

BELLEVUE PLANNING COMMISSION

Thursday, August 22, 2019 6:30 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 July 25, 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 Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1. Applicant: HRC Belle Lago, LLC. General Location: Southeast corner of 48th Street and Capehart Road. Case #'s: Z-1907-06, S-1907-05, S-1907-06.
- b. Request for a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility. Applicant: Barney Barrett. General Location: S. 9th St. and Cary St. Case #: CUP-1802-01.
- c. Request for a conditional use permit for Lot 1, Milt's Addition, for the purpose of a self-storage facility. Applicant: Chandler Storage West, LLC. General Location: 2715 Chandler Road West. Case #: CUP-1907-03.
- d. 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, and 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.
- e. Request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue.
- f. Request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue.
- g. Request to annex Sanitary and Improvement District #208, Sunrise (Phases III and IV). Applicant: City of Bellevue.
- h. Request to annex Sanitary and Improvement District #215, Piper's Glen. Applicant: City of Bellevue.
- i. Request to annex Sanitary and Improvement District #242, Cedar View. Applicant: City of Bellevue.
- j. Request to annex Sanitary and Improvement District #269, Orchard

Valley. Applicant: City of Bellevue.

k. Request to annex Sanitary and Improvement District #279, Spring Creek. Applicant: City of Bellevue.

l. Request to annex Sanitary and Improvement District #280, Kennedy Town Center. Applicant: City of Bellevue.

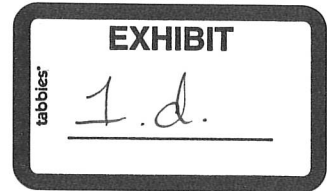
m. Request to annex Sanitary and Improvement District #289, Colonial Pointe at Fairview. Applicant: City of Bellevue.

n. Request to annex Lot 156, Pipers Glen, Lot 352, Oakhurst, Lot 36A2A, Pleasant Hill or Martin's Subdivision, Tax Lot B1B, located in the Northeast $\frac{1}{4}$ of Section 6 and Tax Lot 1B, located in the Northeast $\frac{1}{4}$ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue.

4. CURRENT BUSINESS

a. Selection of Planning Commissioner to serve on Board of Adjustment

5. ADJOURNMENT



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Bellevue Planning Commission Meeting, July 25, 2019, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, July 25, 2019 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Cain, Jacobson, Ackley, and Ritz. Absent were Commissioners Perrin, Aerni, Cutsforth, 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 Casey, to approve the minutes of the June 20, 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. Two of the emails were in regards to Agenda Item 3.c. One email was from Bob and Jean Cook, and the other email from Laura Young. Both emails expressed concerns with the proposed multi-family residential development. An email was also received from Wayne and Rebecca Rabon in regards to the proposed annexation of Pilgrim's Landing. Copies of these emails were provided to the Planning Commissioners. Shewchuk stated a written request was received from the applicant of Agenda Item 3.a. requesting a continuance to the August 2019 Planning Commission meeting.

Motion was made by Casey, 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 public hearing procedures

PUBLIC HEARING was held on a request to rezone the North 1/2 of the East 35.2' of Lot 2, and the North 1/2 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.

As previously mentioned, Shewchuk stated the applicant was requesting a continuance to the August 22, 2019 Planning Commission meeting.

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 Ritz, to CONTINUE to the August 22, 2019 Planning Commission meeting a request to request to rezone the North 1/2 of the East 35.2' of Lot 2, and the North 1/2 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. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be CONTINUED to the August 22, 2019 PLANNING COMMISSION meeting.

PUBLIC HEARING was held on a 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, and 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.

Kenneth Hahn, Kenneth Hahn Architects, 1345 South 75th Street, Omaha, NE, was present on behalf of the applicant. George Killian, Jacobs Consulting, 7071 North 72nd Street, Omaha, NE, was also present on behalf of the applicant. Scott SchmidtBonne, Director of Research, Omaha Public Schools, 3215 Cuming Street, Omaha, NE, was present as well. Hahn indicated the school's property needs to be properly zoned for the purpose of constructing an elementary school.

Arthur Childers, 8310 South 9th Street, Bellevue, NE, expressed concern with potential traffic, lack of sidewalks in the area, and the school's proximity to the railroad tracks.

Hahn addressed Mr. Childers' concerns. He stated a sidewalk will go in along Nebraska Drive. He mentioned the south side of Childs Road is outside of Omaha Public School's attendance area, so they

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are not anticipating children walking from that direction. Hahn stated Omaha Public Schools (OPS) plans to work with the city in regards to a safe crossing for the children potentially coming from east of Fort Crook Road. SchmidtBonne reiterated OPS has student safety as a priority, and would be happy to work with the city to identify and address any safety concerns.

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

Cain stated crossing Fort Crook Road would be dangerous. She inquired if OPS had any ideas as to how to make this a safer situation for their students. SchmidtBonne stated he could not speak to a specific solution at this time; however, he indicated the discussion has been ongoing in regards to having a safe trip to school for their students. Cain indicated the railroad could be a "magnet" for children, and questioned how the school would mitigate that scenario. SchmidtBonne stated there would be adults monitoring the school property while school is in session.

Jacobson inquired if city staff had made comments about the railroad tracks and/or students crossing Fort Crook Road. Shewchuk stated the Police Department had expressed concerns regarding students crossing Fort Crook Road on foot. He indicated those concerns were communicated to the applicant, who is working to address this situation.

Ackley inquired if OPS has other schools in their district this close proximity to railroad tracks. SchmidtBonne stated no schools came to mind. Ackley stated safety is one of the Planning Commission's top concerns under the Zoning Ordinance and City Code. He indicated there was nothing written into the Conditional Use Permit regarding a potential improvement to Fort Crook Road for the purpose of facilitating a safe crossing. He inquired if staff had considered this when drafting the agreement. Shewchuk stated that type of provision had not been discussed as part of the agreement. Ackley indicated the developer typically pays for and provides any necessary street improvements. He stated until there was a better understanding of street improvements and financial responsibility, this request should be continued.

Ackley clarified this school will serve students east of Fort Crook Road. SchmidtBonne stated the predominance of students will come from the east side of Fort Crook Road. He indicated most of these students are far enough away they will receive transportation of some sort. SchmidtBonne reiterated OPS is committed to finding a safe route to school for their students. Jacobson pointed out overpasses have been utilized along other busy Omaha metro area streets in these types of situations. Two overpasses within Bellevue were identified as well. Jacobson stated public safety is foremost to the Planning Commission. Discussion ensued regarding a possible motion for continuance. Killian stated the school is scheduled to open in July 2021. He advised OPS is trying to meet a construction schedule for the upcoming school year. Killian stated they had planned to put the construction plans out for bid in September or October 2019. He also mentioned financial impact is a consideration for OPS. Killian stated they are willing to work with the city; however, have to take finances into consideration. Further discussion ensued regarding a continuance.

MOTION was made by Ackley, seconded by Cain, to CONTINUE to the August 22, 2019 Planning Commission meeting a 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, and 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. Continuation with the request that safety needs be addressed in regards to a Fort Crook Road crossing and the railroad. Recommendation that safety terms and financial impact be outlined in the conditional use permit agreement. Upon roll call, all present voted yes. Motion carried unanimously.

This item will be CONTINUED to the August 22, 2019 PLANNING COMMISSION meeting.

PUBLIC HEARING was held on a 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.

Shewchuk reminded the Commissioners they received two emails previously mentioned in regards to this application.

Kyle Haase, E & A Consulting Group, Inc., 10909 Mill Valley Road, Omaha, NE, was present on behalf of the applicant, Summit Housing Group. He provided a brief summary of the project. Haase indicated

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a 76-unit multi-family residential development is being proposed. He stated the property is currently zoned RG-28, which allows multi-family residences. Haase indicated the applicant is requesting the 11.8 acre site be zoned RG-28-PS, which will allow multiple buildings to be constructed on one lot. He briefed the Commissioners as to the adjacent land use and zoning. Haase advised the developer held a neighborhood meeting on July 22, 2019 to discuss this project with surrounding neighbors. He described the proposed site plan, and indicated the apartments will consist of two-story buildings consisting of three- and four-bedroom units. Haase stated this density is 6.3 units per acre. He mentioned the current zoning of the property would allow 15.5 units per acre. Haase indicated the development will have a 1,200 square foot clubhouse. He advised the site will also contain a playground and community gardens. Haase also provided pictures of a similar project and proposed elevations. He stated concerns brought up at the neighborhood included limited access to the Normandy Hills Subdivision, an increase in traffic, and landscaping. Haase stated internal access is handled such that residents will connect with Fort Crook Road South on the north end of the development, which will discourage them from driving along Normandy Boulevard, through the Normandy Hills neighborhood. He advised there are existing trees along the eastern boundary of the property. These trees were originally planned for removal. Haase indicated since hearing the neighbor's concerns, the developer is willing to save as many existing trees as possible along this property line.

Connie James, 14902 Bordeaux Avenue, Bellevue, NE, expressed concerns with Fort Crook Road South and the increase in traffic. She stated Fort Crook Road has already had to undergo several improvements and repairs. James indicated she was concerned the developer's construction equipment would further damage this road. She concluded by stating she did not have an issue with the project itself, but rather the access to it.

Dennis Ryan, 841 Bordeaux, Avenue, Bellevue, NE, stated he was Chairman of SID #67. He stated the neighborhood has issues with having only one access after the Nebraska Department of Transportation (NDOT) cut off the previous two access points to Highway 75. Ryan stated Normandy Hills Boulevard is now considered an emergency access with a gate across it. He stated a portion of this property floods when there is heavy rain. Ryan indicated additional traffic from this development will have a negative impact to the existing neighborhood. He mentioned NDOT has been less than helpful when considering the neighborhood's access issues. Ryan indicated having only one access to the neighborhood is in violation of the Fire Code.

Jared Biltoft, 14918 Bordeaux Avenue, Bellevue, NE, stated he spent two decades traveling the globe, and came back to Nebraska because there are people with common sense who can solve real problems. He indicated there have already been access mistakes made in this area. Biltoft stated this project will funnel additional traffic, which bottlenecks at a four-way stop at Fort Crook Road South and Fairview Road. He stated one car accident or natural disaster, and this neighborhood is cut-off. Biltoft concluded by stating additional residents should not be added until the current access problem can be addressed.

Celine Monif, 1115 Grenoble Drive, Bellevue, NE, stated she is the first house in the neighborhood along Grenoble Drive. She stated she has seen multiple problems over the years at the intersection into the neighborhood. Monif described large semis being unable to navigate the intersection; therefore, expressing concerns with having large construction equipment in the neighborhood. She also stated the developer's property has drainage issues when the area receives heavy rain. Monif indicated the slope of Grenoble Drive creates issues for winter driving. She mentioned she would like to see more of a buffer between her home and the proposed development. Monif expressed concerns with children walking along Fort Crook Road South.

Kristeen Tadich, 15006 Normandy Boulevard, Bellevue, NE, stated she has lived in the neighborhood for over 15 years. She mentioned in June 2017 when Normandy Hills was hit by a tornado, she could not access her home for two days due to the only entrance into the neighborhood being covered with live electrical wires. Tadich described ongoing maintenance issues with the Fort Crook Road South access road. She indicated this is an excellent development; however, it is not the right time to develop it due to the existing access problem. Tadich stated this is a dangerous situation; one that could prevent someone from getting adequate medical care. She stated the city is liable in a situation such as this.

Daniel Jamrozy, 15004 Normandy Boulevard, Bellevue, NE, stated the neighborhood has only one way in and one way out. He advised these additional units should not be added to a neighborhood with inadequate access. Jamrozy mentioned he could not think of another Sarpy County neighborhood with only one way in and one way out. He also expressed concerns with snow removal and winter driving in regards to additional development and traffic. He concluded traffic and safety were his main

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concerns. Jamrozy advised the existing trees provide shade and a buffer from the Highway 75 emissions and traffic.

Angela Whitfield, 15204 Cedar View Drive, Bellevue, NE, stated in September 2018 she required an ambulance at her home. She mentioned it took medical personnel longer than normal to get to her because they were unsure as to how to access the neighborhood.

Kathy Arnauskas, 15132 Normandy Boulevard, Bellevue, NE, mentioned last winter Normandy Boulevard drifted shut. She expressed concern with removing the existing trees. Arnauskas stated she is not comfortable with a developer who is not local. She questioned if there would be an on-site manager and how the development would be maintained. Arnauskas stated with an increase in children in the neighborhood, there would be more buses and more traffic, which creates a safety hazard. She stated a lot of motorists do not realize Normandy Boulevard is cut off from Highway 75. Arnauskas advised this development is extremely close to her home. She stated there are no activities within walking distance for neighborhood children.

Bob Wittenauer, 715 Grenoble Drive, Bellevue, NE, provided population estimates of neighboring subdivisions in regards to how many access points those neighborhoods have. He pointed out most comparable sized subdivisions have multiple access points in relation to Normandy Hills' one access point. Wittenauer stated additional population should not be added to the neighborhood based on having only one access point at the present time.

Edd Bartlett, 806 Calais Street, Bellevue, NE, reiterated his neighbor's concerns of adding additional development with only one access point to the subdivision. He stated he has lived in Normandy Hills for 22 years. Bartlett stated historically the neighborhood had two access points. He mentioned the developer has a good plan; however, a second entrance is needed for additional development.

Matt Ramsey, 822 Bordeaux Avenue, Bellevue, NE, provided a handout showing the prior access and existing access to the neighborhood. He provided a brief description of how the access to the neighborhood has changed in recent years. Ramsey stated there has been instances where some, or all, of the neighborhood has been cut off. He mentioned it is a beautiful complex; however, the current infrastructure will not support it. Ramsey advised the proper access should be in place prior to any additional development.

Lance Tschirren, 1001 Bordeaux Avenue, Bellevue, NE, stated he shared the concerns of his neighbors. He mentioned only one access to the subdivision has been problematic to the neighborhood. Tschirren stated the subdivision has been cut off with heavy winter snows as well. He stated the county has actually piled snow in front of the emergency access and left it there two or three days before removing it. Tschirren indicated the current access cannot support additional development.

Bob Kennedy, 801 Bordeaux Avenue, Bellevue, NE, stated the intersection of Fairview Road and Fort Crook Road South has become dangerous with the existing traffic in the area. He suggested the city solve this issue before annexation.

Darci McAbee, 811 Cedar View Lane, Bellevue, NE, echoed the concerns of her Normandy Hills neighbors. She suggested the city consider an agreement with the developer in regards to the maintenance of the neighborhood streets and Fort Crook Road South in regards to construction equipment being brought in. McAbee expressed concerns with an increase in traffic.

Bob Perrin, 1101 South 36th Street, Omaha, NE, stated he is a property owner in Normandy Hills. Perrin provided a handout of a revised layout of the development he had drawn. He stated he is an architect, and was offering his design as a feasible alternative to the existing linear design. Perrin advised his design would allow for flatter streets, more community cohesiveness within the apartment development, and would allow for better traffic flow throughout the neighborhood.

Haase addressed the neighbor's concerns. He stated the single access does need to be addressed by NDOT, Sarpy County, and/or the City of Bellevue. Haase advised he is hopeful the developer's grading plan will improve the existing drainage condition on site. He stated these rains will be captured and released at a slower rate. Haase mentioned snow removal will be done by a hired maintenance company. He stated there is plenty of open space to store the snow during the removal process. Haase advised there will be an on-site office with full-time maintenance employees. He further indicated there will be an on-site manager. Haase stated the site will be professionally landscaped and maintained. He pointed out the request is in accordance with the city's Comprehensive Plan.

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

Ritz thanked the citizens for coming to the meeting. He stated he would oppose any development which would make an existing situation worse.

Casey asked staff if there were any ongoing conversations with NDOT regarding a second access point. Shewchuk stated he was not aware of any plans at this time. He mentioned NDOT and Sarpy County were involved in the initial access plans for the Fort Crook Road South access road. Casey inquired if there were any legal reason additional residents could not be added to the area based on one access point. Shewchuk stated a newer area falls under different codes and regulations. He mentioned there is an emergency access for the area. Shewchuk advised this emergency access was part of NDOT's plans.

Jacobson inquired if there would be a stop sign at the northern entrance/exit of the apartment development. Haase stated that was correct. Jacobson mentioned construction traffic would have a "straight shot" to the development. He stated he lived in the Fairview subdivision when the Highway 370 improvements were being done. Jacobson indicated cement trucks would come through the Fairview Subdivision; however, there was not a significant impact to the residential streets. He mentioned it could be different with Fairview Road South since it is asphalt.

Haase requested the application be continued so the developer could have time to get answers as to access, and continue to work with the neighbors in regards to traffic and landscaping.

Ackley stated Normandy Hills has roads stubbed out for future connections. He pointed out Darling International owns the property to the north, which will be unlikely to develop as housing. Ackley asked if this application were denied based upon having only the Fort Crook Road South access, what that would mean for further development to the south. Shewchuk stated when Cedar View was developed, the discussion was that without an access point to the south, the city would not be in favor of additional development. Ackley stated Spring Creek (north of 25th Street and Cornhusker Road) had only one access point until development occurred to the north. He mentioned the adjacent land cannot be cut off for future development and a solution should be found. Ackley stated he was in favor of a continuance. Cain stated she was in favor of this as well in light of the concerns raised by the neighbors.

MOTION made by Ritz, seconded by Casey, to continue to the September 26, 2019 Planning Commission meeting a a 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. CONTINUANCE to allow the developer to work through the issues raised at this meeting. Upon roll call, all present voted yes. Motion carried unanimously.

This item will be CONTINUED to the September 26, 2019 PLANNING COMMISSION meeting.

The Commission took a break from 8:50 p.m. to 8:55 p.m.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #171, Tregaron. Applicant: City of Bellevue.

Shewchuk provided a summary of all of the annexation requests in general. He stated annexations are beneficial to the city and part of the natural growth and development of the city. Shewchuk said the 2019 assessed valuation for the proposed areas for annexation is almost \$330 million. This would in turn generate more than \$2 million in property taxes. The city would take over any bond payments. There are currently around \$13 million in outstanding debt with these areas. Shewchuk stated there are annual payments of approximately \$1.1 million. He mentioned the city looks at the costs of providing services to the residents (i.e. street maintenance, police personnel, wastewater, etc.), and factors this into the annexation analysis. Shewchuk stated after review, it is feasible for the city to annex these areas. He indicated the proposed annexation area consists of 1,209 parcels with 1,663 dwelling units. Shewchuk advised based on the average census population of 2.62 persons per dwelling unit, this will increase the city's population by nearly 4,000 people. He provided a brief description of the additional resources requested by the city departments for this annexation. Shewchuk stated the city contracts with Papillion Sanitation for trash services. Residents would pay the city's sales tax rate. This area is in the city's extra-territorial jurisdiction; therefore already covered by the Building Codes and Zoning Ordinance. Shewchuk mentioned residents will have a drop of approximately \$20 per month in their sewer fees. He stated there is also benefit in that residents can

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run for city office and vote in city elections. Shewchuk advised for all of the SIDs except Pilgrim's Landing, their tax levy will decrease based upon current levies and valuations. He indicated with Pilgrim's Landing, their levy would increase by \$32.44 per \$100,000 of valuation, which is a minimal impact. Shewchuk indicated he had received an email from a resident who indicated SID #265 has a contract with Papillion Sanitation. He stated there is a cancellation clause written into that contract, so it will go away upon annexation.

John Fullenkamp, 11440 West Center Road, Omaha, NE, is an attorney whose firm represents several of the SIDs proposed for annexation. He mentioned the attorneys and developers realize these SIDs were established for the purpose of eventually becoming part of the city. Fullenkamp stated this is something they constantly remind their residents of. He thanked the Planning Department staff for meeting with his firm to discuss upcoming annexations for the purpose of making this a seamless transition.

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

Shewchuk mentioned city administration would be meeting next week for the purpose of determining the effective date of these annexations. It is anticipated third reading of these ordinance will be held at the City Council meeting on September 3, 2019. Shewchuk mentioned the city will need time to notify agencies such as Papillion Sanitation and Sarpy County 911.

MOTION made by Casey, seconded by Cain, to recommend APPROVAL of the request to annex Sanitary and Improvement District #171, Tregaron. Applicant: City of Bellevue. APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact, and conformance with the Zoning Ordinance and Comprehensive Plan. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #177, Fox Ridge Estates. Applicant: City of Bellevue.

Richard Holdcroft, 13701 South 37th Circle, Bellevue, NE, was present as the SID Chairman. He wanted to point out a current maintenance project for the street repair of six specific areas within the SID, totaling approximately \$50,000. Holdcroft stated the SID has been in touch with Engineering Manager Dean Dunn, and are in the process of seeking city approval to continue that project. He also advised the SID has a current contract with a landscaping company which runs through 2021. Holdcroft inquired as to what would happen with that contract upon annexation. Shewchuk requested a copy of the contract from Holdcroft. Holdcroft indicated he would email the contract to Shewchuk.

Philip VanDyke, 13902 South 41st Street, Bellevue, NE, was present on behalf of the Fox Ridge Estates Homeowner's Association (HOA). He inquired as to the impact on the level of frequency of services they currently have; specifically in regards to the mowing of common areas, maintenance to the subdivision sign, and snow removal. Shewchuk advised that the city Public Works Department will take over snow removal. He stated the city has very good snow removal. Shewchuk clarified the SID owns the common areas. As a result, he advised those properties will become city property and those areas will be maintained by the city. He mentioned mowing may not occur as frequently as it does now. Shewchuk suggested the Fox Ridge HOA contact the Public Works Department if they are interested in keeping control of maintenance of these areas. He stated the Blackhawk HOA recently entered into an agreement with the city regarding maintenance of their park area. VanDyke inquired if the HOA would be prohibited from doing "supplementary" mowing. Shewchuk stated he could not speak for the Public Works Department, and suggested the HOA contact the Public Works Department to discuss this.

Tom Shimerdla, 13806 South 41st Street, Bellevue, NE, was also present to speak on this matter. He stated he is a member of the HOA and questioned who would maintain the sidewalks around the lake. Shewchuk stated the city would be responsible for this property. Discussion on this topic ensued. Shimerdla inquired if the city sweeps streets. Shewchuk stated they would. Shimerdla initiated discussion regarding city council representation and the ward boundaries.

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

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Ritz inquired about the contracts mentioned and whether or not staff would need additional time to review those. Shewchuk stated they would not. Conversation on this matter followed.

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MOTION made by Casey, seconded by Ritz, to recommend APPROVAL of the request to annex Sanitary and Improvement District #177, Fox Ridge Estates. Applicant: City of Bellevue. APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact, and conformance with the Zoning Ordinance and Comprehensive Plan. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #182, 370 Pointe. Applicant: City of Bellevue.

Shewchuk pointed out recent annexations were done surrounding this development. This annexation will fill in a gap left by those annexations.

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

MOTION made by Casey, seconded by Ritz, to recommend APPROVAL of the request to annex SID #182, 370 Pointe. Applicant: City of Bellevue. . APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact, and conformance with the Zoning Ordinance and Comprehensive Plan. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #183, Pilgrims Landing. Applicant: City of Bellevue.

Shewchuk reminded the Commission an email was received on this matter from Wayne and Rebecca Rabon, a copy of which was provided.

Cindy Hudson, 14217 S. 21st Street, Bellevue, NE, was present to speak on this matter. She inquired if there was a way a homeowner could acquire a commons area within the SID. Hudson stated there is a common area near the intersection of South 21st Street and Pilgrim Drive. Shewchuk stated that area is actually right-of-way for Pilgrim Drive, so it would not likely be able to be acquired by the property owners. He indicated a meeting with two residents of the SID occurred earlier in the week in regards to HOA maintenance of some of the outlots.

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

Ackley mentioned there are community groups and volunteers who help take care of city signs and properties. He suggested the city may be happy to have resident volunteers aid in maintenance; however, title would not be able to be transferred on these properties. Ackley suggested Hudson contact city administration to discuss this further.

Hudson inquired about "No Parking" signs within the SID. She stated the current signs make no sense as far as placement. Shewchuk advised the Street Department will be in charge of this matter. He stated the city typically posts these signs on one particular side of the street. Casey encouraged Hudson to have that conversation with city staff.

Ackley stated the email received questioned the purpose of this annexation. He echoed Mr. Fullenkamp's previous comments regarding the creation and function of SIDs. Ackley indicated it is part of the natural growth of the city to annex these areas.

MOTION made by Ackley, seconded by Cain, to recommend APPROVAL of the request to annex SID #183, Pilgrims Landing. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

MINUTE RECORD

Bellevue Planning Commission Meeting, July 25, 2019, Page 8

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #186, Oakhurst/Oakridge East. Applicant: City of Bellevue.

Sandra Cloward, 13511 South 32nd Street, was present to speak on this matter. She stated she had some basic questions regarding the annexation. She clarified Bellevue Police would have jurisdiction once the annexation was complete. Cloward initiated discussion regarding fire service in her area. She also inquired about community mailboxes. Shewchuk indicated that was a discussion to have with the Post Office, and was not affected by an annexation.

