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT(a)</u>	<u>GENERAL FUND WARRANTS(b)</u>	<u>ANNUAL DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE(c)</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS(d)</u>
171	Tregaron	\$4,715,000	\$24,310	\$371,000	\$112,613,844	\$686,944	\$315,944	\$560,199
177	Fox Ridge Estates	\$1,815,000	\$0	\$120,000	\$19,375,596	\$118,191	(\$1,809)	\$303,696
182	370 Pointe	\$655,000	\$0	\$50,000	\$9,333,684	\$56,935	\$6,935	\$215,764
183	Pilgrim's Landing	\$1,080,000	\$0	\$150,000	\$52,694,395	\$321,436	\$171,436	\$325,490
186	Oakhurst/Oakridge East	\$1,050,000	\$36,555	\$145,000	\$56,979,733	\$347,576	\$202,576	\$232,824
197	Heartland Hills	\$1,215,000	\$85,447	\$140,000	\$33,103,109	\$201,929	\$61,929	\$293,440
265	Williamsburg	\$2,210,000	\$0	\$175,000	\$45,146,326	\$275,393	\$100,393	\$563,999
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,246,687	\$2,008,405	\$857,405	\$2,495,412
	Unincorporated lots	\$0	\$0	\$0	\$750,042	\$4,575	\$4,575	\$0
	TOTALS	\$12,740,000	\$146,312	\$1,151,000	\$329,996,729	\$2,012,980	\$861,980	\$2,495,412

NOTES:

(a) As of July 1, 2019

(b) As of June 30, 2018, the last audit date

(c) Based on current levy of 0.61

(d) As of June 30, 2019

Chris Shewchuk

From: Jim Shada
Sent: Thursday, July 18, 2019 8:10 AM
To: Chris Shewchuk
Subject: Re: Annexation review

Please find listed below additional information concerning the annexation:

Open Space & Parks Acres - 30 acres

Trials & Tree Maintenance

3 - Playgrounds

1/2 Acre Pond upkeep

Thanks,

Jim

From: Jim Shada
Sent: Monday, July 15, 2019 1:20:49 PM
To: Chris Shewchuk
Subject: Re: Annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 2 additional full time staff and 2 Hustler Z104 riding lawn mowers(estimated cost is \$21,000 per lawn mower).

This is based on the acres of open space, trial maintenance, tree maintenance and maintaining the pond area.

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, July 11, 2019 9:53:22 AM
To: Jim Shada
Subject: FW: Annexation review

Jim,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris



City of Bellevue

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 682-6602

Human Service Office

MEMO

To: Chris Shewchuk-Planning Director

From: Amanda Parker-Human Service Manager

Date: July 2, 2019

Re: Annexation Information Review

This is to inform you that I have reviewed the areas in the proposed annexation that include:

	<u>Estimated Impact</u>
#67 Normandy Hills	High
#171 Tregaron	High
#177 Fox Ridge Estates	Low
#182 370 Pointe	Low
#183 Pilgrims Landing	Low
#186 Oakhurst/Oakridge East	Medium
#197 Heartland Hills	Low
#242 Cedar View	Low
#265 Williamsburg	Low

I have concluded that from the review for these areas, the Specialized Transportation Service would see a tremendous increase in demand for service from these proposed areas since there are a great deal of private residences within their boundaries as well as Senior Living Homes, specifically Tregaron and Normandy Hills. We receive several calls a week concerning services in these areas. The financial impact and increase of equipment/personnel on the department is hard to tell as we will have to see just how many residents utilize our services. If the maximum number of residents living in these areas apply to utilize our services, we will have to adjust how we run the transportation in order to not add an additional route. In addition, our secretary will need assistance in keeping up with the increase of phone calls and office responsibilities.

Chris Shewchuk

From: Ashley Decker
Sent: Thursday, July 11, 2019 3:17 PM
To: Chris Shewchuk
Subject: RE: Annexation review

The only real impact it would have on our department would be fuel cost for the added clients we would pick up with the mini bus service. It is hard to quantify that because we don't have an elderly or disabled census of the areas. When working with Rich on the budget we used a factor of a 20% increase in fuel cost, so I would run with that as our best estimate. Approximately \$5,500. No additional personnel should be needed.