Frank McDaniel, 13605 South 26th Street, Bellevue, NE, asked about ownership of the subdivision fence. He stated there have been no issues so far; however, he inquired who was responsible for maintenance and/or replacement. McDaniel stated he assumed the fence was maintained by the SID. Shewchuk stated he was unsure. He stated it was most likely the responsibility of the homeowner. Jacobson stated he has personal experience from his time in the Fairview Subdivision. He stated in that case, the developer installed the fence, but the fence was then deeded to each homeowner. Subsequently, it became the individual homeowner's responsibility. Jacobson encouraged Mr. McDaniel to look into the SID's original covenant to find an answer to this.

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

MOTION made by Ackley, seconded by Cain, to recommend APPROVAL of the request to annex SID #186, Oakhurst/Oakridge East. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #197, Heartland Hills. Applicant: City of Bellevue.

Steve Ruskamp, 13605 Fornoff Avenue, Bellevue, NE, was present on behalf of the Heartland Hills Homeowner's Association. He stated the SID had a subdivision sign, which many people complain about the appearance of. Ruskamp inquired if the HOA could put a new sign in at some point in the future. Shewchuk stated subdivision signs are permitted and regulated by the Planning Department. He stated those are typically approved as long as the city's regulations are met. Ruskamp pointed out the neighborhood's park and trail, and stated they are well maintained at the present time.

Shewchuk pointed out any these annexations have no effect on the homeowner's associations. Based upon covenants and current documents, these homeowner's associations will continue upon annexation.

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

MOTION made by Casey, seconded by Ritz, to recommend APPROVAL of the request to annex SID #197, Heartland Hills. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #265, Williamsburg. Applicant: City of Bellevue.

Jesse Layton, 14209 South 18th Street, Bellevue, NE, inquired if there would be any changes as to how properties are assessed. Shewchuk stated property valuations are established by the Sarpy County Assessor's Office regardless if a property is within the city limits or not.

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

MOTION made by Casey, seconded by Ackley, to recommend APPROVAL of the request to annex SID #265, Williamsburg. Applicant: City of Bellevue. APPROVAL based upon the positive financial

MINUTE RECORD

Bellevue Planning Commission Meeting, July 25, 2019, Page 9

impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

PUBLIC HEARING was held on a 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.

Shewchuk explained these are nine parcels which are unincorporated and not in a Sanitary and Improvement District. If the previous annexations are approved, these parcels would be surrounded by city limits. Shewchuk provided a brief description of the parcels in this package.

Matt Ramsey, 822 Bordeaux Avenue, Bellevue, NE, inquired if these lots are adjacent to current city limits, or are parcels surrounded by areas currently being considered for annexation. Shewchuk indicated that was correct.

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

MOTION made by Ackley, seconded by Casey, to recommend APPROVAL of the 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. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on August 20, 2019.

Meeting adjourned at 9:51 p.m.



Tammi L. Palm
Land Use Planner



City of Bellevue

Office of the Planning Department

3.a.

MEMORANDUM

TO: Planning Commission
FROM: Tammi Palm, Land Use Planner *tp*
DATE: August 16, 2019
RE: Belle Lago Replat 1

Mark Westergard, E & A Consulting Group, Inc. is requesting a continuance on behalf of the applicant for this request. The applicant is requesting a continuance to the September 26, 2019 Planning Commission for the purpose of having more time to make requested revisions. Staff would support this request.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: CUP-1802-01

FOR HEARING OF:

REPORT #1: August 22, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Barney Barrett
1409 Chaput Drive
Bellevue, NE 68005

B. PROPERTY OWNER:

Barney Barrett
1409 Chaput Drive
Bellevue, NE 68005

C. GENERAL LOCATION:

South 9th Street and Cary Street

D. LEGAL DESCRIPTION:

Lot 24, Childs Estate Acres, located in the Northeast ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Conditional Use Permit for Lot 24, Childs Estate Acres

F. EXISTING ZONING AND LAND USE:

BGH, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a conditional use permit to allow for a self-storage facility.

H. SIZE OF SITE:

The site is approximately 1.65 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The existing site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RS-84
2. **East:** Budget Self-storage Facility, ML (across South 9th Street)
3. **South:** Vacant/Industrial, ML
4. **West:** Single Family Residential, RS-84

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. 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 commercial.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data available for this property.
2. The property will have access from South 9th Street. Cary Street is unimproved and will remain so at this time.

D. UTILITES:

All utilities are available to serve this development.

E. ANALYSIS:

1. Barney Barrett, is requesting approval of a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility.
2. The property is presently vacant and zoned BGH (Heavy General Business). Self-storage facilities are a conditional use permit under this zoning designation.
3. The applicant is proposing four storage buildings, totaling 26,400 square feet of indoor storage. No outdoor storage is being proposed.
4. 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, Sarpy County Public Works, 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.

Chief Building Official Mike Christensen made comments regarding the requirement of a bathroom facility per the Uniform Plumbing Code. A bathroom is being provided by the applicant.

Public Works Engineering Manager Dean Dunn had technical comments pertaining to the site plan. These comments have been addressed by the applicant's engineer.

No other comments were received on this case.

5. The site plan shows the required 25' bufferyard abutting the adjacent single family residences. Additionally, a 15' deep landscaped area is being provided along the rights-of-way. A six foot wood privacy fence is proposed around the self-storage facility for screening purposes. The proposed landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance.
6. The proposed storage units will be required to meet the design standards guidelines for building materials as outlined in Section 8.11. This will be determined as part of the building permit process.
7. A sidewalk is required along South 9th Street unless a sidewalk waiver is granted for this development. The Public Works' policy is such that a waiver will be granted along unimproved sections of roadway. South 9th Street does not have curb and gutter; therefore, is considered "unimproved."
8. 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 of the site plan 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. Site Plan received August 16, 2019
4. Landscape Plan August 13, 2019
5. Conditional Use Permit Agreement

VII. COPIES OF REPORT TO:

1. Barney Barrett
2. Civil Solutions, LLC
3. rgh Design
4. Public Upon Request



Prepared by:

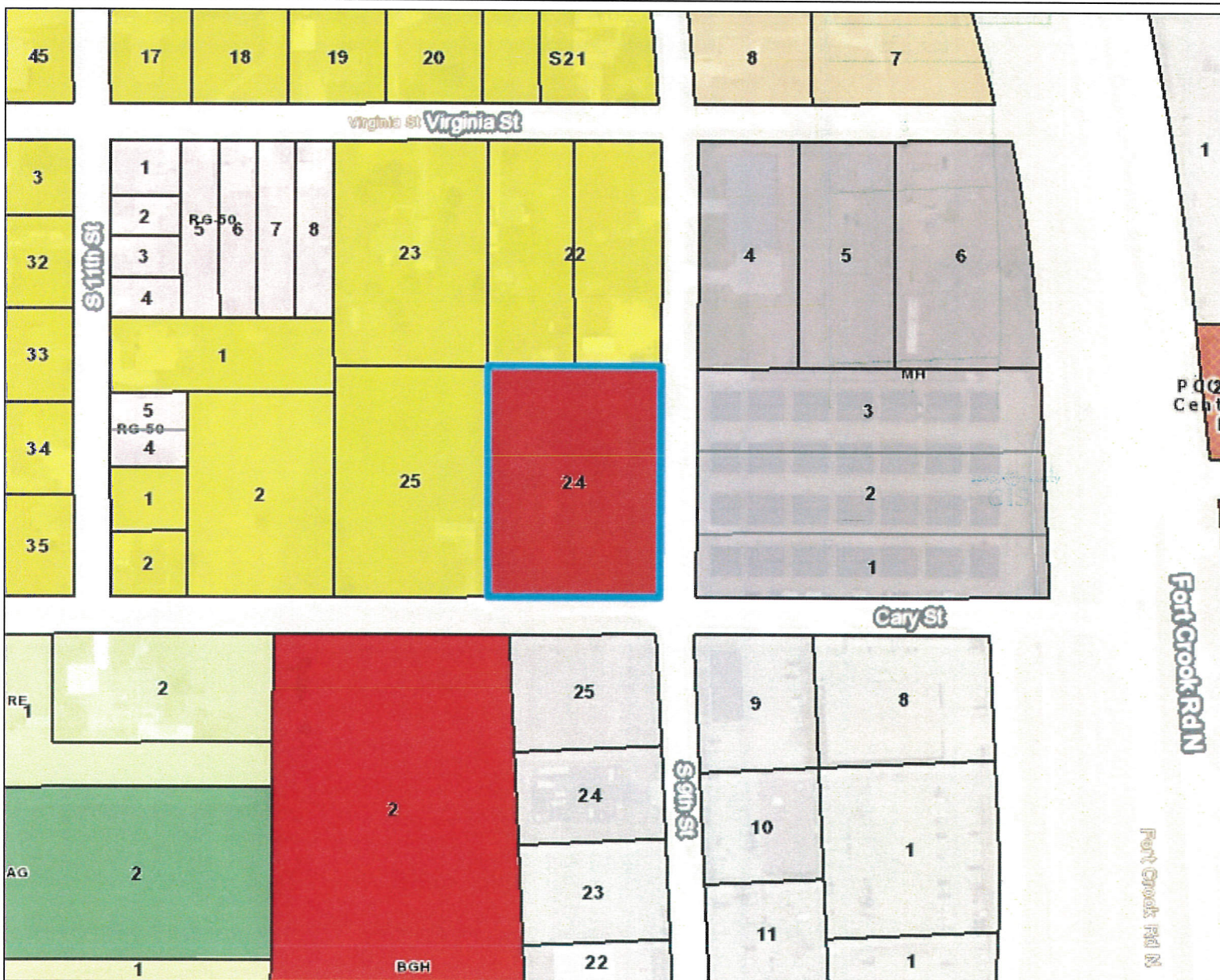


Planning Director

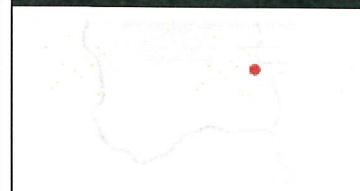
8/16/19

Date of Report

Lot 24, Childs Estate Acres

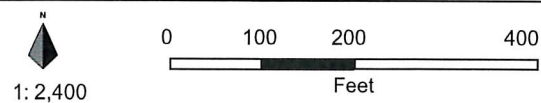


Location



Legend

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



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Sarpy County GIS

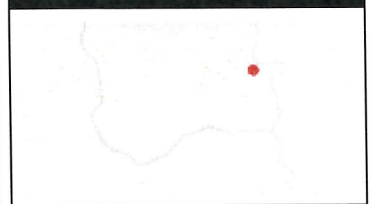


1210 Golden Gate Dr.
 Suite 1130
 Papillion, NE 68046
maps.sarpy.com

Lot 24, Childs Estate Acres



Location



Legend

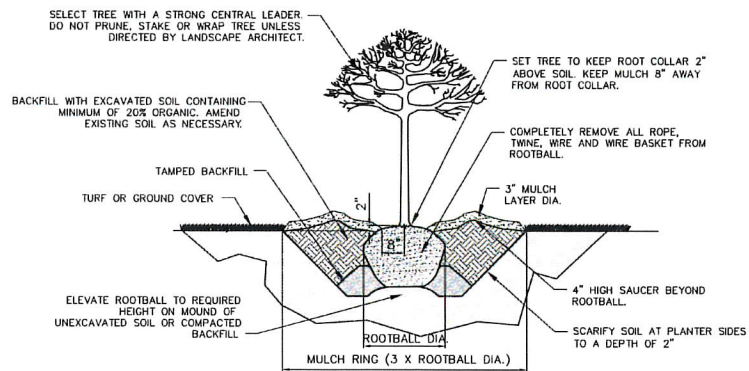
- Road Centerlines
- 2018 Aerial Photo
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 2,400

0 100 200 400
Feet

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
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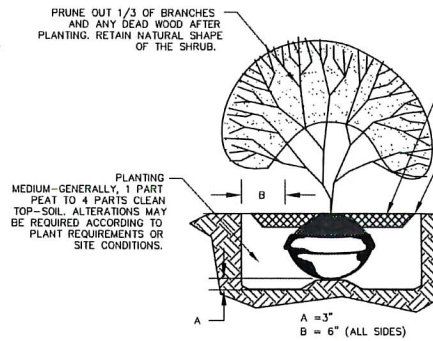


NOTES:

1. SOIL USED AS BACKFILL SHALL BE AMENDED AS NECESSARY TO CONTAIN 20% ORGANIC MATERIAL.
2. PLANTING STAGES:
 - A) REMOVE BOTTOM THIRD OF BASKET, ROPE AND TWINE
 - B) SET TREE AND PLUMB. TAMP BACKFILL TO STABILIZE.
 - C) COMPLETE REMOVAL OF ALL WIRE, ROPE, AND TWINE.
 - D) FINISH BACKFILL AND WATER.
3. STREET TREE PLANTING INSPECTION AND APPROVAL BY CITY OF OMAHA SHALL BE DONE IN TWO STAGES:
 - A) EXCAVATION OF PLANTER AREA AND COMPACTION RELIEF TREATMENT PRIOR TO PLANTING AND BACKFILLING.
 - B) FINAL INSTALLATION AFTER PLANTING AND BACKFILLING.

CITY OF OMAHA

TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE

PLANT NAME	SIZE	QUANTITY	DETAIL	
HONEY LOCUST	3" CALIPER	5	TYP.	GT - Gleditsia triacanthos "shademaster"
OCTOBER GLORY MAPLE	3" CALIPER	5	TYP.	AR - Acer rubrum "October Glory"
BLUE SPRUCE	6' TALL	5	TYP.	BS - Picea pungens
ARROWWOOD VIBURNUM	2 GALLON	6	TYP.	VA - Viburnum dentatum
BAILEY'S COMPACT VIBURNUM	2 GALLON	24	TYP.	VT - Viburnum trilobum compact
RED TWIG DOGWOOD	2 GALLON	21	TYP.	Monrovia-Red Twig Dogwood
BOXWOOD	2 GALLON	27	TYP.	English Boxwood

lgh Design

Lot 24
Childs Estates Acers
Sarpy County, NE

Proposed Storage

Landscape Plan

PROJECT NO. 010-2019

DATE 07-08-2019

L2.01

SHEET NO.

RECEIVED
AUG 13 2019
PLANNING DEPT.

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

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 24, CHILDS ESTATE ACRES,
LOCATED IN THE NORTHEAST ¼ OF SECTION 22, T14N, R13E OF THE 6TH P.M., SARP
COUNTY, NEBRASKA

Conditional Use Permit for Barney Barrett

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 Barney Barrett, (“Applicant”), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Barney Barrett, is the legal owner of Lot 24, Childs Estate Acres, located in the Northeast ¼ of Section 22, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 1.65 acres, more or less (“Property”). Applicant desires to use the Property for the purpose of a self storage facility; 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 12 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. Applicant may maintain a self storage 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:

Barney Barrett
1409 Chaput Drive
Bellevue, NE 68005

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

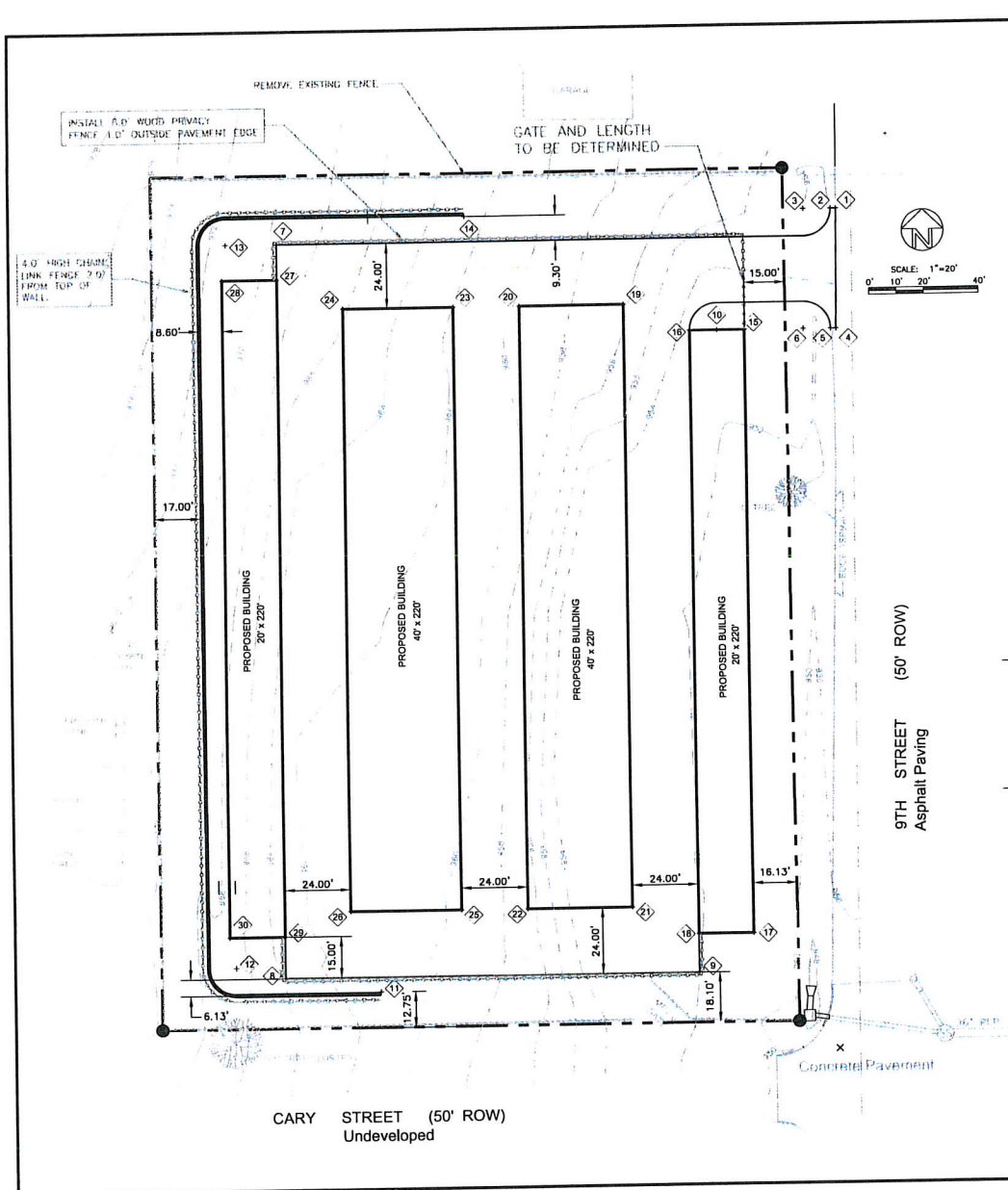
Barney Barrett

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Barney Barrett 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



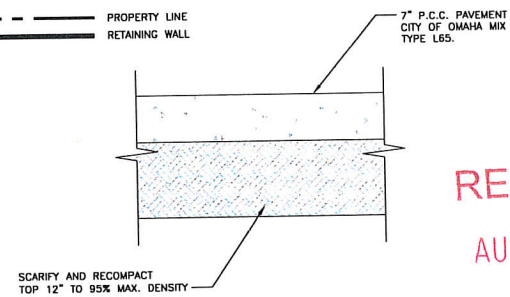
PLAN GEOMETRICS			
POINT	NORTHING	EASTING	DESCRIPTION
1	396.09	348.89	EDGE OF 9TH STREET
2	396.09	346.89	EDGE OF NEW PAVEMENT
3	396.10	336.86	10.00' RADIUS POINT
4	352.08	348.36	EDGE OF 9TH STREET
5	352.08	346.36	EDGE OF NEW PAVEMENT
6	352.08	336.36	10.00' RADIUS POINT
7	386.08	144.73	CORNER OF PAVEMENT
8	118.13	144.75	CORNER OF PAVEMENT
9	118.10	294.78	CORNER OF PAVEMENT
10	352.09	304.78	10.00' RADIUS POINT
11	112.75	179.38	BEGIN RETAINING WALL (FRONT FACE AT GROUND LEVEL)
12	122.00	126.93	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
13	386.14	126.14	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
14	395.37	213.13	END RETAINING WALL (FRONT FACE AT GROUND LEVEL)
15	352.08	314.78	N.E. CORNER OF NEW BUILDING
16	352.08	294.78	N.W. CORNER OF NEW BUILDING
17	132.08	314.78	S.E. CORNER OF NEW BUILDING
18	132.08	294.78	S.W. CORNER OF NEW BUILDING
19	362.11	270.73	N.E. CORNER OF NEW BUILDING
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21	142.11	270.73	S.E. CORNER OF NEW BUILDING
22	142.11	232.73	S.W. CORNER OF NEW BUILDING
23	362.12	208.73	N.E. CORNER OF NEW BUILDING
24	362.12	168.73	N.W. CORNER OF NEW BUILDING
25	142.13	208.73	S.E. CORNER OF NEW BUILDING
26	142.13	168.73	S.W. CORNER OF NEW BUILDING
27	373.13	144.73	N.E. CORNER OF NEW BUILDING
28	373.13	124.73	N.W. CORNER OF NEW BUILDING
29	133.13	144.73	S.E. CORNER OF NEW BUILDING
30	133.14	124.73	S.W. CORNER OF NEW BUILDING

NOTES:

1. SEE SHEET C2 FOR GRADING CONTOURS AND DATA.
2. SEE SHEET C3 FOR DRAINAGE IMPROVEMENTS
3. SEE SHEET C4 FOR RETAINING WALL PLAN AND PROFILE

LEGEND

--- PROPERTY LINE
 --- RETAINING WALL



RECEIVED
 AUG 16 2019

PLANNING DEPT.

tabbles®

EXHIBIT

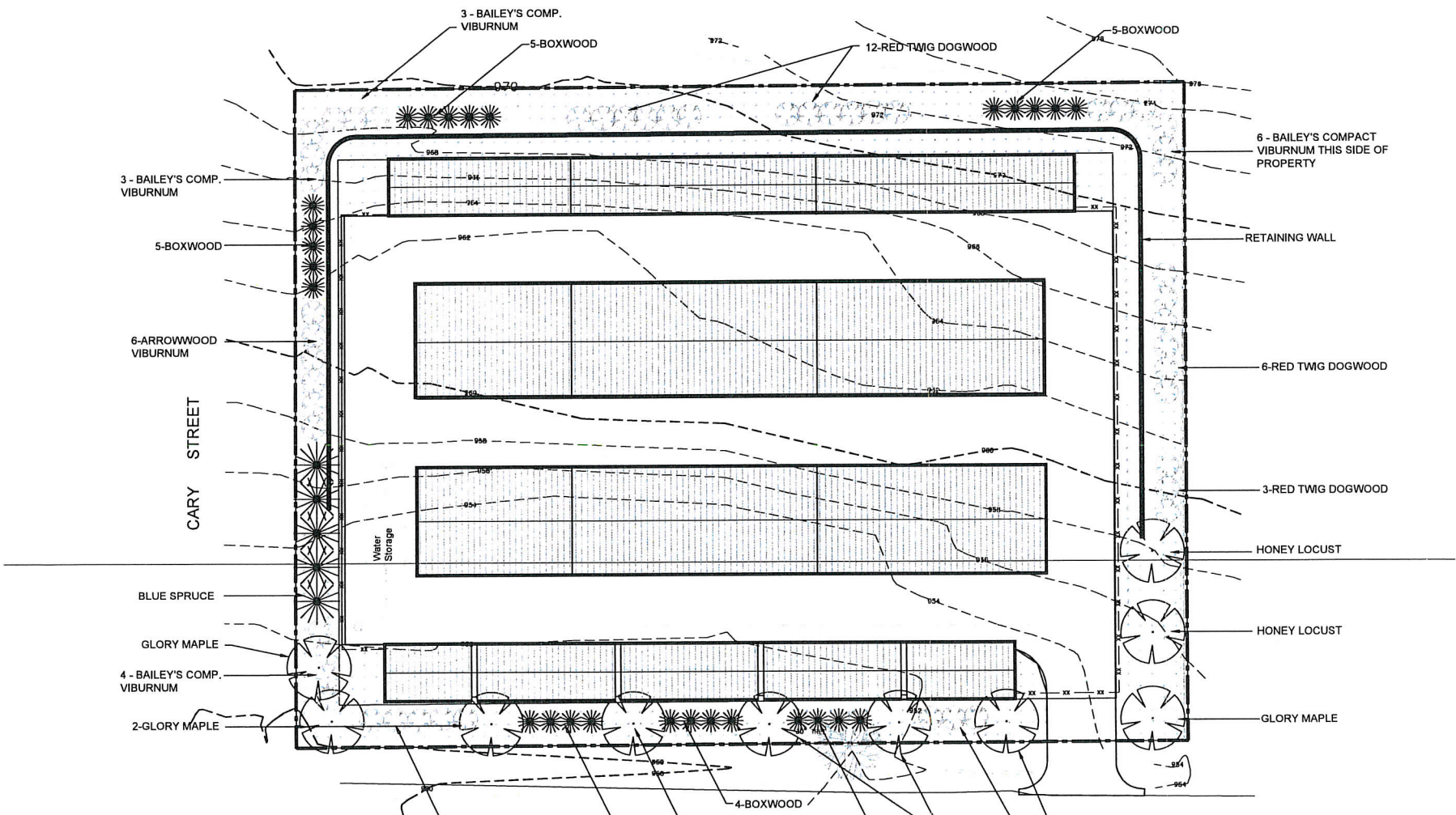
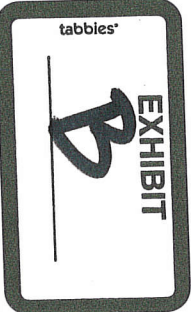


LOT 24, CHILDS ESTATE, ACRES
 SAPPY COUNTY, NE

SITE LAYOUT PLAN

DATE
 SCALE 1"=20'
 PROJECT NO.
 FILE NO.