Ashley Decker, SPHR, SHRM-SCP
Human Resources Manager

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, July 11, 2019 9:55 AM
To: Ashley Decker <ashley.decker@bellevue.net>
Subject: FW: Annexation review

Ashley,

I did not receive a response from you regarding the annexation proposal. Please send any comments to me as soon as possible.

SID 67 and SID 242 will not be going to Planning Commission this month, they will possibly be in the next group.

Thanks.

Chris

From: Chris Shewchuk
Sent: Friday, June 14, 2019 10:15 AM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Mark Elbert <Mark.Elbert@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Jim Ristow <jim.ristow@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Annexation review

All:

The City is moving forward with the annexation of up to sixteen Sanitary and Improvement Districts; to make it a little bit easier on ourselves, we have divided the SIDs into two groups. The first group consists of the following nine SIDs:

#67 Normandy Hills
#171 Tregaron



City of Bellevue

Waste Water Department

8902 Cedar Island Road • Bellevue, Nebraska 68147 • (402) 293-3135

To: Chris Shewchuk
 CC: Jeff Roberts
 From: Epiphany Ramos
 RE: Annexation Report Request Dated 06/14/2019
 Date: July 11, 2019

I have reviewed the proposed annexation areas and have found the sanitary infrastructure to be satisfactory in most area, however there is a trunk line in SID 171 that will be needing some substantive repairs/ rehabilitation scheduled. The remaining areas and infrastructure will require minimal repairs needed upon annexation. Immediate intense cleaning and inspection will be required upon annexation which will take approximately 8 months for my current staff to complete and will create backlog for the existing scheduled work load. Once this initial cleaning and inspection is completed, routine maintenance and scheduled capital improvement planning should begin. Our operating margin is currently at approximately 30%, we would be able to maintain this margin within these locations as well based on increased revenues and increased expense projections.

The below chart contains the basic information requested for these areas, Total FTE (full-time employee) required is annually. Additional maintenance equipment would need to be purchased. The current cost for the additional fleet united needed is estimated at \$250,000.00. A total of two additional employees will be required to maintain current department operations and maintenance plan.

					Annual Est	Remaining	Total FTE
SID	PIPE	MH	Est #	Units	Revenue	Life of	needed for
						Assets	Maintenance
171	18552	82	240	\$ 177,984.00		30	0.46
177	7928	27	51	\$ 37,821.60		27	0.20
182	1716	11	76	\$ 56,361.60		27	0.04
183	9171	44	212	\$ 157,219.20		27	0.23
186	11279	39	305	\$ 226,188.00		28	0.28
197	10930	26	134	\$ 99,374.40		30	0.27
265	8246	53	200	\$ 148,320.00		34	0.21
						Total FTE	
						Required	1.70



Chris Shewchuk

From: Susan Kluthe
Sent: Tuesday, July 16, 2019 11:12 AM
To: Chris Shewchuk
Subject: RE: Annexation review

Just a little information for the annexation review.

#171 Tregaron (We would gain some revenue here due to liquor licenses and tobacco licenses)
#177 Fox Ridge Estates
#182 370 Pointe
#183 Pilgrims Landing
#186 Oakhurst/Oakridge East
#197 Heartland Hills
#265 Williamsburg (We would gain a little revenue for a liquor & a tobacco license)

As far as additional expenses or employee time, it would be minimal.

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Friday, July 12, 2019 8:42 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Annexation review

Off the top of my head:

Tregaron—Golf Course, Wal-Mart Neighborhood Market, Kwik Shop, and Sina Way Chinese Restaurant all have liquor licenses. Several other businesses, but I'm not sure if any have liquor licenses
370 Pointe—several businesses, I don't think any of them would have liquor licenses
Williamsburg—Kum and Go would have a liquor license, no other businesses

The other four SIDs are all residential, I am not aware of any businesses in them.