SHEET NO. C1



Lot 24
Childs Estates Acers
Sarpy County, NE

PROJECT
Proposed Storage

Landscape Plan

SHRUBS
VA - Viburnum dentatum.....Blue Muffin Arrowwood Viburnum
VT - Viburnum trilobum compactBailey's Compact Viburnum

TREES
GT - Gleditsia triacanthos "shademaster".....Honey Locust
AR - Acer rubrum "October Glory".....October Glory Maple

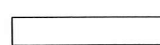
LANDSCAPE PLAN



9TH STREET



Grass



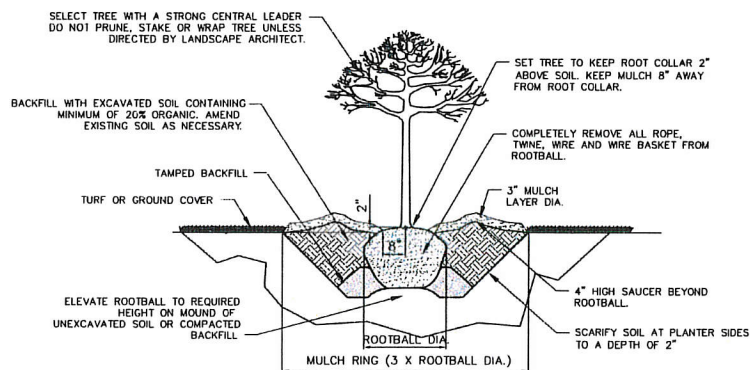
RECEIVED
AUG 13 2019
PLANNING DEPT.

PROJECT NO. 010-2019

DATE 07-08-2019

L1.01

SHEET NO.

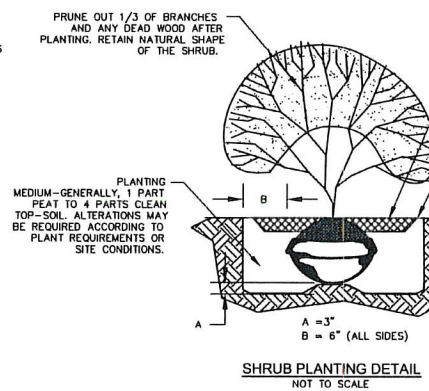


NOTES.

1. SOIL USED AS BACKFILL SHALL BE AMENDED AS NECESSARY TO CONTAIN 20% ORGANIC MATERIAL.
2. PLANTING STAGES:
 - A) REMOVE BOTTOM THIRD OF BASKET, ROPE AND TWINE
 - B) SET TREE AND PLUMB. TAMP BACKFILL TO STABILIZE.
 - C) COMPLETE REMOVAL OF ALL WIRE, ROPE, AND TWINE.
 - D) FINISH BACKFILL AND WATER.
3. STREET TREE PLANTING INSPECTION AND APPROVAL BY CITY OF OMAHA SHALL BE DONE IN TWO STAGES:
 - A) EXCAVATION OF PLANTER AREA AND COMPACTION RELIEF TREATMENT PRIOR TO PLANTING AND BACKFILLING.
 - B) FINAL INSTALLATION AFTER PLANTING AND BACKFILLING.

CITY OF OMAHA

TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE

PLANT NAME	SIZE	QUANTITY	DETAIL	
HONEY LOCUST	3" CALIPER	5	TYP.	GT - Gleditsia triacanthos "shademaster"
OCTOBER GLORY MAPLE	3" CALIPER	5	TYP.	AR - Acer rubrum "October Glory"
BLUE SPRUCE	6' TALL	5	TYP.	BS - Picea pungens
ARROWWOOD VIBURNUM	2 GALLON	6	TYP.	VA - Viburnum dentatum
BAILEY'S COMPACT VIBURNUM	2 GALLON	24	TYP.	VT - Viburnum trilobum compact
RED TWIG DOGWOOD	2 GALLON	21	TYP.	Monrovia-Red Twig Dogwood
BOXWOOD	2 GALLON	27	TYP.	English Boxwood

rg Design

Lot 24
Childs Estates Acers
Sarpy County, NE

PROJECT
Proposed Storage

Landscape Plan

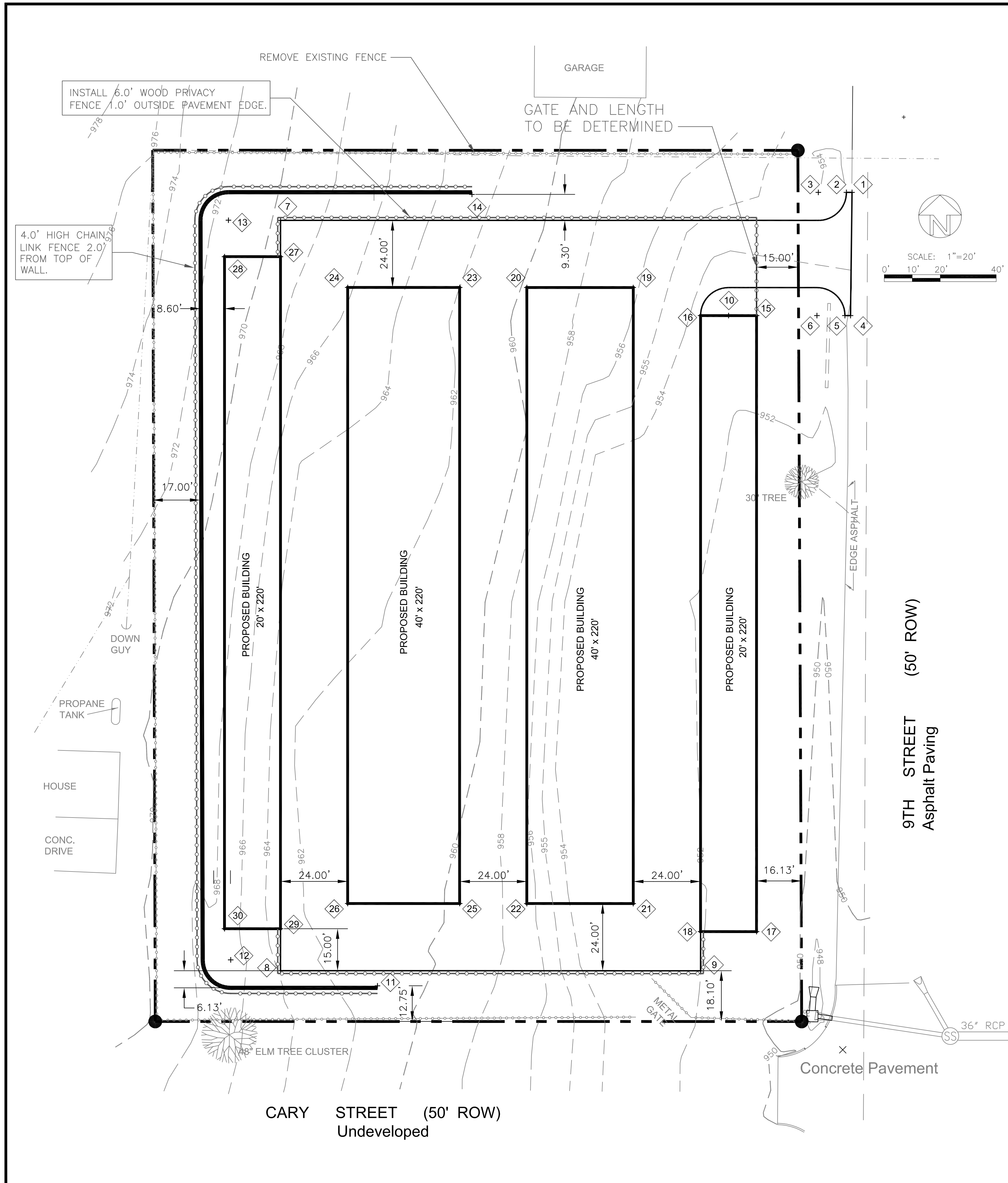
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DATE 07-09-2019

L2.01

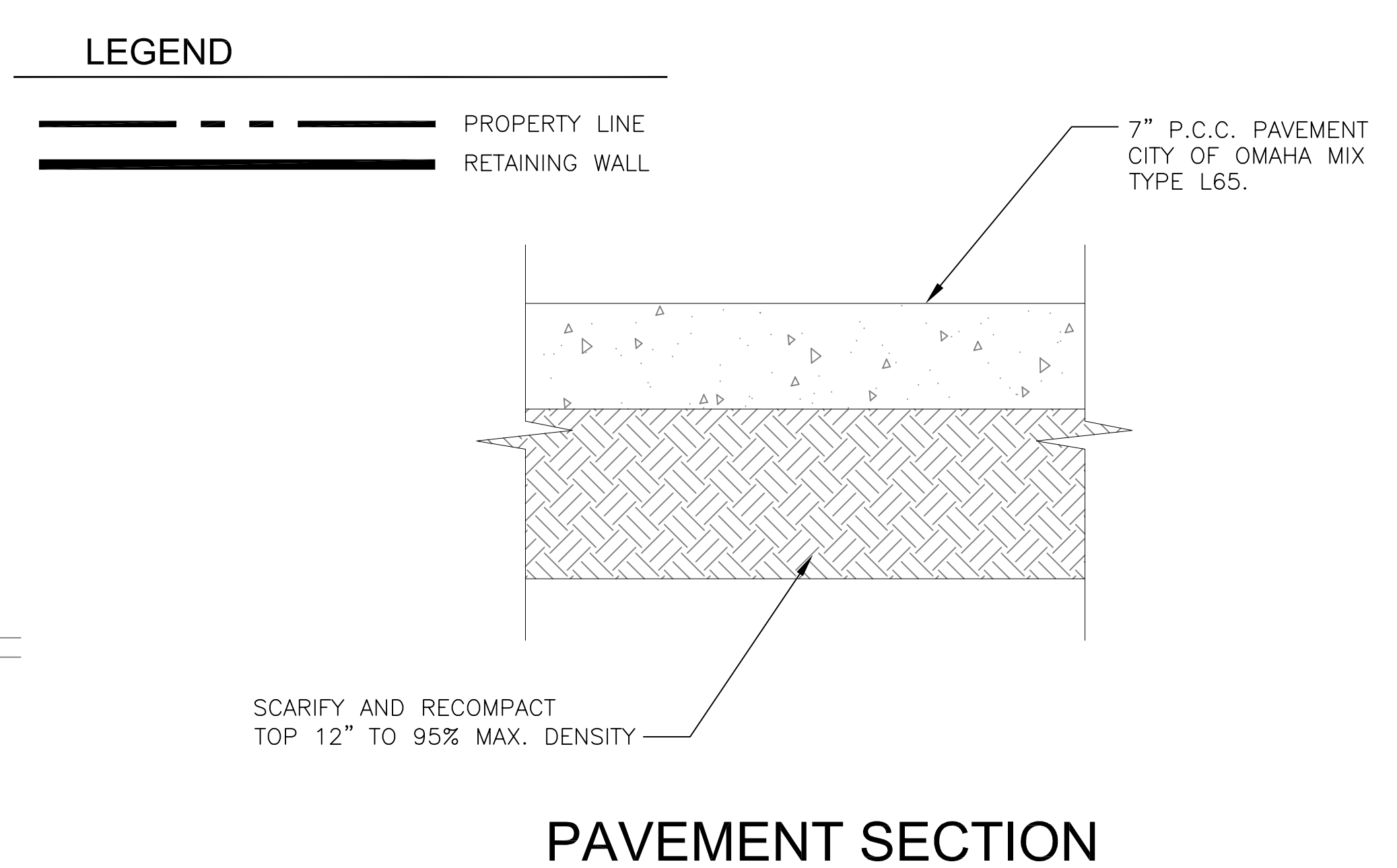
SHEET NO.

RECEIVED
AUG 13 2019
PLANNING DEPT.



PLAN GEOMETRICS			
+ POINT	NORTHING	EASTING	DESCRIPTION
1	396.09	348.89	EDGE OF 9TH STREET
2	396.09	346.89	EDGE OF NEW PAVEMENT
3	396.10	336.86	10.00' RADIUS POINT
4	352.08	348.36	EDGE OF 9TH STREET
5	352.08	346.36	EDGE OF NEW PAVEMENT
6	352.08	336.36	10.00' RADIUS POINT
7	386.08	144.73	CORNER OF PAVEMENT
8	118.13	144.75	CORNER OF PAVEMENT
9	118.10	294.78	CORNER OF PAVEMENT
10	352.09	304.78	10.00' RADIUS POINT
11	112.75	179.38	BEGIN RETAINING WALL (FRONT FACE AT GROUND LEVEL)
12	122.00	126.93	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
13	386.14	126.14	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
14	395.37	213.13	END RETAINING WALL (FRONT FACE AT GROUND LEVEL)
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29	133.13	144.73	S.E. CORNER OF NEW BUILDING
30	133.14	124.73	S.W. CORNER OF NEW BUILDING

- NOTES:**
1. SEE SHEET C2 FOR GRADING CONTOURS AND DATA.
 2. SEE SHEET C3 FOR DRAINAGE IMPROVEMENTS
 3. SEE SHEET C4 FOR RETAINING WALL PLAN AND PROFILE



CS Civil Solutions, LLC

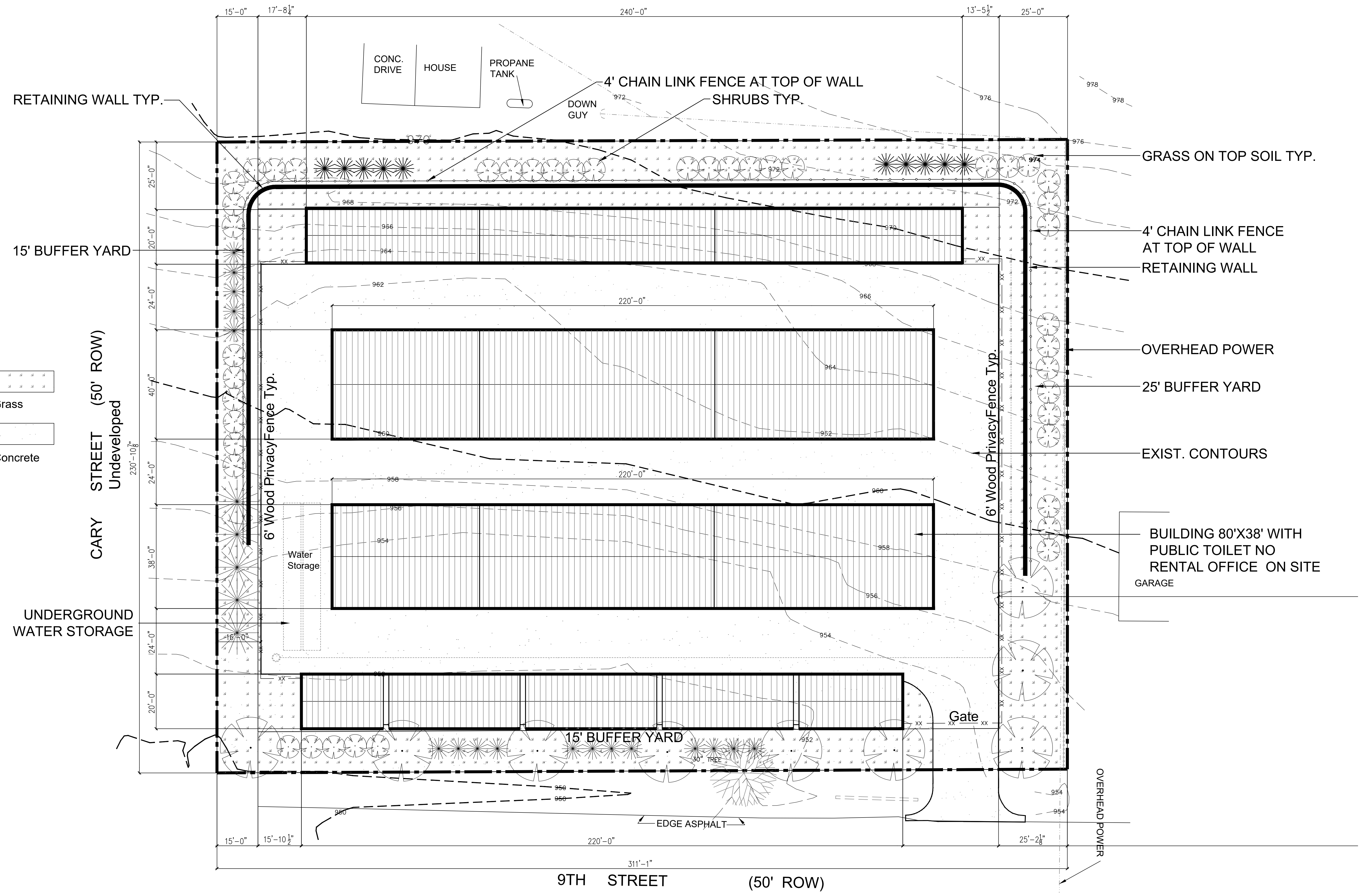
8/16/2019

LOT 24 CHILDS ESTATE ACRES
SARPY COUNTY, NE

SITE LAYOUT PLAN

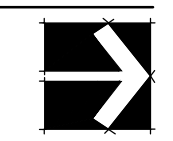
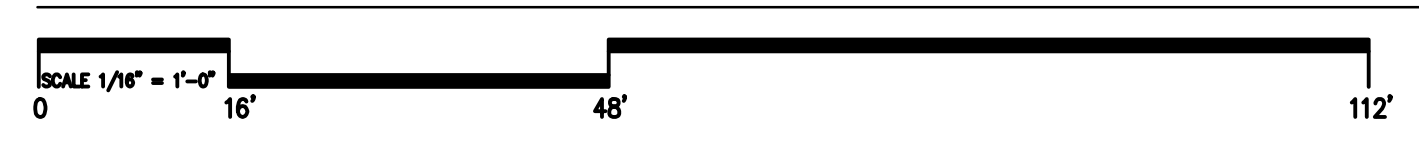
DATE	SCALE	PROJECT NO.	FILE NO.
	1" = 20'		

SHEET NO. **C1**



Grass
Concrete

SITE PLAN



**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: CUP-1907-03

FOR HEARING OF:

REPORT #1: August 22, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Chandler Storage West LLC
2715 Chandler Road West
Bellevue, NE 68147

B. PROPERTY OWNER:

Chandler Storage West LLC
2715 Chandler Road West
Bellevue, NE 68147

C. GENERAL LOCATION:

2715 Chandler Road West

D. LEGAL DESCRIPTION:

Lot 1, Milt's Addition, located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Conditional Use Permit for Lot 1, Milt's Addition

F. EXISTING ZONING AND LAND USE:

BGH, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a conditional use permit to allow for a self-storage facility.

H. SIZE OF SITE:

The site is approximately 8.64 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The existing site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Milt's existing Self-Storage facility, ML
- 2. **East:** Commercial and Single Family Residential, BG and RS-72 (across Cedar Island Road)
- 3. **South:** Single Family Residential, RS-72
- 4. **West:** Existing Self-Storage Facility and Single Family Residential, ML and RS-72

C. REVELANT CASE HISTORY:

1. On November 15, 2018, the Planning Commission recommended denial of a request to rezone Tax Lot W, Lots 10 and 11, West of right-of-way, and Lot 12B, Pleasant Hill or Martin's Subdivision, along with vacated McCorkindale Avenue, all located in the Southeast ¼ of Section 16, T14N, R13E from RS-72 to BGH for the purpose of a self-storage facility; small subdivision plat Lot 1, Milt's Addition; and conditional use permit for Lot 1, Milt's Addition for the purpose of a self-storage facility. The City Council approved the aforementioned request on February 26, 2019.

D. APPLICABLE REGULATIONS:

- 1. 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 commercial.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2016 MAPA Traffic Flow Map estimates approximately 11,450 vehicles per day near the intersection of Chandler Road West and Cedar Island Road.
2. The property will have access through the existing drive off of Chandler Road, as well as a newly proposed access off of Cedar Island Road.

D. UTILITIES:

All utilities are available to serve this development.

E. ANALYSIS:

1. Craig Faulk, on behalf of 2715 LLC, is requesting approval of a conditional use permit for Lot 1, Milt's Addition, for the purpose of expanding his existing self-storage facility.
2. The property is presently vacant. Mr. Faulk's existing self-storage facility is developed on an adjacent lot to the north and west of this property.
3. Mr. Faulk submitted a similar request in 2018, which was subsequently approved by the City Council on February 26, 2019.

Mr. Faulk has submitted this conditional use request as an amendment to the originally approved site plan.

The major differences in the proposed site plan versus the February 26, 2019 approved site plan include: 1) building configuration changed from six buildings totaling 41,500 square feet to three buildings totaling 43,460 square feet, 2) parking stall count changed from 338 to 297, and 3) covered parking relocated to the west (nearer to the storage buildings).

4. 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, Sarpy County Public Works, and the Omaha 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.

Chief Building Official Mike Christensen made comments regarding the requirement of a bathroom facility per the Uniform Plumbing Code. Mike Christensen and Don Gifford (Bellevue Fire Department) both commented fire sprinklers will be required per the 2012 International Building Code. The applicant is aware of these comments, which will be addressed at such time the building permit is reviewed.

Public Works Engineering Manager Dean Dunn had technical comments pertaining to the site plan. These comments have been addressed by the applicant's engineer.

No other comments were received on this case.

5. The site plan shows three buildings, consisting of 43,460 square feet of storage area. The applicant also intends to have outdoor storage on the site as well. Sixty-two covered parking stalls are shown, with the remaining 235 stalls being uncovered. Per the zoning ordinance, outdoor storage of automobiles, boats, and recreational vehicles in operable condition would be allowed.

6. The site plan shows the required 25' bufferyard abutting the adjacent single family residences. Additionally, a 15' deep landscaped area is being provided along the rights-of-way. A six foot wood privacy fence is proposed around the self-storage facility. The proposed landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance. This plan is the same as the previously approved landscape plan.

7. The proposed storage units will be required to meet the design standards guidelines for building materials as outlined in Section 8.11. This will be determined as part of the building permit process.

8. The developer intends to request a sidewalk waiver for this development. The Pubic Works' policy is such that a waiver will be granted along unimproved sections of roadway. The abutting roads (Chandler Road and Cedar Island Road) do not have curb and gutter; therefore, are considered "unimproved."

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 of the amended site plan 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. Letter from Craig Faulk received July 22, 2019
4. Site Plan received August 13, 2019
5. Landscape Plan July 18, 2019
6. Previously approved site plan dated January 9, 2019
7. Conditional Use Permit Agreement

VII. COPIES OF REPORT TO:

1. 2715 LLC
2. RW Engineering & Surveying Inc.
3. Public Upon Request

Jammi Palm

Prepared by:

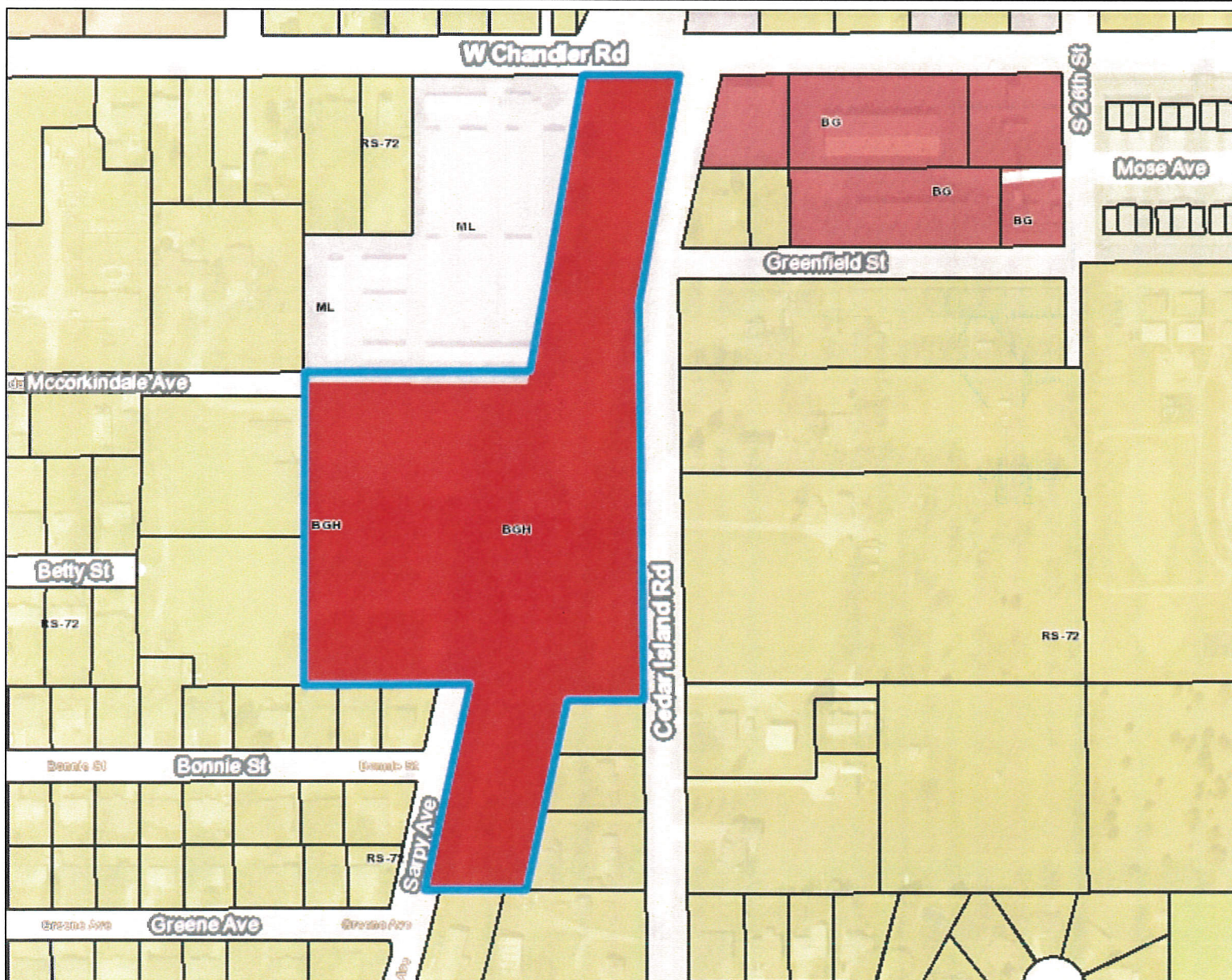
C. Swale

Planning Director

4/15/19

Date of Report

Lot 1 Milt's Addition

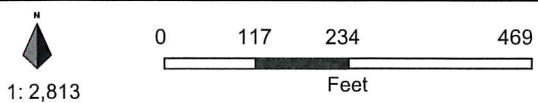


Location



Legend

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



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

Lot 1 Milt's Addition

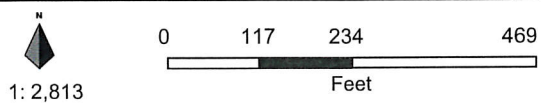


Location



Legend

- Road Centerlines
2018 Aerial Photo
- Red: Band_1
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Sarpy County GIS
1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

July 22nd, 2019

City of Bellevue

Planning Department

1510 Wall Street

Bellevue, NE 68005

RE: Milt's Mini Storage

Lot 1 MILT'S ADDITION

Written justification of the conditional use permit

To whom it may concern:

This letter is to serve as the intention of the developer to allow for a conditional use permit of the above referenced lot.

The property owner is proposing to develop a self-storage facility with outside parking/storage in BGH zoning. The proposed development would consist of 16,000 square feet of temperature-controlled storage as well as approximately 27,460 square feet of standard self-storage. In addition, the site will have approximately 200 parking stalls of various sizes and a small section of covered stalls. Self-storage and outside parking/storage is an allowed use in BGH zoning through a conditional use permit. The development would also consist of driveways, landscaping, fencing and screening of the outside parking/storage.

Construction of these improvements is proposed to begin in early 2020 and be completed by late 2020.

Please submit any questions and comments to my attention at craig@faulk-enterprises.com or by phone at 402-991-1058

Regards,

Craig Faulk

SITE INFORMATION

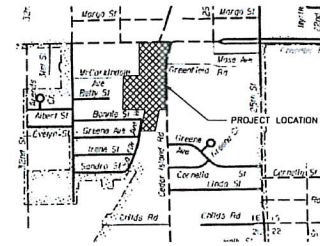
	EXISTING	PROPOSED
TOTAL SITE AREA	±150,282 SF (±3.45 Ac)	±534,514 SF (±12.27 Ac)
BUILDING COVERAGE	±50,054 SF (34%)	±94,064 SF (±18%)
ZONING	MLRS-72	BOH
ADJACENT ZONING	RS-72	RS-72
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA	71,124 SF (46%)	±291,184 SF (±55%)
IMPERVIOUS COVERAGE	171,785 SF (82%)	±355,248 SF (±72%)
TOTAL NUMBER OF PARKING STALLS	N/A	297
NUMBER OF HANDICAP STALLS	N/A	N/A
SETBACKS		
FRONT YARD	20' FRONT	20'
REAR YARD	N/A	NONE
INTERIOR SIDE YARD	N/A	NONE
STREET SIDE YARD	10'	10'
BUFFERYARD	N/A	25' AGAINST RS-72 15' ALONG R.O.W.
STORMWATER		
RUNOFF	61.87 CFS (100 YR)	87.32 CFS (100 YR)
VOLUME	18,560 CF (100 YR)	26,196 CF (100 YR)
DETENTION REQ.	7,636 CF (100 YR)	

DETENTION BASIN INFORMATION

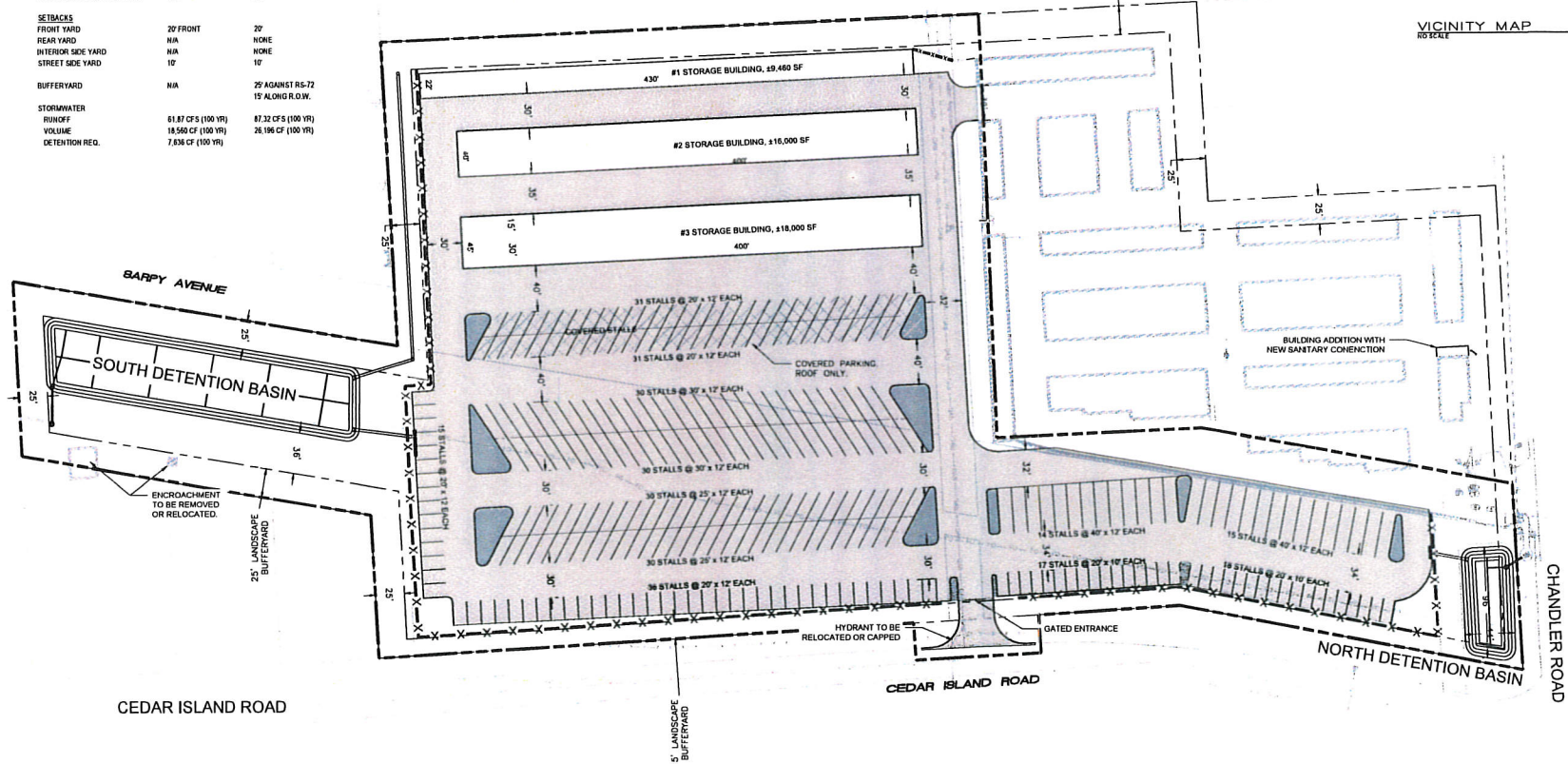
SOUTH BASIN		
BOTTOM OF BASIN	1155	
TOP OF BASIN	1158	
TOTAL DEPTH	3 FEET	
TOTAL VOLUME STORAGE	±14,000 CUBIC FEET	
NORTH BASIN		
BOTTOM OF BASIN	1169	
TOP OF BASIN	1173	
TOTAL DEPTH	4 FEET	
TOTAL VOLUME STORAGE	±3,850 CUBIC FEET	

BOTH BASINS WILL DETAIN THE DIFFERENCE IN RUNOFF FROM THE SITE DURING A 100 YEAR STORM. 100 YEAR STORM IS 12.20 INCHES OF RAIN PER HOUR. THERE WILL BE NO INCREASE IN RUNOFF FROM PRE TO POST CONSTRUCTION.

BOTH BASINS WILL ALSO TREAT THE FIRST HALF INCH OF RUNOFF FROM THE SITE.



VICINITY MAP
NO SCALE



LEGEND

[Symbol]	CONCRETE OR ASPHALTIC PAVEMENT
[Symbol]	PROPOSED FENCING

UTILITY WARNING
UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATORS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
RW ENGINEERING & SURVEYING, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THIS UNDERGROUND SITE DATA. RW ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



SITE PLAN
CO.1 SCALE: 1"=50'

Consultant

Owner



RW Engineering & Surveying, Inc.
6225 North 85th Circle
Omaha, NE 68134 | 402-573-2205
www.rwinc.com

**MILT'S MINI STORAGE
EXPANSION**
Bellevue, NE

STATUS: **IN PROGRESS
NOT FOR
CONSTRUCTION**

DRAWING INFO

**SITE
PLAN**

PROJECT INFO

PROJECT NO: 16-1477
DATE: 09/07/2019
DESIGNED BY: SWS
CHECKED BY:

REVISION: _____ DATE: _____

SHEET

CO.1

AUG 13 2019
PLANNING DEPT.

RECEIVED
JAN 09 2019
PLANNING DEPT.

SITE INFORMATION

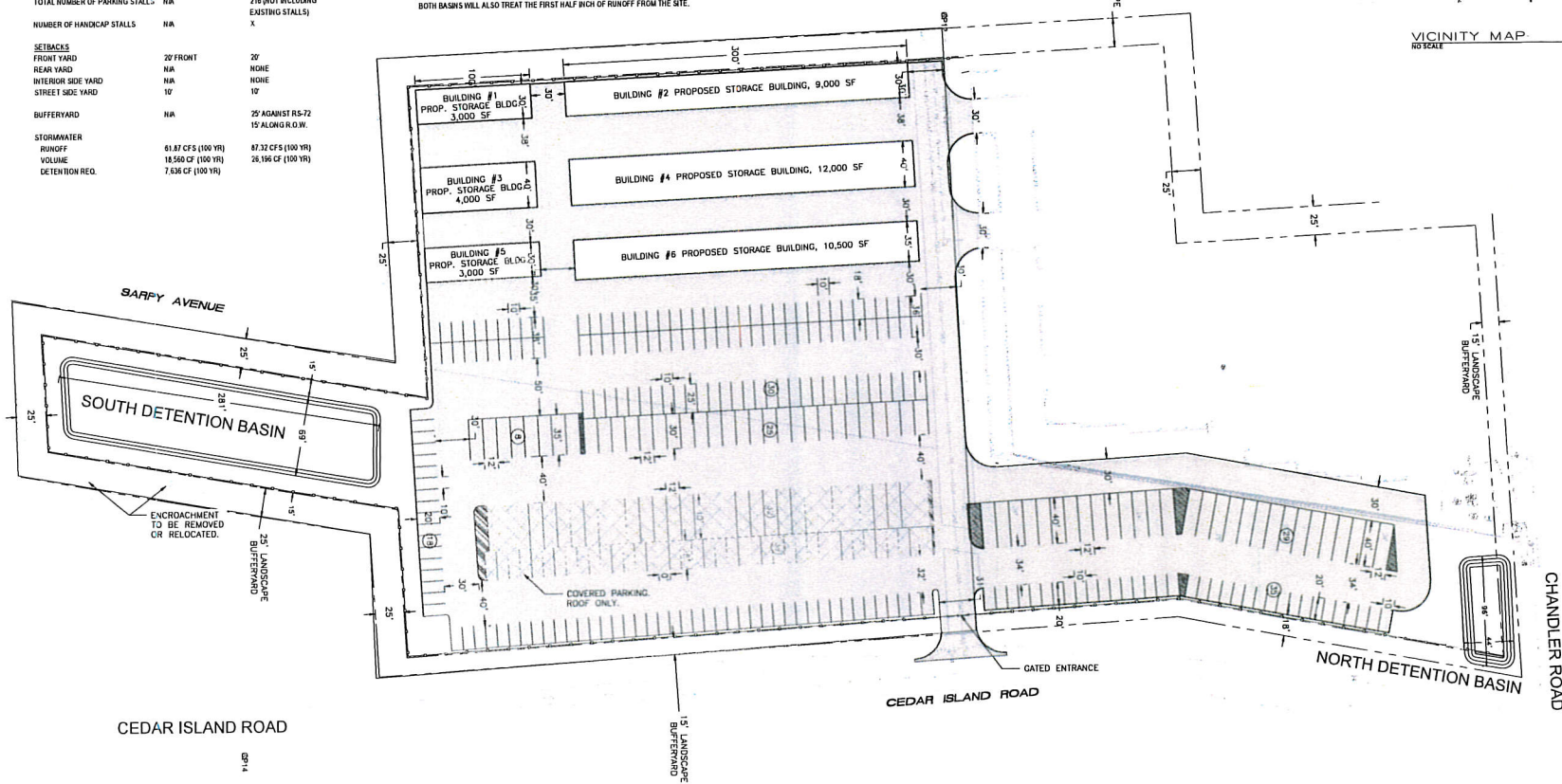
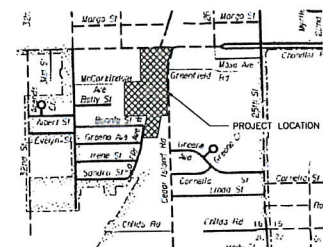
	EXISTING	PROPOSED
TOTAL SITE AREA	±146,884 SF (±3.37 Ac)	±545,666 SF (±12.53 Ac)
BUILDING COVERAGE	±50,604 SF (±34%)	±116,644 SF (±21%)
ZONING	MLRS-72	BO1
ADJACENT ZONING	RS-72	RS-72
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA	±71,124 SF (±48%)	±237,530 SF (±44%)
IMPERVIOUS COVERAGE	±121,728 SF (±82%)	±308,136 SF (±56%)
TOTAL NUMBER OF PARKING STALLS	N/A	216 (NOT INCLUDING EXISTING STALLS)
NUMBER OF HANDICAP STALLS	N/A	X
SETBACKS		
FRONT YARD	20' FRONT	20'
REAR YARD	N/A	NONE
INTERIOR SIDE YARD	N/A	NONE
STREET SIDE YARD	10'	10'
BUFFERYARD	N/A	25' AGAINST RS-72 15' ALONG R.O.W.
STORMWATER		
RUNOFF	81.87 CFS (100 YR)	87.32 CFS (100 YR)
VOLUME	18,560 CF (100 YR)	26,196 CF (100 YR)
DETENTION REQ.	7,636 CF (100 YR)	

DETENTION BASIN INFORMATION

SOUTH BASIN	
BOTTOM OF BASIN	1155
TOP OF BASIN	1157
TOTAL DEPTH	3 FEET
TOTAL VOLUME STORAGE	±14,000 CUBIC FEET
NORTH BASIN	
BOTTOM OF BASIN	1171
TOP OF BASIN	1174
TOTAL DEPTH	4 FEET
TOTAL VOLUME STORAGE	±3,650 CUBIC FEET

BOTH BASINS WILL DETAIN THE DIFFERENCE IN RUNOFF FROM THE SITE DURING A 100 YEAR STORM. 100 YEAR STORM IS 12.20 INCHES OF RAIN PER HOUR. THERE WILL BE NO INCREASE IN RUNOFF FROM PRE TO POST CONSTRUCTION.

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LEGEND

	CONCRETE OR ASPHALTIC PAVEMENT
	PROPOSED FENCING

UTILITY WARNING

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Consultant
Owner

RW

R.W. Engineering & Surveying, Inc.
6225 North 89th Circle
Omaha, NE 68134 | 402-673-2205
www.RWEng.com

MILT'S MINI STORAGE EXPANSION

2715 Chandler Rd
Bellevue, NE

STAMP

IN PROGRESS NOT FOR CONSTRUCTION

DRAWING INFO

SITE PLAN

PROJECT INFO

PROJECT NO: 18-1477
DATE: 01/09/2019
DESIGNED BY: SWS
CHECKED BY:

REVISION: DATE:

SHEET: **C0.1**

SITE PLAN
C0.1 SCALE: 1" = 50'

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

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 1, MILT'S ADDITION,
LOCATED IN THE SOUTHEAST ¼ OF SECTION 16, T14N, R13E OF THE 6TH P.M., SARPY
COUNTY, NEBRASKA

Conditional Use Permit for Chandler Storage West, LLC

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 Chandler Storage West, LLC, ("Applicant"), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Chandler Storage West, LLC, is the legal owner of Lot 1, Milt's Addition, located in the Southeast ¼ of Section 16, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.64 acres, more or less ("Property"). Applicant desires to use the Property for the purpose of a self storage facility; 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 12 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. Applicant may maintain a self storage facility on the Property.
 - d. All outdoor storage shall be in compliance with Section 5.24.03, City Zoning Ordinance.
 - e. 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.
 - f. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - g. 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:

Chandler Storage West, LLC
2715 Chandler Road
Bellevue, NE 68147

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

Charles Faulk for Chandler Storage West, LLC

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Charles Faulk 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

SITE INFORMATION

	EXISTING	PROPOSED
TOTAL SITE AREA	±150,382 SF (±3.45 A±)	±134,514 SF (±3.12 A±)
BUILDING COVERAGE	±50,664 SF (34%)	±34,664 SF (±18%)
ZONING	MLRS-72	60H
ADJACENT ZONING	RS-72	RS-72
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA	71,124 SF (48%)	±291,184 SF (±99%)
IMPERVIOUS COVERAGE	121,728 SF (82%)	±385,248 SF (±72%)
TOTAL NUMBER OF PARKING STALLS	N/A	297
NUMBER OF HANDICAP STALLS	N/A	N/A
SETBACKS		
FRONT YARD	20' FRONT	20'
REAR YARD	N/A	NONE
INTERIOR SIDE YARD	N/A	NONE
STREET SIDE YARD	10'	10'
BUFFERYARD	N/A	29' AGAINST RS-72 15' ALONG R.O.W.
STORMWATER RUNOFF VOLUME	61.87 CF'S (100 YR) 18,560 CF (100 YR)	87.32 CF'S (100 YR) 26,196 CF (100 YR)
DETENTION REQ.	7.636 CF (100 YR)	

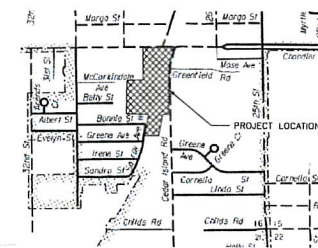
DETENTION BASIN INFORMATION

SOUTH BASIN	
BOTTOM OF BASIN	1155
TOP OF BASIN	1158
TOTAL DEPTH	3 FEET
TOTAL VOLUME STORAGE	±14,000 CUBIC FEET

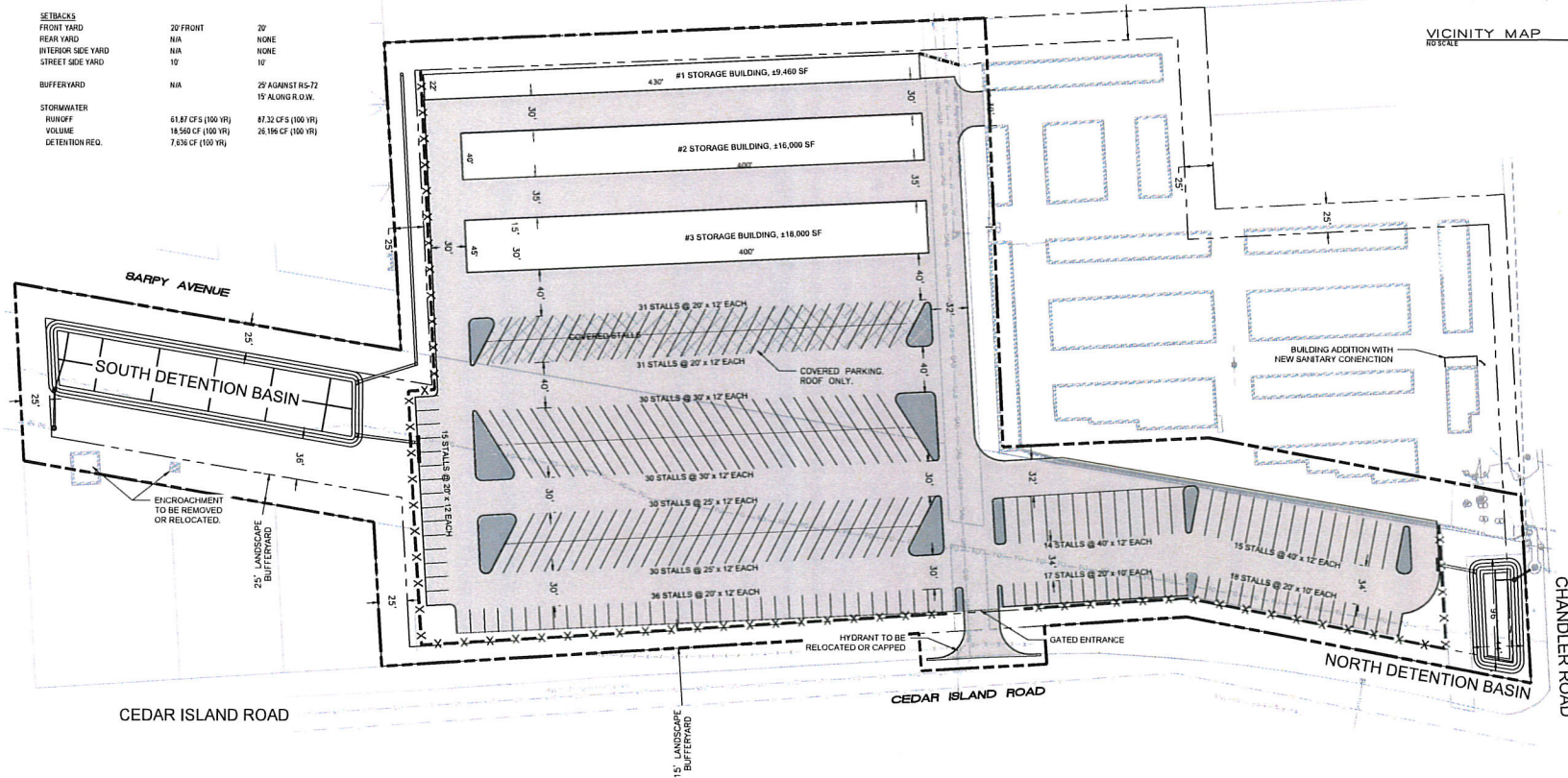
NORTH BASIN	
BOTTOM OF BASIN	1169
TOP OF BASIN	1173
TOTAL DEPTH	4 FEET
TOTAL VOLUME STORAGE	±3,650 CUBIC FEET

BOTH BASINS WILL DETAIN THE DIFFERENCE IN RUNOFF FROM THE SITE DURING A 100 YEAR STORM. 100 YEAR STORM IS 12.00 INCHES OF RAIN PER HOUR. THERE WILL BE NO INCREASE IN RUNOFF FROM PRE TO POST CONSTRUCTION.