From: Susan Kluthe
Sent: Friday, July 12, 2019 8:02 AM
To: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Subject: RE: Annexation review

Sorry Chris I have been sick and out of office last 2 days . Could you please let me know what businesses & maybe their addresses for the proposed annexed areas? If any of them have liquor licenses, I will have to know who they are. As far as additional personnel or equipment needs we will not need anything. The only thing I for see is additional revenue for liquor licenses, tobacco licenses, and if there would happen to be a business like a grooming shop which would also require a license.

Thanks!
Susan



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 7/12/2019

The major concerns with annexation and the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Tregaron #171, Fox Ridge Estates #177, 370 Pointe #182, Pilgrims Landing #183, Oakhurst/Oakridge East #186, Heartland Hills #197, and Williamsburg #275).

According to the figures you provided, there is an approximate population of about 4,180 persons in all the SIDs concerned. We estimate that we have approximately 2,000 membership cards to these areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

Secondly, we currently spend about \$4.00 per cardholder for materials. If we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

Also, we continue to be stretched in regards to program capacity. High-demand programs such as our Summer Library Program for children are at capacity. We held 85 programs this summer, and for the 20 that required registration, we were completely full with waiting lists for all of them. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Additionally, building size is a consideration for us for lack of meeting room/programming space and to house a collection that is meeting the needs of a larger membership audience.



MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: June 2019 Annexation Package Review – Pt 1
Date: June 24, 2019

I. SID Areas

Lane Mile Additions and Annual Street Lighting Costs

- **Package Totals: ¹Lane Miles = 40.96 ²Annual Street Lighting Cost = \$101,313.96**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - OPPD annual street lighting cost = \$16,355.52
 - **#171- Tregaron**
 - Lane Miles = 11.17
 - OPPD annual street lighting cost = \$20,046.96
 - **#177 – Fox Ridge Estates**
 - Lane Miles = 3.41
 - OPPD annual street lighting cost = \$1,866.24
 - **#182 - 370 Pointe**
 - Lane Miles = 0.55
 - OPPD annual street lighting cost = \$0
 - **#183 – Pilgrims Landing**
 - Lane Miles = 5.64
 - OPPD annual street lighting cost = \$14,313.72
 - **#186 - Oakhurst/Oakridge East**
 - Lane Miles = 6.24
 - OPPD annual street lighting cost = \$21,957.72
 - **#197 - Heartland Hills**
 - Lane Miles = 3.21
 - OPPD annual street lighting cost = \$10,692.12
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - OPPD annual street lighting cost = \$2,423.28
 - **#265 - Williamsburg**
 - Lane Miles = 4.80
 - OPPD annual street lighting cost = \$13,658.40

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street sweeping on 568.47 lane miles of roads.

(Note: This number does not incorporate the most-recent annexations in spring of 2019).

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1:5.88) and 2013 (1:19.60) rates. This package would warrant 3 full-time positions in year one, in an ongoing effort to hit target staff levels required to adequately maintain the street system in the City.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations, the department, in the winter of 2018-19, used thirty-four (34) pieces of equipment to clear roads in the winter. This averages 16.72 lane miles per unit. While the proposed areas in this package would not quite meet the threshold required to add three (3) pieces of equipment, I feel we would be best served by adding up to three route trucks.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$641,000.

(Note – this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget).

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The FY 18-19 budget funded operational expenses to maintain the street system (568.47 lane miles) at \$2,189,954. This would provide for a rate of funding of 3,852.37 per lane mile. This first portion of this package, 40.96 lane miles, would require a funding adjustment of 7.2% above last budgeted levels to meet annual needs. Assuming last year's operational budget as a baseline, with a 2.5% adjustment for cost increases in 2019-20, that baseline would increase to nearly \$2.25 million dollars. Adjusted operational costs to add the proposed areas should reasonably add approximately \$160 thousand to the annual operational budget.

First-year operational budget needs will approach \$2.4 million to perform current yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the nine areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

Estimated need for first-year operational budget increase w/o additional personnel: \$162,000.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. Capital Improvement Plan (C.I.P) / 1- and 6-Year Street-Related Projects

Maintenance and Reconstruction Projects

The following are potential considerations for short- and long-term Capital Improvement Plans.