BOTH BASINS WILL ALSO TREAT THE FIRST HALF INCH OF RUNOFF FROM THE SITE.



VICINITY MAP
ROSCALE



LEGEND

	CONCRETE OR ASPHALTIC PAVEMENT
	PROPOSED FENCING

UTILITY WARNING

UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATORS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
RW ENGINEERING & SURVEYING GIVES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THIS UNDERGROUND SITE DATA. RW ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



SITE PLAN
CO.1 SCALE: 1" = 50'



Consultant

Owner



R.W. Engineering & Surveying, Inc.
8225 North 169th Circle
Omaha, NE 68134 | 402-573-2205
www.RWland.com

LE

tabbies®

EXHIBIT
A

STAMP

IN PROGRESS
NOT FOR
CONSTRUCTION

DRAWING INFO:

SITE
PLAN

PROJECT INFO:

PROJECT NO 18-1177
DATE 08/27/2019
DESIGNED BY
DRAWN BY SWS
CHECKED BY

REVISION DATE

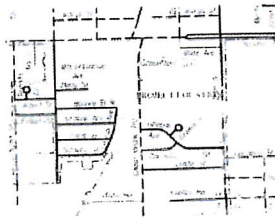
SHEET

CO.1

AUG 13 2019
PLANNING DEPT.

RECEIVED
JUL 18 2019
PLANNING DEPT.

Qty	Botanical Name	Common Name	Size/Condition
6	<i>Platanus occidentalis</i>	AMERICAN SYCAMORE	
3	<i>Fraxus virginiana</i>	CHOPALCHERRY	
34	<i>Ficus pungens</i>	COLORADO SPRUCE	
15	<i>Quercus robur 'Fastigiata'</i>	PASTICATA ENGLISH OAK	
20	<i>Acer x freemanii 'Jefferson' (Autumn Blaze)</i>	HYBRIDIZED (AUTUMN BLAZE) FREEMAN MAPLE	
10	<i>Betula nigra</i>	RIVER BIRCH	
9	<i>Quercus bicolor</i>	SWAMP WHITE OAK	
10	<i>Juniperus sphaerocarpa</i>	SEA GREEN JUNIPER	
10	<i>Spiraea x vanhouttei</i>	BROADLEAF SPIREA	
5	<i>Physocarpus opulifolius</i>	DIABLO NINEBARK	
5	<i>Acer ginnala</i>	AMUR MAPLE	
5	<i>Cercis canadensis</i>	REDBUD	

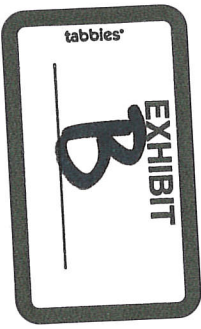


MILT'S MINI STORAGE
EXPANSION

IN PROGRESS
NOT FOR
CONSTRUCTION

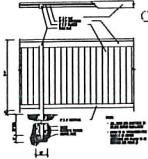
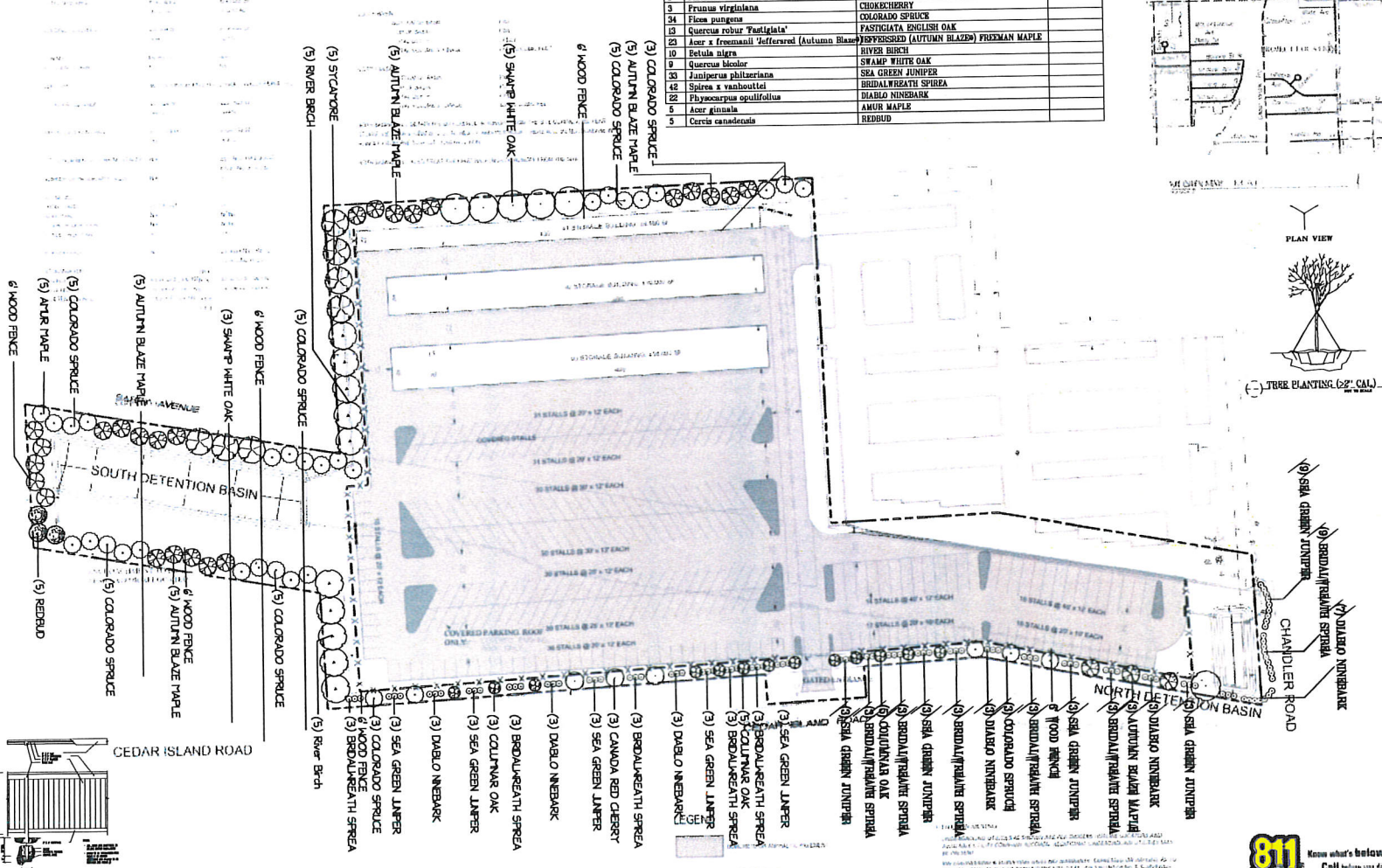
SITE
PLAN

C0.1



DETENTION BASIN INFORMATION

SITE INFORMATION



SITE INFORMATION

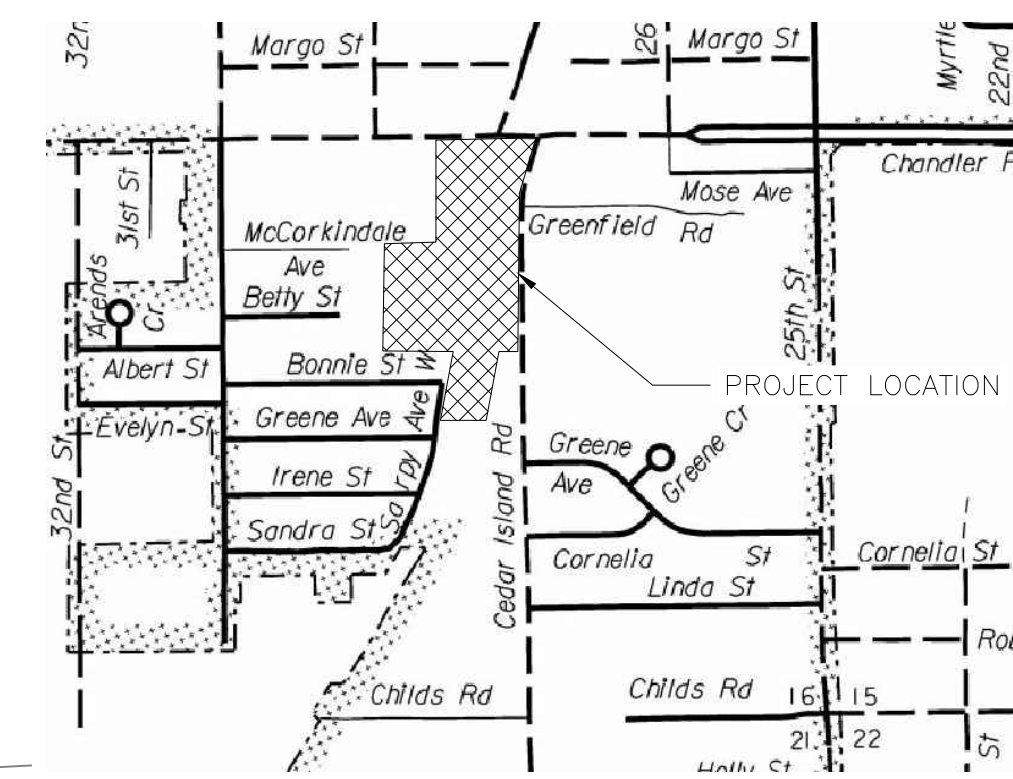
	EXISTING	PROPOSED
TOTAL SITE AREA	±150,282 SF (±3.45 Ac)	±534,514 SF (±12.27 Ac)
BUILDING COVERAGE	±50,604 SF (34%)	±94,064 SF (±18%)
ZONING	MLRS-72	BGH
ADJACENT ZONING	RS-72	RS-72
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA	71,124 SF (48%)	±291,184 SF (±55%)
IMPERVIOUS COVERAGE	121,728 SF (82%)	±385,248 SF (±72%)
TOTAL NUMBER OF PARKING STALLS	N/A	297
NUMBER OF HANDICAP STALLS	N/A	N/A
SETBACKS		
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REAR YARD	N/A	NONE
INTERIOR SIDE YARD	N/A	NONE
STREET SIDE YARD	10'	10'
BUFFERYARD	N/A	25' AGAINST RS-72 15' ALONG R.O.W.
STORMWATER		
RUNOFF	61.87 CFS (100 YR)	87.32 CFS (100 YR)
VOLUME	18,560 CF (100 YR)	26,196 CF (100 YR)
DETENTION REQ.	7,636 CF (100 YR)	

DETENTION BASIN INFORMATION

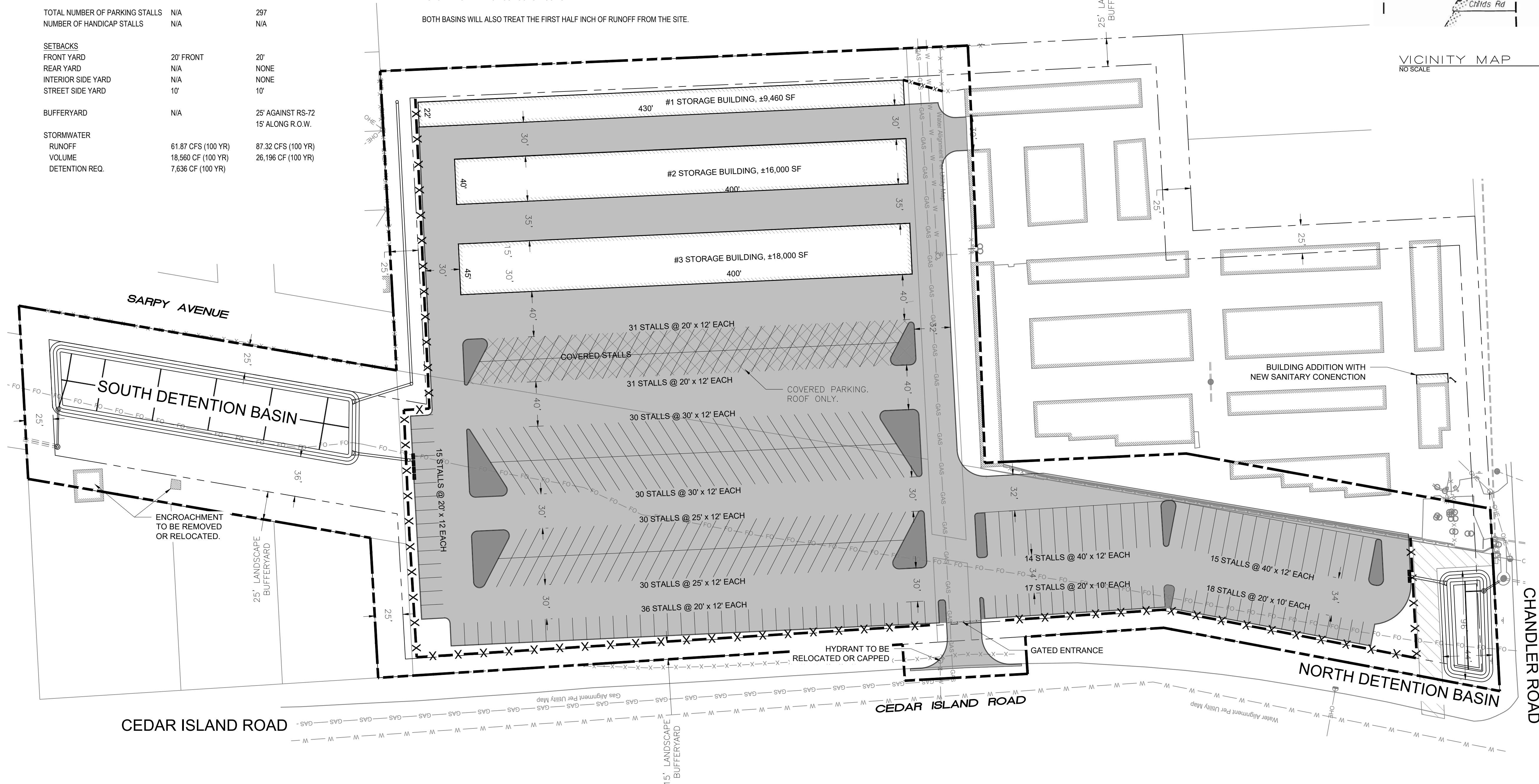
SOUTH BASIN:	
BOTTOM OF BASIN	1155
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VICINITY MAP
NO SCALE



LEGEND

- CONCRETE OR ASPHALTIC PAVEMENT
- x-x-x-x- PROPOSED FENCING

UTILITY WARNING:

UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATORS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
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1 SITE PLAN
CO.1 SCALE: 1"=50'

Consultant

Owner



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**MILT'S MINI STORAGE
EXPANSION**

2715 Chandler Rd
Bellevue, NE

STAMP

IN PROGRESS
NOT FOR
CONSTRUCTION

DRAWING INFO

**SITE
PLAN**

PROJECT INFO

PROJECT NO: 18-1477
DATE: 08/07/2019
DESIGNED BY:
DRAWN BY: SMB
CHECKED BY:

REVISION DATE

SHEET

CO.1

PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

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

FOR HEARING OF:
REPORT #1: July 25, 2019
REPORT #2: August 22, 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:

On July 25, 2019, the Planning Commission continued a 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, and 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. Continuation for the purpose of Omaha Public Schools working with the city on a safe route to school.

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.

Staff met with OPS and their construction team on August 14, 2019 in order to discuss this issue. OPS is proposing to bus *all* students who attend this school, regardless of their proximity to the school building. School staff is proposing this as a solution to students walking to school and having to cross Fort Crook Road and the railroad tracks on foot. Please see the attached email from OPS Chief Operations Officer Lisa Sterba regarding 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

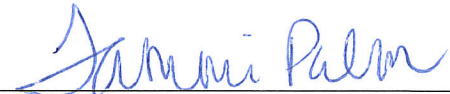
Under Review

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 August 14, 2019
7. Current and Proposed OPS Elementary and Middle School boundaries received July 16, 2019
8. Email from Lisa Sterba received August 16, 2019
9. Conditional Use Permit Agreement

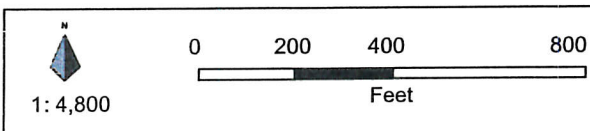
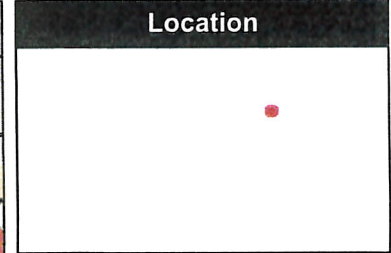
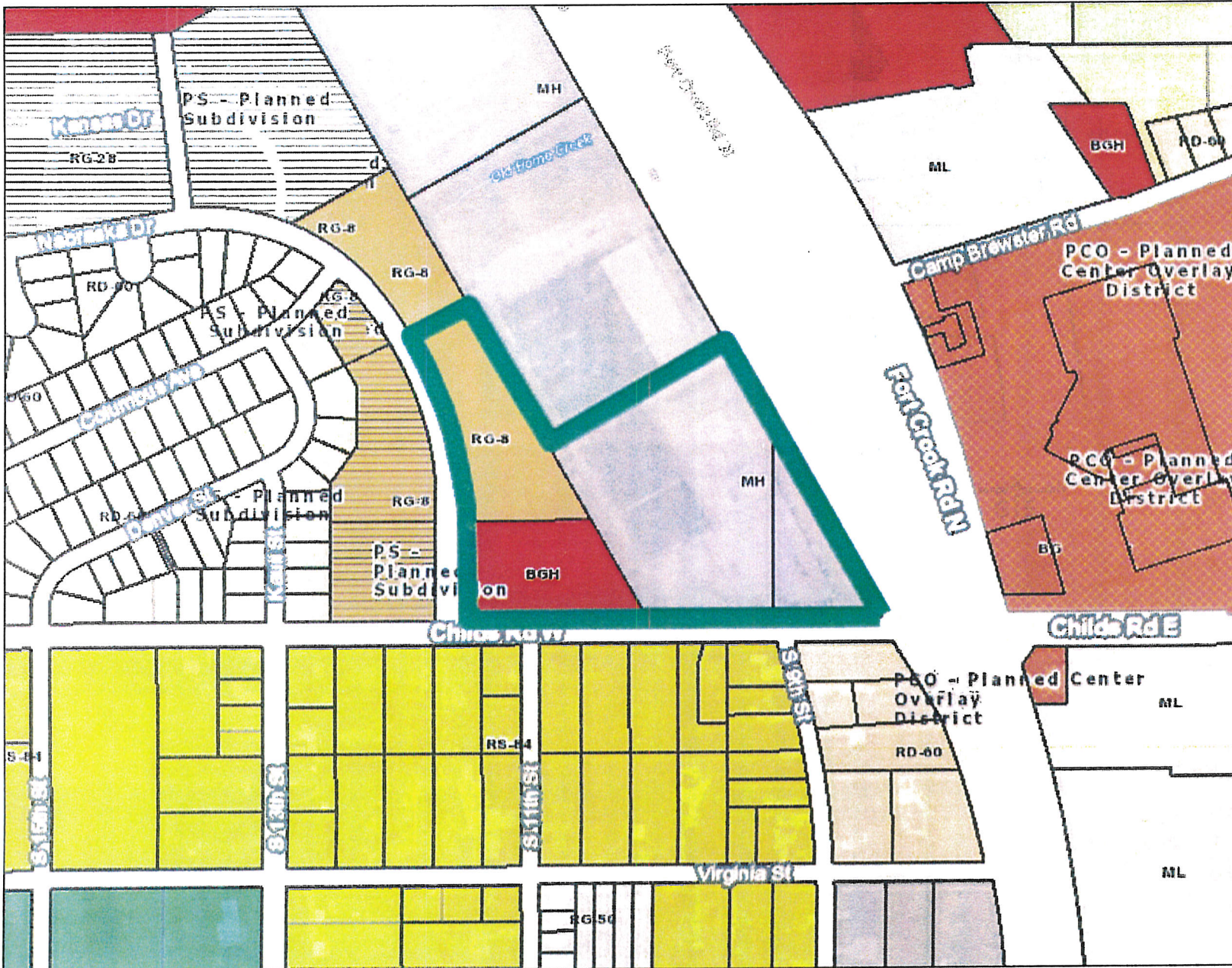
VII. COPIES OF REPORT TO:

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


Prepared by: _____

Planning Director Date of Report

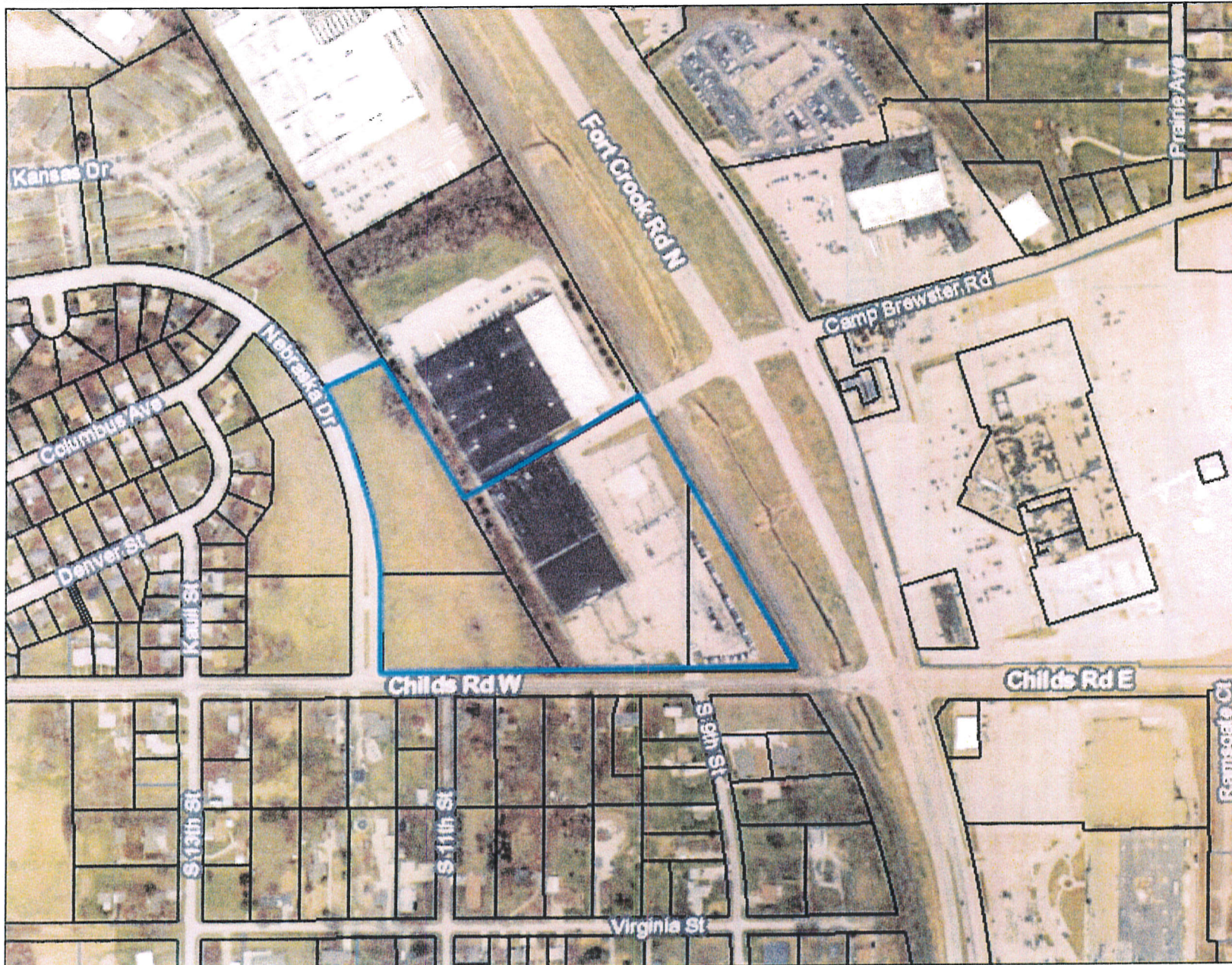
OPS Elementary School Site



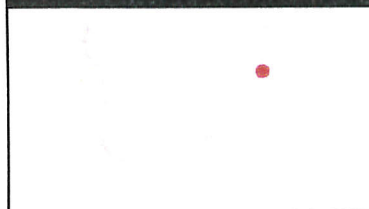
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

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

OPS Elementary School Site



Location

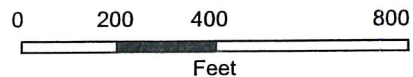


Legend

Road Centerlines

2018 Aerial Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3




1: 4,800

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


Kenneth Hahn
Architects
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,







Kenneth J. Hahn, AIA

RECEIVED

JUN 21 2019

PLANNING DEPT.

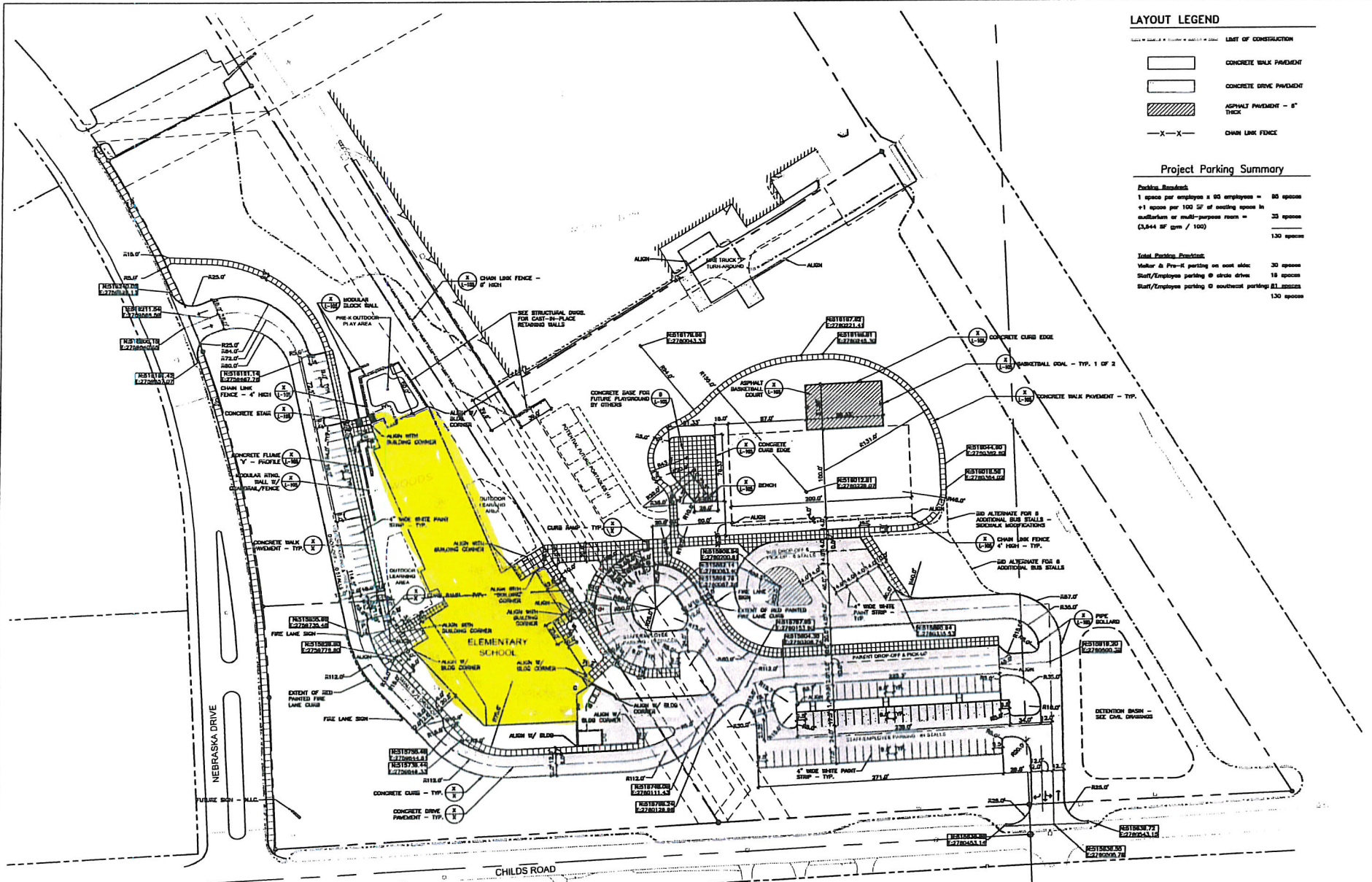
LAYOUT LEGEND

- LIMIT OF CONSTRUCTION
-  CONCRETE WALK PAVEMENT
 -  CONCRETE DRIVE PAVEMENT
 -  ASPHALT PAVEMENT - 6" THICK
 -  CHAIN LINK FENCE

Project Parking Summary

Parking Requirements
 1 space per employee = 60 employees = 60 spaces
 +1 space per 100 SF of meeting space in auditorium or multi-purpose room = 35 spaces
 (3,844 SF gym / 100) = 38 spaces
130 spaces

Total Parking Provision
 Visitor & Pre-K parking @ east side = 30 spaces
 Staff/Employee parking @ street drives = 19 spaces
 Staff/Employee parking @ southeast parking @ 81 spaces
130 spaces



CONDITIONAL USE PERMIT SUBMITTAL

DATE	
DESCRIPTION	
NO.	
PROJECT NUMBER	108-015
DATE	18 JULY 2019
DRAWN BY	SJS
CHECKED BY	EP

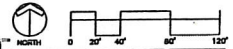
PRELIMINARY
DRAWING NOT FOR
CONSTRUCTION

OMAHA PUBLIC SCHOOLS
FORT CROOK ROAD ELEMENTARY SCHOOL
SITE LAYOUT PLAN
SHEET NO.
L-101

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JUL 16 2019

PLANNING DEPT.



1 SITE LAYOUT PLAN
1-101 SCALE: 1" = 40'-0"

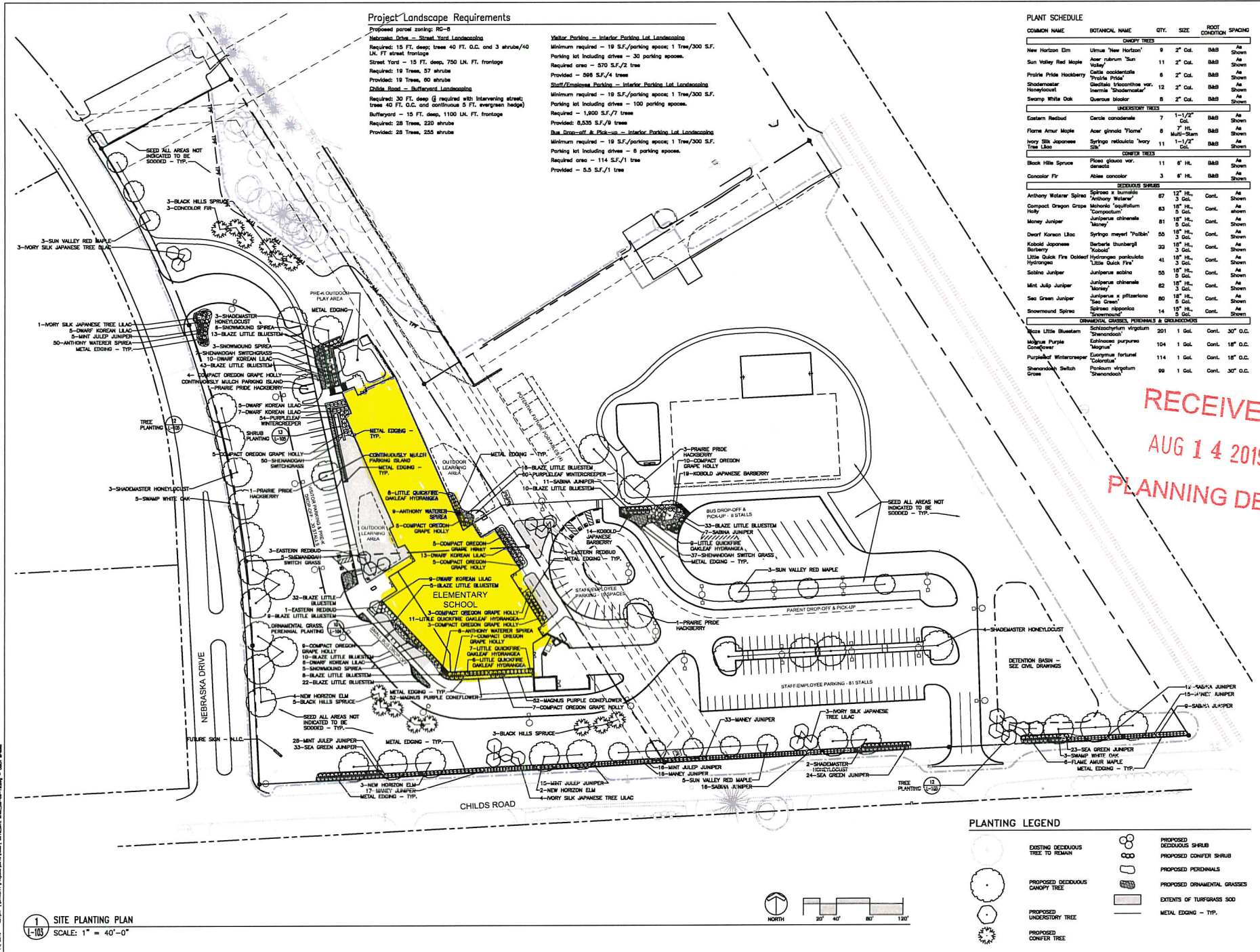
Project Landscape Requirements

Proposed parcel zoning: R0-8
Nebraska Drive - Street Yard Landscaping
 Required: 15 FT. deep; trees 40 FT. O.C. and 3 shrubs/40 LN. FT. street frontage
 Street Yard - 15 FT. deep, 750 LN. FT. frontage
 Required: 19 Trees, 57 shrubs
 Provided: 19 Trees, 60 shrubs
Childs Road - Bufferland Landscaping
 Required: 30 FT. deep (8 required @8' Intervening street); trees 40 FT. O.C. and continuous 5 FT. evergreen hedge)
 Bufferland - 15 FT. deep, 1100 LN. FT. frontage
 Required: 28 Trees, 220 shrubs
 Provided: 28 Trees, 255 shrubs

Visitor Parking - Interior Parking Lot Landscaping
 Minimum required - 19 S.F./parking space; 1 Tree/300 S.F.
 Parking lot including drives - 30 parking spaces.
 Required area - 570 S.F./7 trees
 Provided - 598 S.F./4 trees
Staff/Employee Parking - Interior Parking Lot Landscaping
 Minimum required - 19 S.F./parking space; 1 Tree/300 S.F.
 Parking lot including drives - 100 parking spaces.
 Required - 1,800 S.F./7 trees
 Provided: 8,530 S.F./9 trees
Bus Drop-off & Pick-up - Interior Parking Lot Landscaping
 Minimum required - 19 S.F./parking space; 1 Tree/300 S.F.
 Parking lot including drives - 8 parking spaces.
 Required area - 114 S.F./1 tree
 Provided - 5.5 S.F./1 tree

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QTY.	SIZE	ROOT CONDITION	SPACING
CANOPY TREES					
New Horizon Elm	Ulmus 'New Horizon'	9	2" Cal.	B&B	As Shown
Sun Valley Red Maple	Acer rubrum 'Sun Valley'	11	2" Cal.	B&B	As Shown
Prairie Pride Hackberry	Celtis occidentalis	6	2" Cal.	B&B	As Shown
Shadowmaster Honeylocust	Gleditsia 'Shadowmaster'	12	2" Cal.	B&B	As Shown
Swamp White Oak	Quercus bicolor	8	2" Cal.	B&B	As Shown
UNDERSTORY TREES					
Eastern Redbud	Cercis canadensis	7	1-1/2" Cal.	B&B	As Shown
Flame Amber Maple	Acer glabrum 'Flame'	8	7" H.L. Multi-Stem	B&B	As Shown
Tree Liliac	Syringa reticulata 'lacy rose'	11	1-1/2" Cal.	B&B	As Shown
CONIFER TREES					
Black Hills Spruce	Picea glauca var. densata	11	6" H.L.	B&B	As Shown
Concolor Fir	Abies concolor	3	6" H.L.	B&B	As Shown
DECIDUOUS SHRUBS					
Anthony Waterer Spirea	Spiraea 'Anthony Waterer'	67	12" H.L.	Cont.	As Shown
Compact Oregon Grape	Moraea 'sequilium' 'Compactum'	63	16" H.L.	Cont.	As Shown
Holly	Juniperus chinensis 'Murray'	81	18" H.L.	Cont.	As Shown
Money Juniper	Juniperus chinensis 'Murray'	5	5 Cal.	Cont.	As Shown
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	50	18" H.L.	Cont.	As Shown
Kobold Japanese Barberry	Barberry 'Kobold'	23	18" H.L.	Cont.	As Shown
Little Quick Fire Oakleaf Hydrangea	Hydrangea paniculata 'Little Quick Fire'	41	18" H.L.	Cont.	As Shown
Sabino Juniper	Juniperus sabino	50	18" H.L.	Cont.	As Shown
Mint Julep Juniper	Juniperus chinensis 'Mint Julep'	62	18" H.L.	Cont.	As Shown
Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	80	18" H.L.	Cont.	As Shown
Snowmound Spirea	Spiraea nipponica	14	18" H.L.	Cont.	As Shown
ORNAMENTAL GRASSES, PERENNIALS & DRACOPHORS					
Icee Little Bluestem	Schizachyrium virginicum 'Shavandale'	201	1 Gal.	Cont.	30" O.C.
Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	104	1 Gal.	Cont.	18" O.C.
Purpleleaf Wintercreeper	Euonymus fortunei 'Colorata'	114	1 Gal.	Cont.	18" O.C.
Shannon's Switch Grass	Panicum virgatum 'Shavandale'	99	1 Gal.	Cont.	30" O.C.



PLANTING LEGEND

	EXISTING DECIDUOUS TREE TO REMAIN		PROPOSED SHRUB
	PROPOSED DECIDUOUS CANOPY TREE		PROPOSED CONIFER SHRUB
	PROPOSED UNDERSTORY TREE		PROPOSED PERENNIALS
	PROPOSED CONIFER TREE		PROPOSED ORNAMENTAL GRASSES
			EXTENTS OF TURFGRASS SOD
			METAL EDGING - TYP.

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

RECEIVED
 AUG 14 2019
 PLANNING DEPT.

CONDITIONAL USE PERMIT SUBMITTAL

PROJECT NUMBER	109515
DATE	14 AUG 2019
DRAWN BY	BJS
CHECKED BY	BP

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

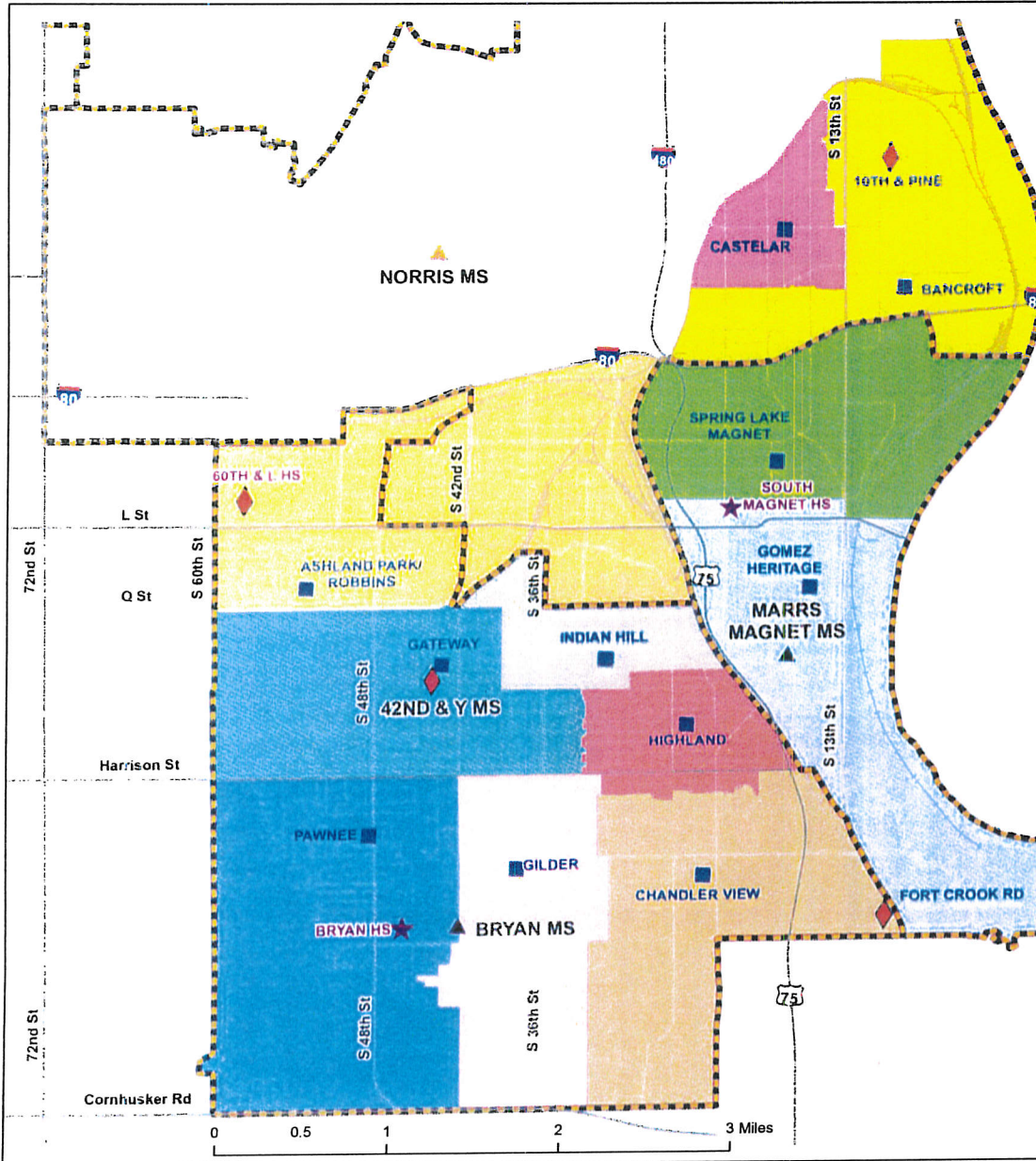
OMAHA PUBLIC SCHOOLS
 FORT CROOK ROAD ELEMENTARY SCHOOL
 SITE PLANTING PLAN

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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%

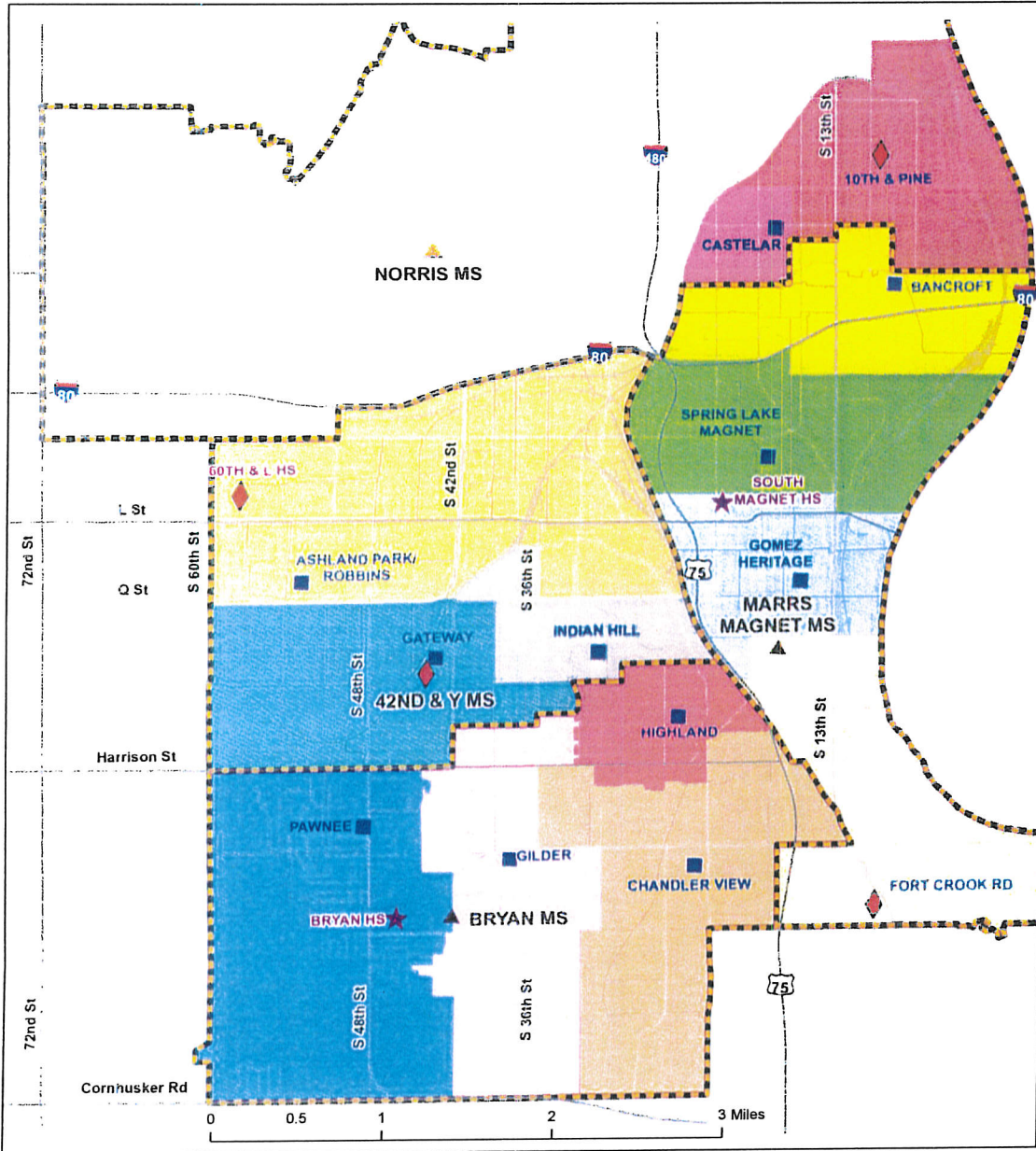
Schools

- 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%
Marrs	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	Marrs	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

- ◆ New School
- ES
- ▲ MS
- ★ HS
- Railroad
- - - Proposed MS Boundaries

Proposed ES Boundaries

- Ashland Park/Robbins
- Bancroft Elementary
- Castelar Elementary
- Chandler View Elementary
- Edward Babe Gomez Heritage Elem
- Gateway Elementary
- Gilder Elementary
- Highland Elementary
- Indian Hill Elementary
- New ES (10th & Pine)
- New ES (Fort Crook Rd.)
- Pawnee Elementary
- Spring Lake Magnet Center

August 16, 2019

Chris Shewchuk, Planning Director
City of Bellevue - Planning Department
1510 Wall Street
Bellevue, NE 68005

RE: OPS Fort Crook Road New Elementary School

Mr. Shewchuk,

To help facilitate concerns with students crossing the Fort Crook Road and railroad tracks, Omaha Public Schools is proposing to provide transportation to students living within the 1-mile walk zone on the east side of Fort Crook Road. This will be contingent upon Omaha Public Schools Board of Education approval at the September 4, 2019 Board of Education meeting.

Respectfully,



Dr. Lisa Sterba
Omaha Public Schools

RECEIVED
AUG 16 2019
PLANNING DEPT.