- Plans for contractual work to install curb ramps in both Blackhawk and Oakhurst/Oakridge East will need to be added to the existing plan and completed within 3 years of annexation. Costs could approach \$80-100 thousand dollars.
- Heartland Hills will need to contracted project to address pavement deterioration, inlet repairs, and curb ramp installs within two years of annexation. Costs could easily top \$100 thousand dollars to address immediate needs.
- Design and engineering plans should be considered within the first 5 years following annexation for widening and reconstruction of 25th St from Lynwood Dr to Fairview, including traffic signal installation at the intersection of 25th & Fairview Rd.
- The City would also acquire the bridge on Maass Rd (370 Pointe). The bridge will need to be put into our annual inspection schedule. Sarpy County will have the latest inspection data for conditions and maintenance needs.

VI. Highway Allocation


Projected revenue increase

- Highway Allocation funding for part 1 of the package, 40.96 lane miles, is fluid and subject to change with revenue fluctuation. Current per lane mile projections are not available from the State. Projections in this report are solely based on City's budget with projections reduced to a per lane mile estimate. FY 18-19 Budget – \$4,791,018 for 2018 lane mile totals.
The FY18-19 budget projects revenue at \$8,427.92 per lane mile.
Using this as a baseline:
12-month anticipated increase to Highway Allocation levels would be \$345,207.60.



City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz 
Subject: Additional Annex
Date: 6-19-2019

After reviewing the current annexation plans for the City of Bellevue it raises some substantial concerns. Having all the CIP expansion for the Fleet and Fabrication Department removed from the 2019 projects, has already set the department productivity and efficiency backwards. Further annexation additions without proper Fleet Department expansion will amplify the situation.

The current Fleet facility is based on a 1995 study that was to be sufficient through 2015. In the 1995 study it did not include the extreme work load of a paid Fire Department or the current annexation plans. Also, with the recent flooding of the Fabrication facility and having to move that operation to the Fleet facility it has now cut into Fleets provision by over 25% increasing the congestion.

The previous proposal for the Fleet department expansion and the additional building for the Fabrication side is even more critical. With out the addition, in the future Fleet will be forced to outsource more and more work at a 100%-200% increase in price along with additional down time.

To readdress the conditions and circumstances that warrant the expansion of the Fleet Department would be in the best interest of the City of Bellevue and would be found to be necessary.



City of Bellevue

Fleet Maintenance Department

2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: Jeff Roberts
From: Todd Jarosz *TJ*
Subject: Fleet Maintenance – Anticipated Personnel and Facility Needs
Date: October 30, 2018

As planners and developers consider the future of a larger land mass and population for the City of Bellevue through annexation, the Fleet Maintenance department would like to propose its anticipated personnel and facility needs a larger Bellevue would present.

It would be necessary to add a minimum of 1 diesel tech and 1 auto tech to my staff to handle the increased work load. The mechanic shop, built in 1999, has eight work bays, one area for small engine repair and a wash bay. The work load for the shop has increased tremendously in the past 5-8 years. Currently, eight bays have become insufficient to service the needs of the city, annexation will create a heavier burden. We anticipate a 50% increase in work load for most of the departments within the city and 150% increase work load for the Fire department. With more personnel and increased work load it is clear that we need to expand. I propose a minimum of 6,000 additional square feet of shop floor space to adequately perform our jobs. We would also request an additional 2,000 square feet of office space, break room and storage area as we have outgrown the space we currently have.

It will also be necessary to construct an additional building to house the Fabrication department on the grounds in which Fleet Maintenance operates on Betz Road. The Fabrication department is managed by the Fleet Maintenance Superintendent, orders supplies through our parts room and performs tasks that often times are reported by our techs/mechanics. Currently the Fabrication Shop operates out of one of the Street department's shops on the southern edge of Bellevue. Relocating the Fabrication operations to Fleet Maintenance facilities will make for a smoother, more efficient process and would eliminate commuting between the two locations. The estimated size of the proposed facility would be approximately 5,000 square feet with 4 work bays, office space and restrooms.