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 _____, 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. Applicant shall provide transportation to students living within the one-mile walk zone on the east side of Fort Crook Road.
 - e. 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.
 - f. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - g. 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

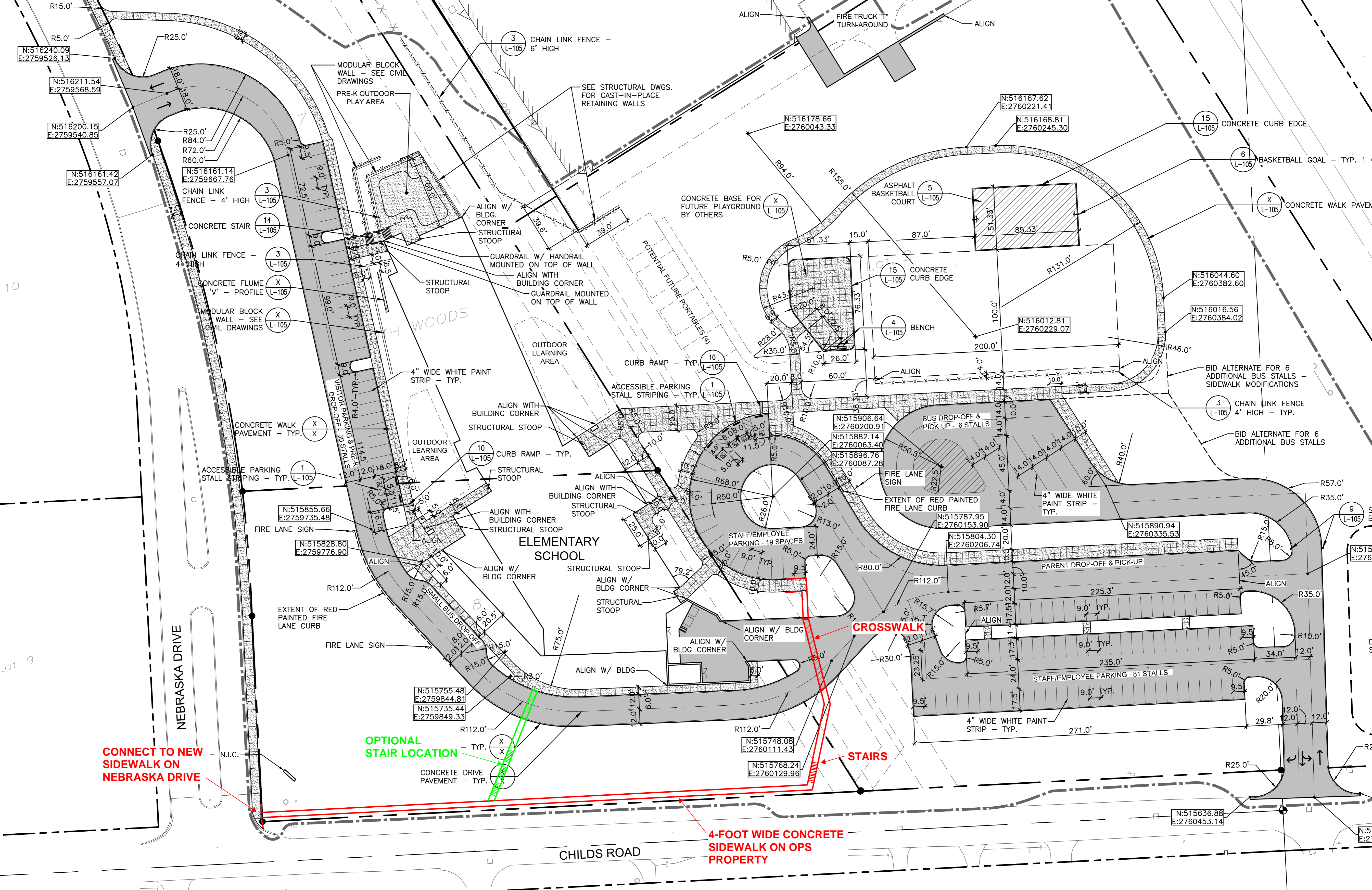
Mark Warneke, Douglas County School District 00001

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



N:516240.09
E:2759526.13

N:516211.54
E:2759568.59

N:516200.15
E:2759540.85

N:516161.42
E:2759557.07

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N:515748.08
E:2760111.43

N:515768.24
E:2760129.96

N:515636.88
E:2760453.14

N:515624.09
E:2759526.13

3 CHAIN LINK FENCE -
6' HIGH
L-105

14 CONCRETE STAIR
L-105

3 CHAIN LINK FENCE -
4' HIGH
L-105

X CONCRETE FLUME
'V' - PROFILE
L-105

X MODULAR BLOCK
WALL - SEE
CIVIL DRAWINGS
L-105

X CONCRETE WALK
PAVEMENT - TYP.
L-105

1 ACCESSIBLE PARKING
STALL STRIPING - TYP.
L-105

N:515855.66
E:2759735.48

N:515828.80
E:2759776.90

R112.0'

EXTENT OF RED
PAINTED FIRE
LANE CURB

FIRE LANE SIGN

R15.0'

R112.0'

N.I.C.

CONNECT TO NEW
SIDEWALK ON
NEBRASKA DRIVE

OPTIONAL
STAIR LOCATION

X CONCRETE DRIVE
PAVEMENT - TYP.
L-105

SEE STRUCTURAL DWGS.
FOR CAST-IN-PLACE
RETAINING WALLS

MODULAR BLOCK
WALL - SEE CIVIL
DRAWINGS

PRE-K OUTDOOR
PLAY AREA

ALIGN W/
BLDG.
CORNER
STRUCTURAL
STOOP

GUARDRAIL W/ HANDRAIL
MOUNTED ON TOP OF WALL

ALIGN WITH
BUILDING CORNER
GUARDRAIL MOUNTED
ON TOP OF WALL

STRUCTURAL
STOOP

OUTDOOR
LEARNING
AREA

4" WIDE WHITE PAINT
STRIP - TYP.

VISITOR PARKING & PRE-K
DROP-OFF 30 STALLS

OUTDOOR
LEARNING
AREA

10 CURB RAMP - TYP.
L-105

STRUCTURAL
STOOP

ALIGN
WITH
BUILDING CORNER
STRUCTURAL
STOOP

ALIGN WITH
BUILDING CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

CONCRETE BASE FOR
FUTURE PLAYGROUND
BY OTHERS

POTENTIAL FUTURE PORTABLES (4)

ACCESSIBLE PARKING
STALL STRIPING - TYP.

10 CURB RAMP - TYP.
L-105

ALIGN
WITH
BUILDING CORNER
STRUCTURAL
STOOP

ALIGN WITH
BUILDING CORNER
STRUCTURAL
STOOP

ALIGN WITH
BUILDING CORNER
STRUCTURAL
STOOP

ALIGN WITH
BUILDING CORNER
STRUCTURAL
STOOP

ALIGN WITH
BUILDING CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

ALIGN W/
BLDG CORNER
STRUCTURAL
STOOP

N:516178.66
E:2760043.33

N:516167.62
E:2760221.41

N:516168.81
E:2760245.30

R94.0'

R155.0'

R5.0'

R43.0'

R20.0'

R28.0'

R35.0'

R100.0'

R120.0'

R130.0'

R150.0'

R80.0'

R112.0'

R15.7'

R15.0'

N:516167.62
E:2760221.41

N:516168.81
E:2760245.30

5 ASPHALT
BASKETBALL
COURT
L-105

15 CONCRETE CURB EDGE
L-105

4 BENCH
L-105

CONCRETE WALK PAVEMENT
L-105

CONCRETE CURB EDGE
L-105

3 CHAIN LINK FENCE
4' HIGH - TYP.
L-105

BID ALTERNATE FOR 6
ADDITIONAL BUS STALLS -
SIDEWALK MODIFICATIONS

3 CHAIN LINK FENCE
4' HIGH - TYP.
L-105

BID ALTERNATE FOR 6
ADDITIONAL BUS STALLS

4" WIDE WHITE PAINT
STRIP - TYP.

4" WIDE WHITE PAINT
STRIP - TYP.

4" WIDE WHITE PAINT
STRIP - TYP.

4" WIDE WHITE PAINT
STRIP - TYP.

4" WIDE WHITE PAINT
STRIP - TYP.

4" WIDE WHITE PAINT
STRIP - TYP.

4" WIDE WHITE PAINT
STRIP - TYP.

4" WIDE WHITE PAINT
STRIP - TYP.

15 CONCRETE CURB EDGE
L-105

6 BASKETBALL GOAL - TYP. 1
L-105

X CONCRETE WALK PAVEMENT
L-105

N:516044.60
E:2760382.60

N:516016.56
E:2760384.02

N:516012.81
E:2760229.07

N:515906.64
E:2760200.91

N:515882.14
E:2760063.40

N:515896.76
E:2760087.28

N:515787.95
E:2760153.90

N:515804.30
E:2760206.74

N:515890.94
E:2760335.53

N:515755.48
E:2759844.81

N:515735.44
E:2759849.33

N:515748.08
E:2760111.43

N:515768.24
E:2760129.96

N:515636.88
E:2760453.14

N:515624.09
E:2759526.13

N:515624.09
E:2759526.13

N:515624.09
E:2759526.13



City of Bellevue

Office of the Planning Department

Agenda items 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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 nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five unincorporated lots will add another \$968,817 of valuation and \$5,910 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 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 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—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; 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—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

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 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses (\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

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 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle 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 #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

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 provided they were lawfully established.

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.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

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.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named 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).

We currently spend about \$4.00 per cardholder for materials, so 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.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. 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 and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space 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: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21



II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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 in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard 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 potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

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To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

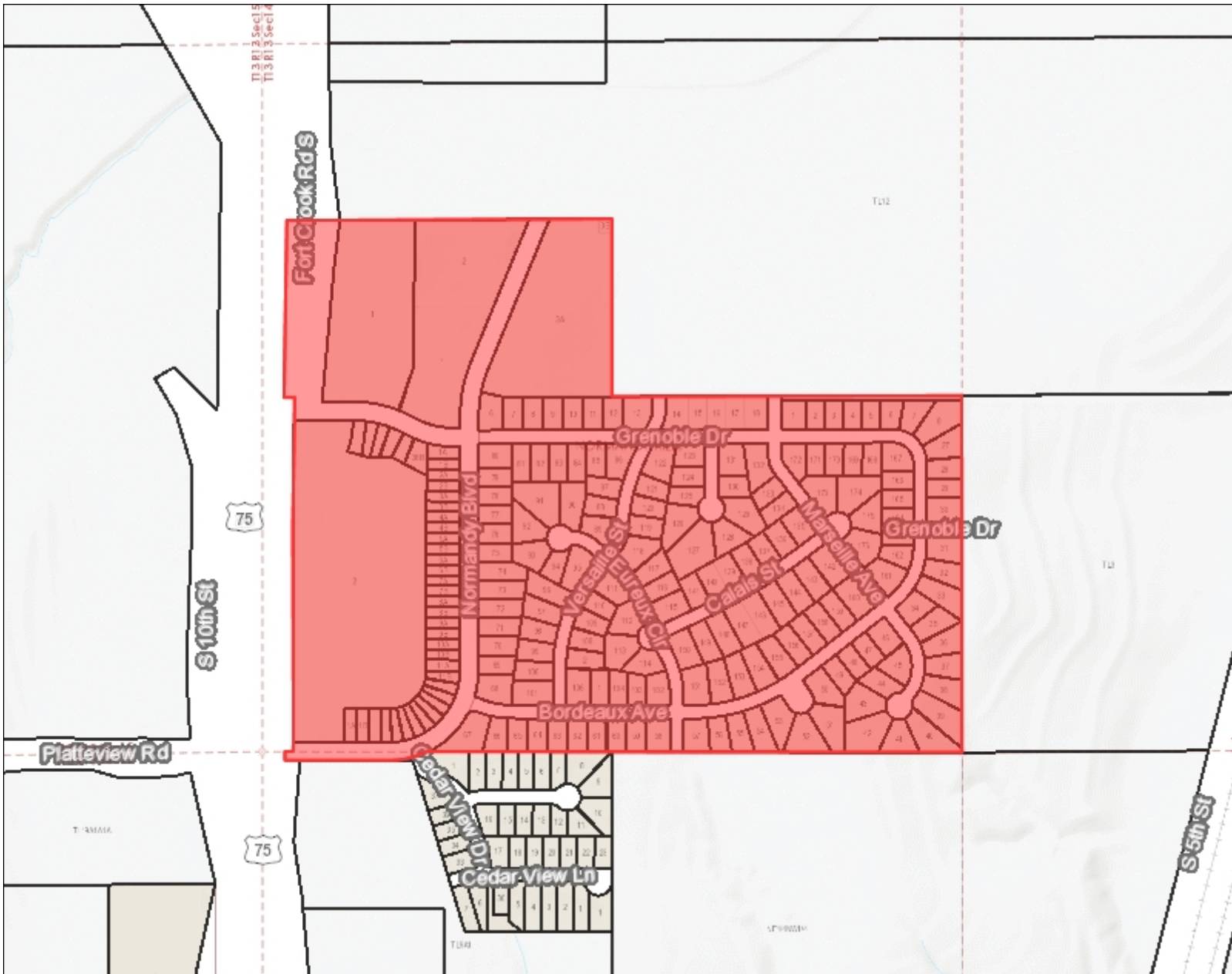
All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

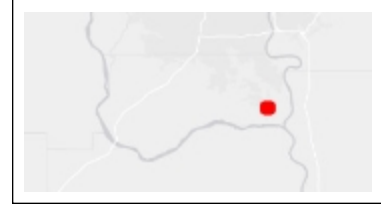
- #180 Lakewood Villages
- #208 Sunrise (Phases 3 and 4)
- #215 Pipers Glen
- #269 Orchard Valley
- #279 Spring Ridge
- #280 Kennedy Town Center
- #289 Colonial Pointe

Maps of each of these SIDs are attached.

SID #67 Normandy 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 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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 nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five unincorporated lots will add another \$968,817 of valuation and \$5,910 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 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 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—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

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Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

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 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses (\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

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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 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle 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.

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The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
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289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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

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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%.

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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.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

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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.

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City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

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.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
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180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named 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).

We currently spend about \$4.00 per cardholder for materials, so 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.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. 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 and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space 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: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21



II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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 in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard 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 potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

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From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
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Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

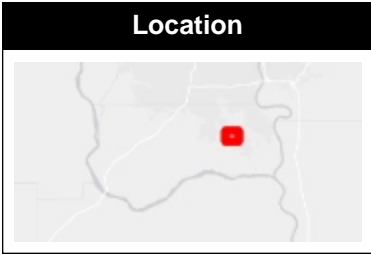
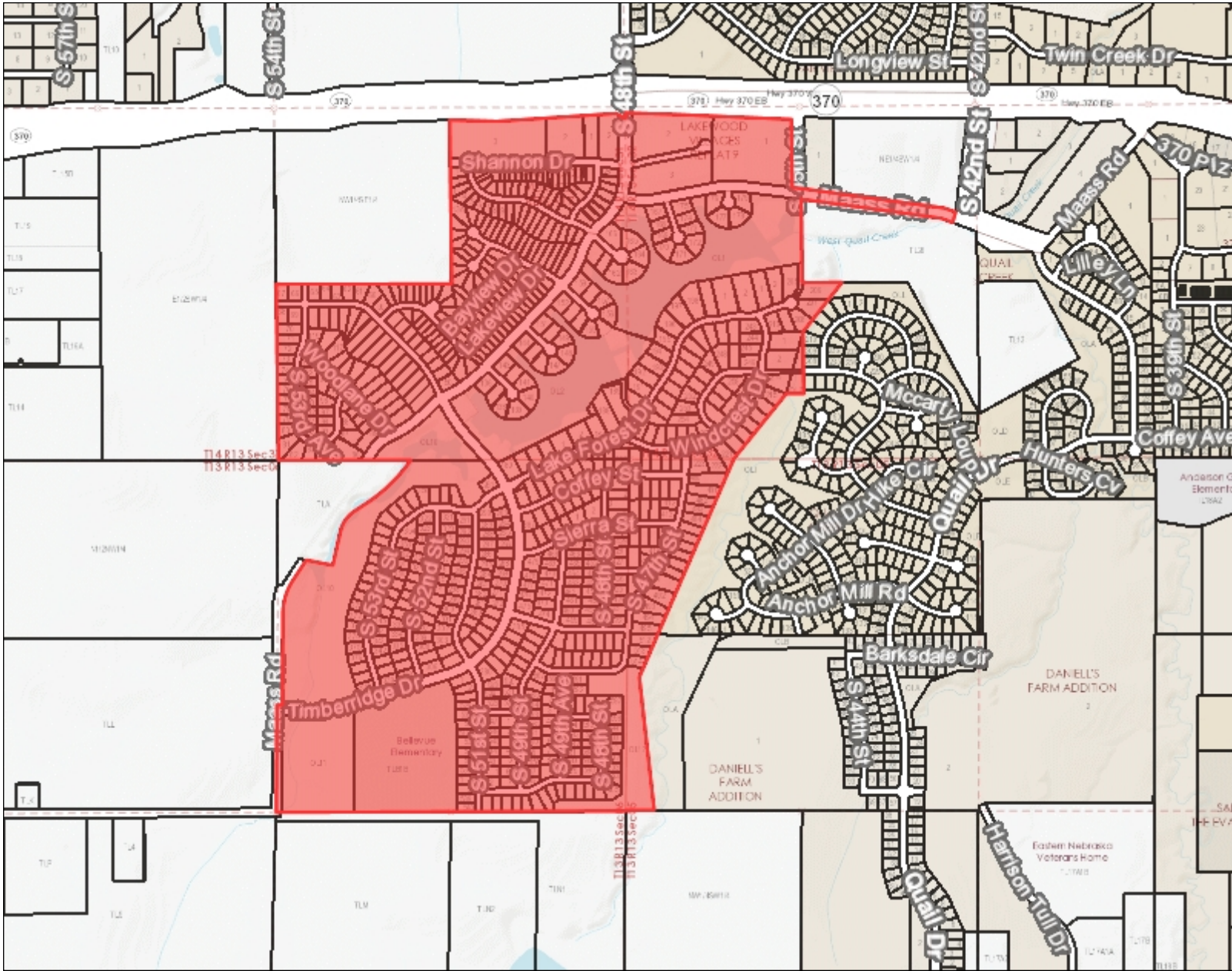
All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

- #180 Lakewood Villages
- #208 Sunrise (Phases 3 and 4)
- #215 Pipers Glen
- #269 Orchard Valley
- #279 Spring Ridge
- #280 Kennedy Town Center
- #289 Colonial Pointe

Maps of each of these SIDs are attached.

SID #180 Lakewood Villages



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 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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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.

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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

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289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named 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).

We currently spend about \$4.00 per cardholder for materials, so 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.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. 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 and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space 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: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
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 - Lane Miles = 1.21



II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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

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Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard 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 potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





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Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

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Thanks.

Chris

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From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
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Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

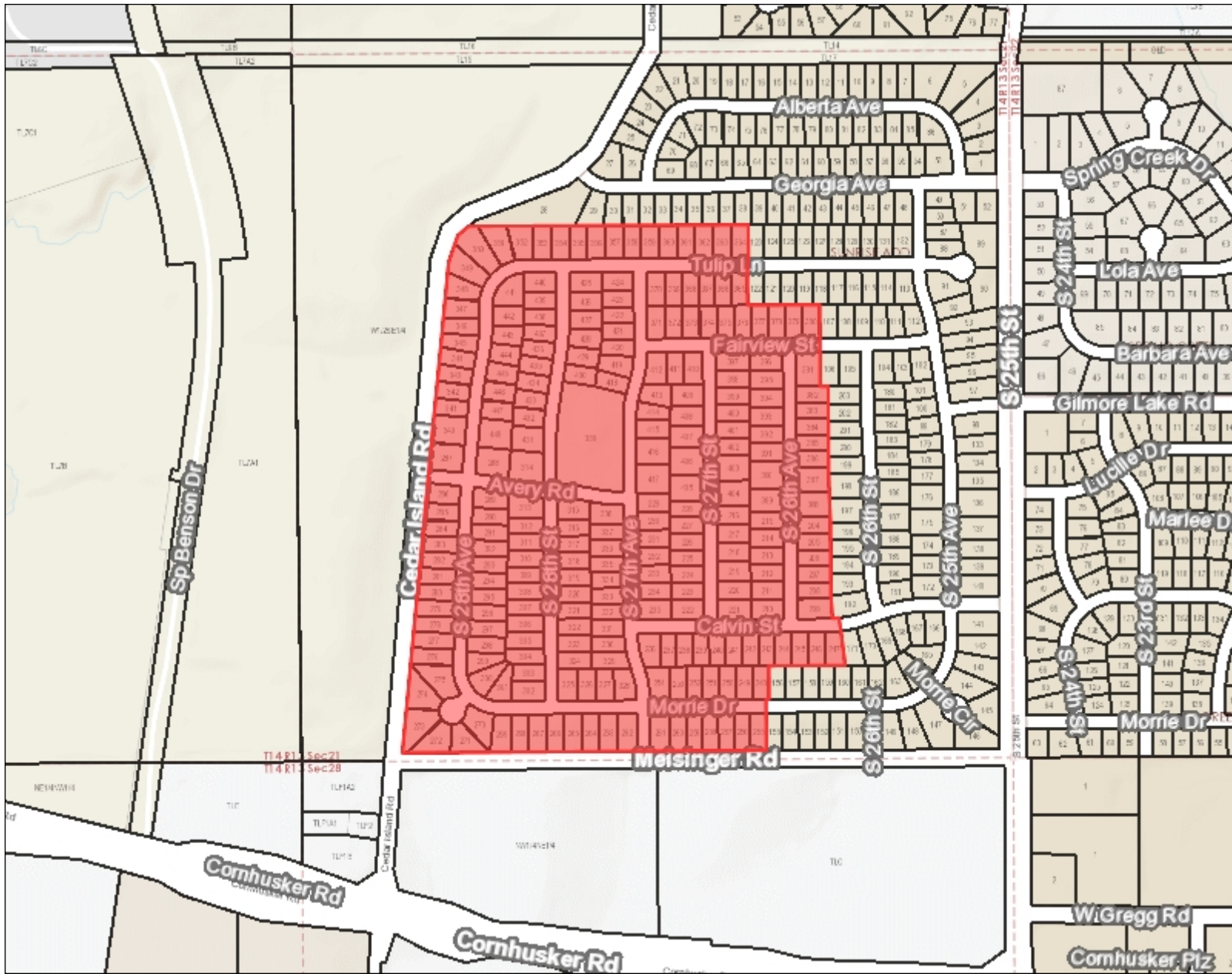
All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

SID #208 Sunrise (Phases III and IV)



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 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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 nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five unincorporated lots will add another \$968,817 of valuation and \$5,910 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 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 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—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; 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—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

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 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses (\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

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 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle 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 #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

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 provided they were lawfully established.

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.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

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.

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Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





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Projected revenue increase

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To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

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Subject: Re: REMINDER FW: Another annexation review

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In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

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Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

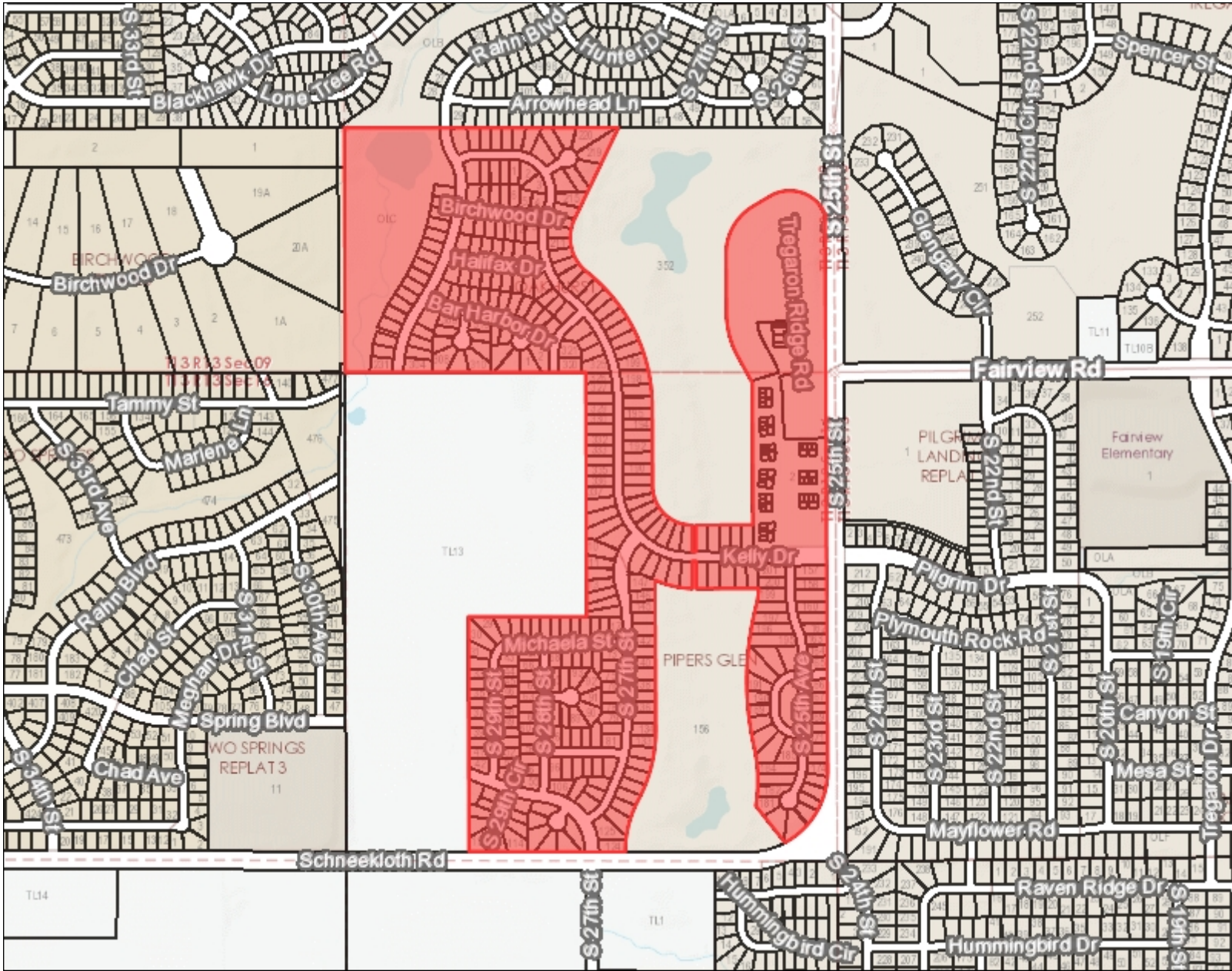
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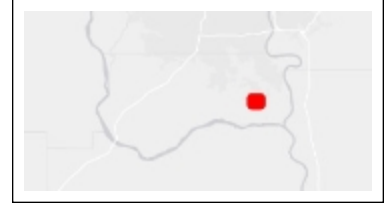
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Maps of each of these SIDs are attached.