Yearly work order average per week

2008	Averaged	18-25	Work orders per week
2010	Averaged	18-25	Work orders per week
2012	Averaged	25-27	Work orders per week
2014	Averaged	27-30	Work orders per week
2016	Averaged	29-30	Work orders per week
2017	Averaged	35-40	Work orders per week
2018	Averaged	42-45	Work orders per week
2019	Averaging	50-53	Work orders per week

The Fleet Facility is a working structure base on a growth study of Bellevue from 1995 through 2015.

The yearly growth after 2015 has almost double the capacity of the projected growth for this facility.

The physical size and staffing to run the Fleet facility have not increased in size to keep up with the demands of the growth of the City of Bellevue. The failure to expand or not to immediately proceed with the proper action to resolve this situation, will result in back logged work, failure to react and repair emergency equipment in a safe time line and the farming out of more repairs to extremely expensive low quality sub-contracting shops.

None of this reflects the addition of the Fabrication Department being relocated at the Fleet Maintenance building, due to the 2019 Flood. With the Fabrication, there is additional work orders and the loss of work space hindering the operation of the Fleet Department.

BPD ANNEXATION NEEDS

7-5-19

Currently the Department is budgeted for 95 sworn police officers to provide services to a population of 53,434 people. (2018 Census Bureau). This equates to 1.77 police officers per 1,000 residents. This average is below the National average of 2. Using this data one could proclaim that taking on the additional 11,175 residents could require an additional 19 to 20 sworn police officers. By way of furthering this point I included a list of Nebraska cities with similar populations to 11,175 and the sworn staff range from 14 to 28 in these communities.

We currently average 46901 calls for service per year according to the Sarpy CAD System. We have studied the call load for each subdivision in this package and determined that our calls for service will increase by roughly 7%. We are authorized 100 sworn staff at our current population and calls for service so this annexation call load would justify 7 additional staff.

I would propose to maintain our current level of service that the increase in staff is not solely driven by population so the thought of increasing our sworn staff to 19 or 20 is likely unnecessary and would take about 5 years to accomplish with hiring, training, and attrition accounted for.

It is my opinion that an additional 4 road patrol officers and 2 cruisers to build a new patrol district will handle the street portion of this annexation.

It is my opinion that an additional family crimes detective will be needed to address those needs associated with this annexation package.

It is my opinion that an additional 2 cyber crimes detectives will be needed to address the needs of this annexation package. (this unit is under staffed and falling behind already with the spiking technology aspects to nearly all of our cases).

It is my opinion that an additional code enforcement officer and a pick-up truck will be needed to address the Code aspect of this annexation package.

In total that is 7 sworn police officers, 1 non sworn code officer, and 3 vehicles.

Our records division and property and evidence divisions should be able to take this annexation on without additional staff at this time.



Chief Mark Elbert

Southdale Plz

Walker Dr

Location Map Miscellaneous Tax Lots



Capehart Rd

S 25th St

Towne Centre Dr

S 30th St

Redwing Cir

Daniell Cir

S 29th Pl

Lynnwood Dr

Derby Dr

Scarborough Dr

Century Rd

Casey Cir

S 26th Ave

S 25th St

S 24th St

Coventry Dr

Brighton Dr

S 20th Ave

Courtney Dr

Schuemann Dr

Sheridan Rd

Nottingham Dr

Whitted Dr

S 29th Ave

Blackhawk Dr

Greenwald St

S 20th St

Jason St

Hunter Dr

Arrowhead Ln

S 26th St

S 25th St

Greenwald St

Spencer St

Tregaron Cir

Lone Tree Rd

Rainn Blvd

Hunter Dr

Arrowhead Ln

S 26th St

S 25th St

Glenary Cir

S 22nd Cir

S 18th St

Halifax Dr

Bar Harbor Dr

Tregaron Ridge Rd
Tregaron Ridge Ave

Fairview Rd

Fairview Rd

Tregaron Dr

Tammy St

Kelly Dr

S 22nd St

S 21st St

Scott Dr

S 31st St

S 30th Ave

Michaela St

S 27th St

S 25th Ave

S 25th St

Plymouth Rock Rd

S 23rd St

Pilgrim Dr

Canyon St

Spring Blvd

Canyon Dr

S 17th St