SID #215 Pipers Glen



Location



Legend

Road Centerlines



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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 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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 nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five unincorporated lots will add another \$968,817 of valuation and \$5,910 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 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 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—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; 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—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

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 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses (\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

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 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle 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 #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

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 provided they were lawfully established.

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.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

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.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named 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).

We currently spend about \$4.00 per cardholder for materials, so 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.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. 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 and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space 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: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21



II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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 in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard 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 potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

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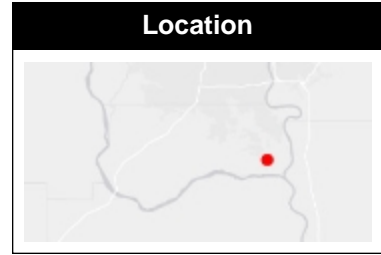
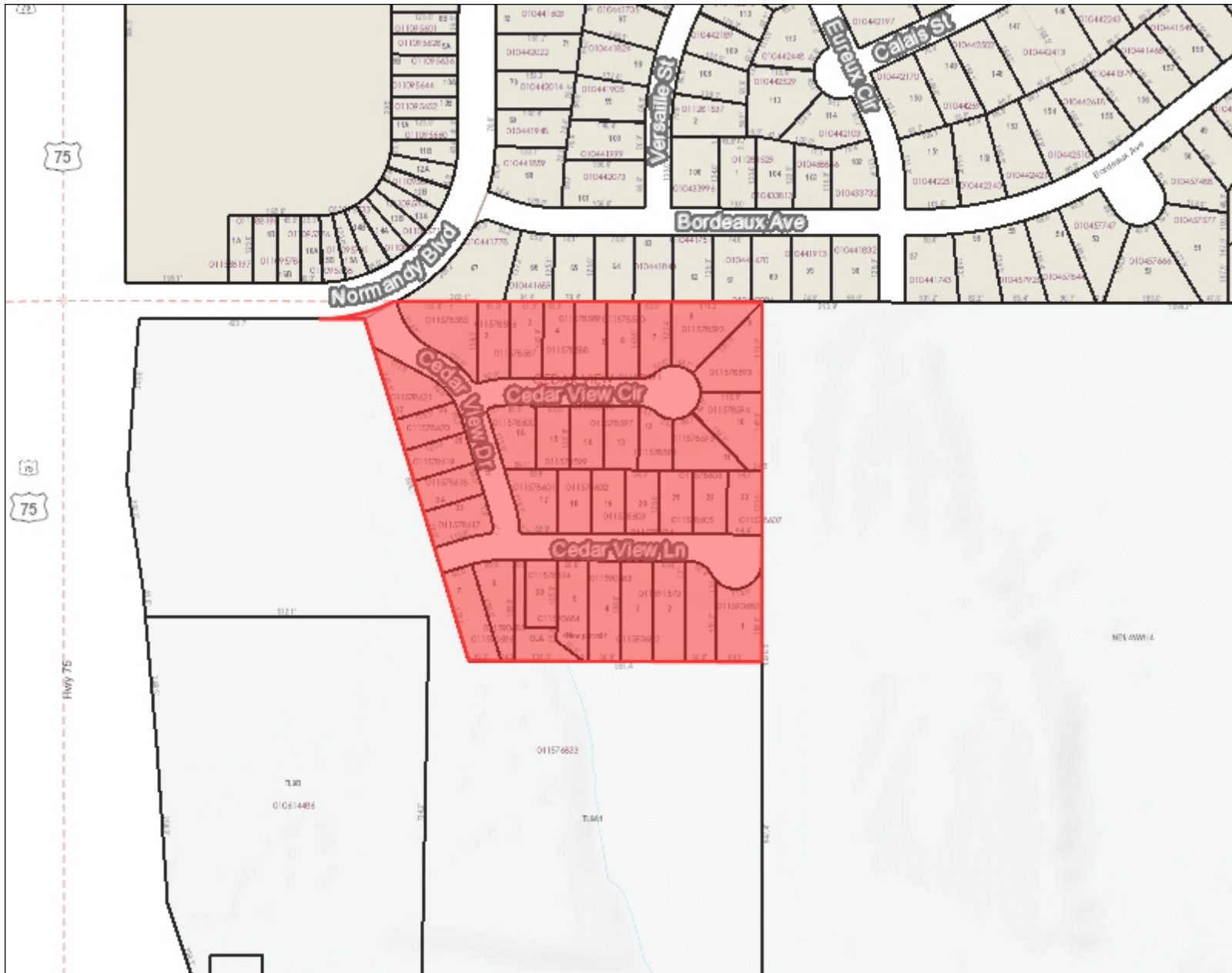
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City of Bellevue

Office of the Planning Department

Agenda items 3e – 3n

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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 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses (\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

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 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle 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 #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

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The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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

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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%.

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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.

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The annexation has no effect on school district boundaries.

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The annexation has no effect on zip codes and which post office serves any particular area.

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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.

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PLANNING DEPARTMENT RECOMMENDATION

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

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	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named 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).

We currently spend about \$4.00 per cardholder for materials, so 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.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. 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 and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



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Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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 in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard 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 potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





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Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
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Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

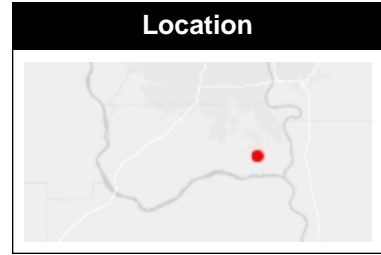
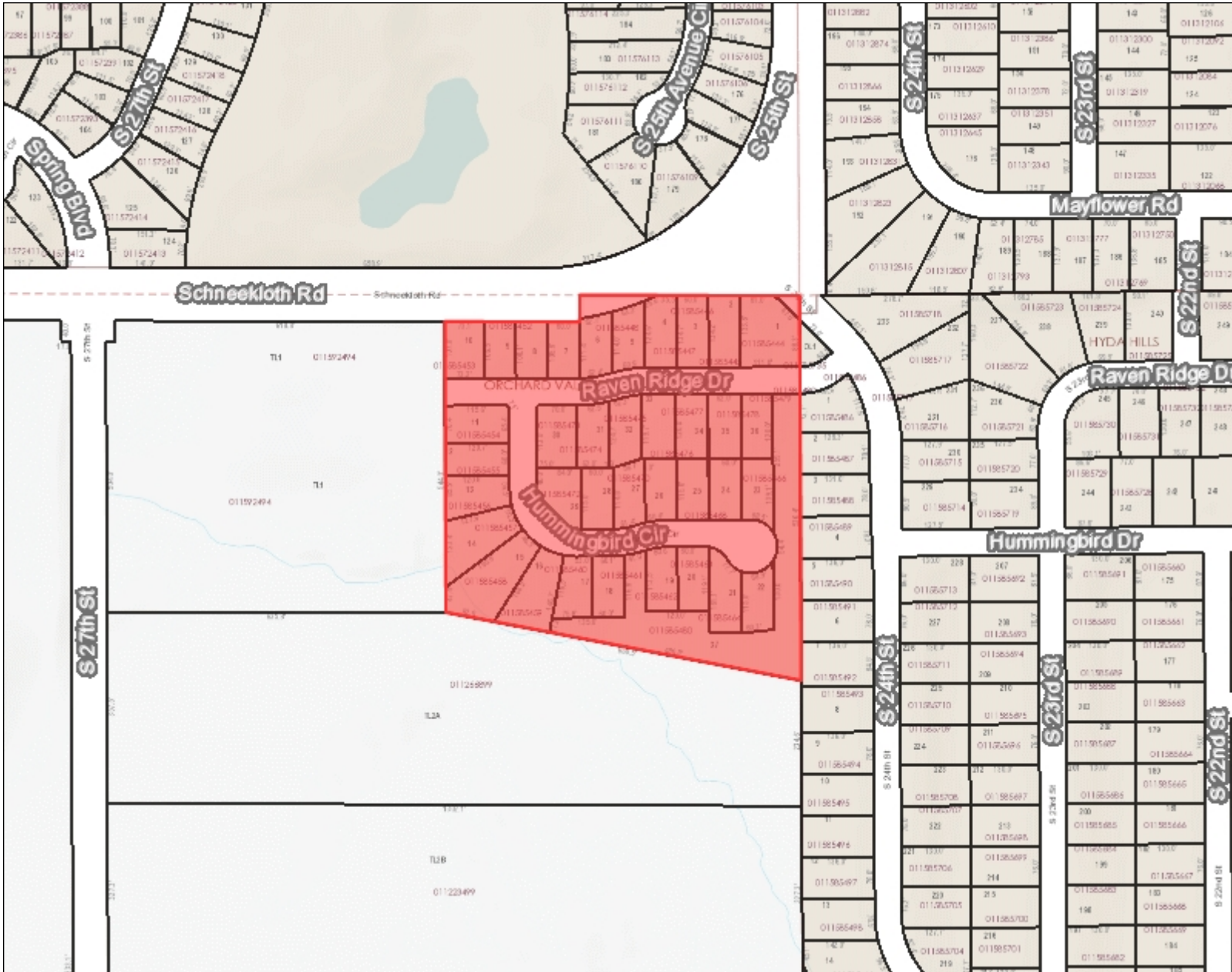
All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

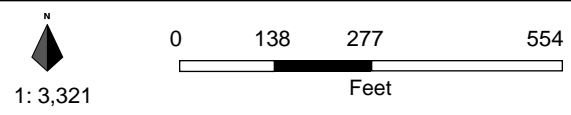
SID #269 Orchard Valley



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 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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 nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five unincorporated lots will add another \$968,817 of valuation and \$5,910 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 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 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—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; 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—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

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

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City of Bellevue

Bellevue Public Library

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From: Julie Dinville, Library Director

Date: 8/15/2019

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MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
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 - Lane Miles = 5.36
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 - Lane Miles = 1.21



II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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

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Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

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**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

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Trails & Tree maintenance

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5 - Playgrounds

3 - Sports Courts

Thanks,

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Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

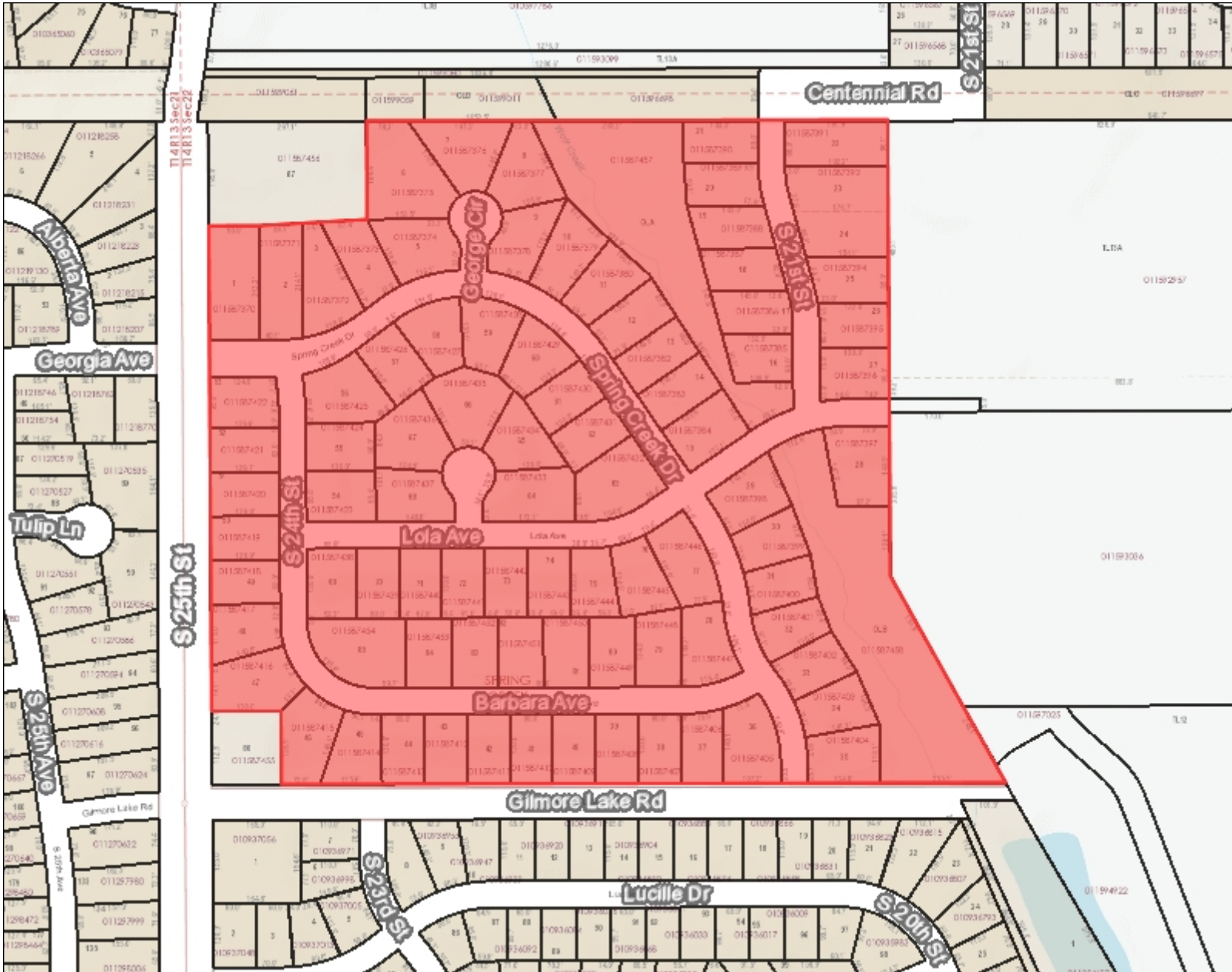
All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

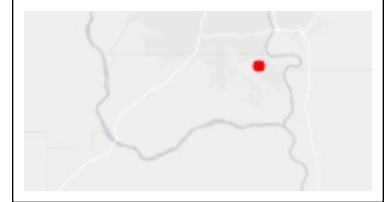
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Maps of each of these SIDs are attached.

SID #279 Spring Creek



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 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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 nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five unincorporated lots will add another \$968,817 of valuation and \$5,910 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 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 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—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; 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—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

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 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses (\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

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 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle 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 #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

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 provided they were lawfully established.

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.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

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.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

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Total Open Space & Park Acres - 35 acres

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Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

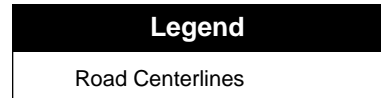
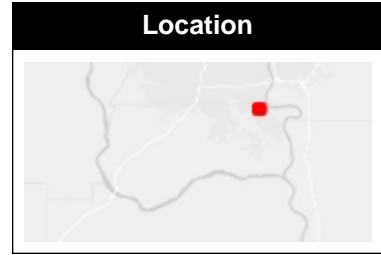
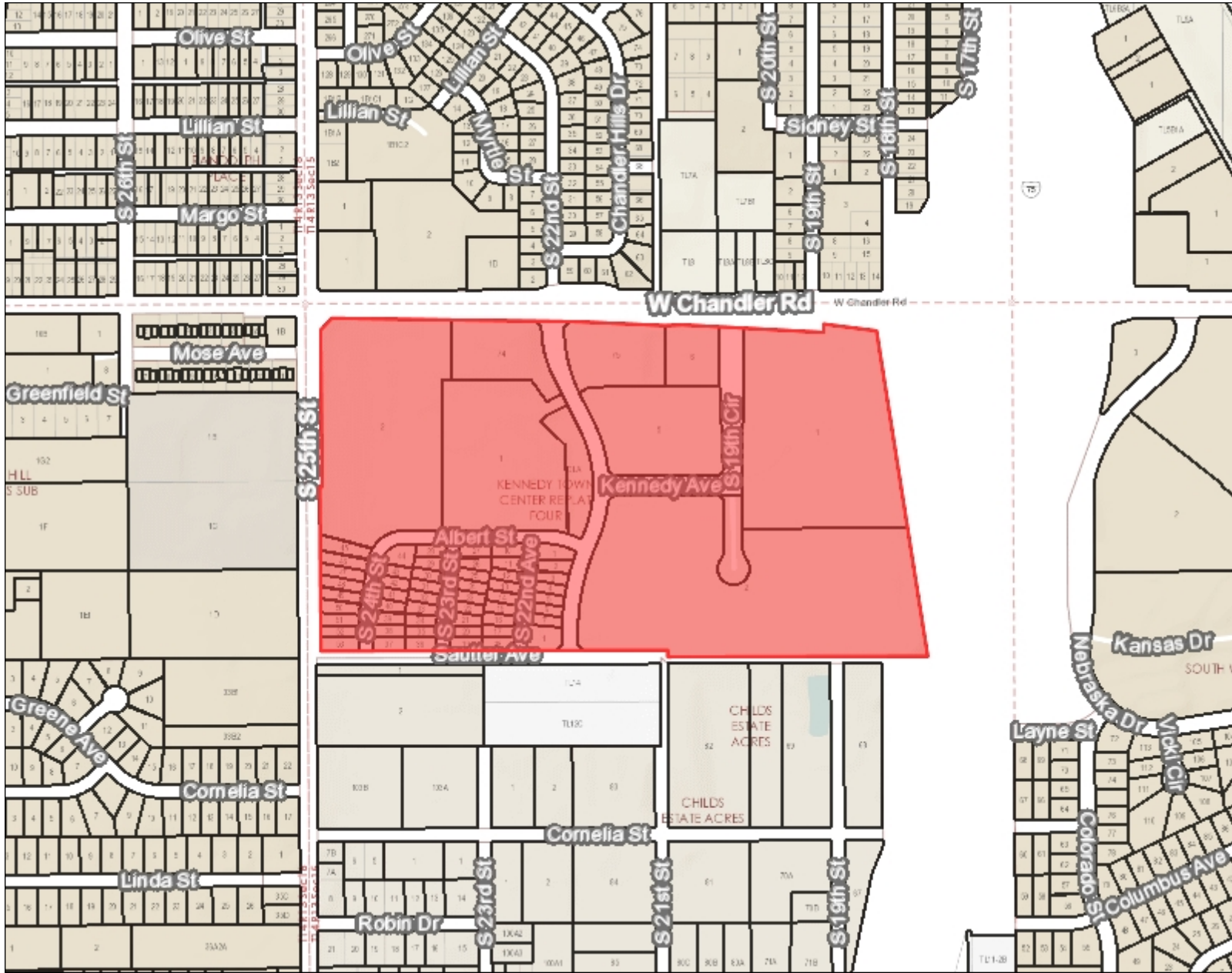
All:

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#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

SID #280 Kennedy Town Center



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 3e – 3n

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: August 16, 2019
Subject: City of Bellevue annexation proposal

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

SID #67	Normandy Hills	SID #180	Lakewood Villages
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SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

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 nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five unincorporated lots will add another \$968,817 of valuation and \$5,910 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 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 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—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; 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—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

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Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses (\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

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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 #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

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 provided they were lawfully established.

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.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

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.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named 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).

We currently spend about \$4.00 per cardholder for materials, so 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.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. 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 and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue

Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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 in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard 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 potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
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Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
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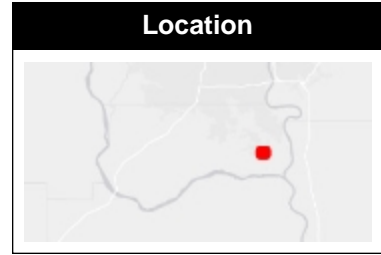
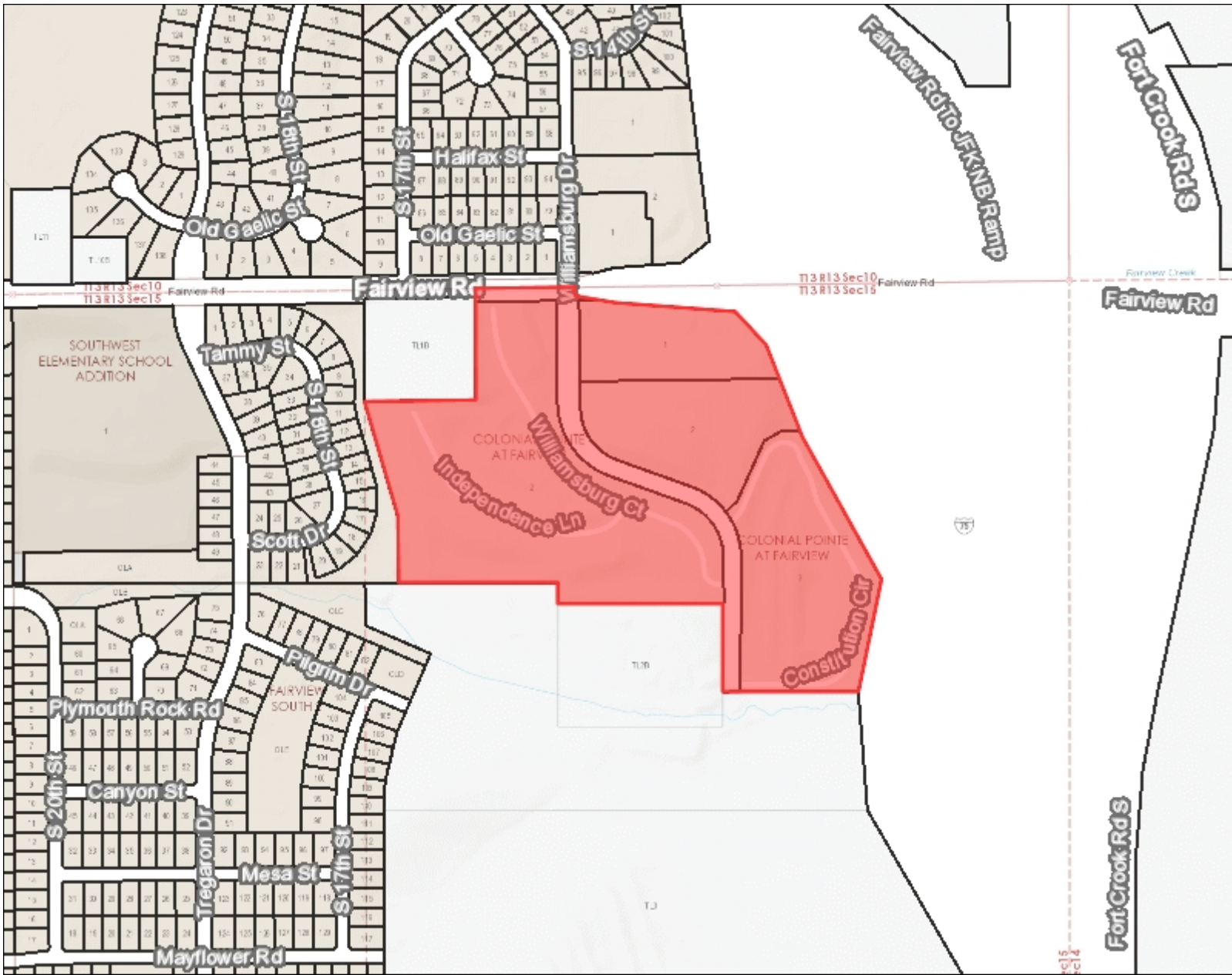
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SID #289 Colonial Pointe



Legend

Road Centerlines



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City of Bellevue

Office of the Planning Department

Agenda items 3e – 3n

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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 #289 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. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

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.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

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 provided they were lawfully established.

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.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

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.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



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: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named 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).

We currently spend about \$4.00 per cardholder for materials, so 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.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. 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 and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space 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: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21



II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 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.

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: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

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 in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please 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 Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard 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 potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

- #180 Lakewood Villages
- #208 Sunrise (Phases 3 and 4)
- #215 Pipers Glen
- #269 Orchard Valley
- #279 Spring Ridge
- #280 Kennedy Town Center
- #289 Colonial Pointe

Maps of each of these SIDs are attached.

Location Map Miscellaneous Tax Lots

