

**ANNEXATION STUDY**

# **FINAL REPORT**

**MARCH 2007**

**CITY OF WAHOO  
SAUNDERS COUNTY, NEBRASKA**

**A COMPILATION OF INFORMATION**

**PREPARED BY**

**JEO** *Consulting Group, Inc.*  
402/443-4661 P.O. BOX 207 WAHOO, NEBRASKA 68066

**WAHOO UTILITIES AND  
CITY OF WAHOO STAFF**

## INTRODUCTION AND OVERVIEW

In 2005 the City of Wahoo retained the services of JEO Consulting Group to analyze the potential of certain properties on the perimeter of the City's Corporate Limits for annexation. The process undertaken by JEO Consulting Group for this study was as follows:

- The City Council authorized the collection of information on properties surrounding the City of Wahoo
- Upon review of the properties identified, a visual drive-by inspection was done and analysis was completed in order to review the eligibility of each property under the Revised Nebraska State Statutes

The study completed by JEO Consulting Group examined the eligibility of the identified 22 properties shown in Figure 1 with regard to the Revised Nebraska State Statutes and then made a recommendation as to each area's eligibility.

The Revised Nebraska State Statutes address annexation for Cities in §17-405.01 Annexation; Powers; Restrictions. The Section reads as follows:

§17-405.01 Annexation; Powers; Restrictions.

- (1) Except as provided in subsection (2) of this section, **the mayor and council of any city of the second class** or the chairperson and members of the board of trustees of any village **may by ordinance, except as provided in sections 13-1111 to 13-1118, at any time, include within the corporate limits of such city or village any contiguous or adjacent lands, lots, tracts, streets, or highways as are urban or suburban in character, and in such direction as may be deemed proper.** Such grant of power **shall not** be construed as conferring power to **extend the limits of any municipality over any agricultural lands which are rural in character.**
- (2) The **mayor and city council of any city of the second class** or the chairperson and members of the board of trustees of any village **may, by ordinance, annex any lands, lots, tracts, streets, or highways which constitute a redevelopment project area so designated by the city** or village or its community redevelopment authority in accordance with the provisions of the Community Development Law and sections 18-2145 to 18-2154 when such annexation is for the purpose of implementing a lawfully adopted redevelopment plan containing a provision dividing ad valorem taxes as provided in subsection (1) of section 18-2147 and which will involve the construction or development of an agricultural processing facility, notwithstanding that such lands, lots, tracts, streets, or highways are not contiguous or adjacent or are not urban or suburban in character. Such annexation shall comply with all other provisions of law relating to annexation generally for cities of the second class and villages. The city or village shall not, in consequence of the annexation under this subsection of any noncontiguous land, exercise the authority granted to it by statute to extend its jurisdiction beyond its corporate boundaries for purposes of planning, zoning, or subdivision development without the agreement of any other city, village, or county currently exercising such jurisdiction over the area surrounding the annexed redevelopment project area. The annexation of any noncontiguous land undertaken pursuant to this subsection shall not result in any change in the service area of any electric utility without the express agreement of the electric utility serving the annexed noncontiguous area at the time of annexation, except that at such time following the annexation of the noncontiguous area as the city or village lawfully annexes sufficient intervening territory so as to directly connect the noncontiguous area to the main body of the city or village, such noncontiguous area shall, solely for the purposes of section 70-1008, be treated as if it had been annexed by the city or village on the date upon which the connecting intervening territory had been formally annexed.

- (3) For the purposes of subsection (2) of this section, agricultural processing facility means a plant or establishment where value is added to agricultural commodities through processing, fabrication, or other means and where eighty percent or more of the direct sales from the facility are to other than the ultimate consumer of the processed commodities. A facility shall not qualify as an agricultural processing facility unless its construction or development involves the investment of more than one million dollars derived from nongovernmental sources.

For the purpose of the study done by JEO, it was determined that only subsection (1) of §17-405.01 pertains to the issues being reviewed by the City of Wahoo. In addition to §17-405.01 the following two sections also applied to the conditions studied by JEO: §17-405.02 and §17-405.04. These two sections read as follows:

§17-405.02. Contiguous land, defined.

*Lands, lots, tracts, streets, or highways shall be deemed contiguous although a stream, roadway, embankment, strip, or parcel of land not more than five hundred feet wide lies between the same and the corporate limits.*

§17-405.04. Inhabitants of annexed land; benefits; ordinances.

*The inhabitants of territories annexed under the provisions of sections 17-405.01 to 17-405.05 shall receive substantially the benefits of other inhabitants of such municipality as soon as practicable, and adequate plans and necessary city council or village board of trustees action to furnish such benefits as police, fire, snow removal, and water service must be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such municipality; PROVIDED, that such one-year period shall be tolled pending final court decision in any court action to contest such annexation.*

JEO also presented supporting cases of the Nebraska State Supreme Court handed down regarding annexation and the annexation of land used for agriculture. The three specific cases referenced by JEO in this annexation study are as follows:

1. 183 Neb. 511; *Sullivan v. City of Omaha*; 162 N. W. 2d 227 (1968) (referred to herein as **Sullivan**)
2. 186 Neb. 232; *Voss v. City of Grand Island*; 182 N. W. 2d 427 (1970) (referred to herein as **Voss**)
3. 188 Neb. 117; *Holden v. Tecumseh*; 195 N. W. 2d 225 (1972) (referred to herein as **Holden**)

In the **Sullivan** case the Nebraska State Supreme Court ruled the following: *“The use of land for agricultural purposes does not necessarily mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character.”*

In the **Voss** case the Nebraska Supreme Court continued to hold similar findings to the Sullivan case but added: *“The term ‘agricultural lands which are rural in character’ clearly lends the inference that lands may be currently utilized in an agricultural fashion and still not be rural in character and meet the test of urban and suburban in character. ... The statute does not prescribe, nor does reason dictate, that annexation must be blindly confined to land and areas that have already been zoned and developed into nonagricultural uses. Any such construction of the statute would seriously impair intelligent planning and coordination of the change-over in the use of land for urban purposes.”*

The **Holden** case continues and states: *“Although the principal use made by the Holden tract is for agricultural purposes, the evidence shows that its value for residential or commercial use exceeds its value as agricultural land. Because of the development of the city its has become urban and suburban in character rather than rural”*

JEO used these statutory sections and Nebraska Supreme Court decisions to guide them through the analysis of their study. In addition, the case law noted was applied to the analysis done by JEO.

Once the evaluation of each area was completed, JEO Consulting Group presented the study to the Wahoo Planning Commission and the City Council of the City of Wahoo. The study was recommended for acceptance by the Planning Commission and officially accepted by the City Council of the City of Wahoo on November 10, 2005. As stated by JEO, the Mayor and Council agreed they must determine how to proceed with the information presented to them and with the appropriate guidance and input from the City Attorney.

Following the completion of JEO Consulting Group's review of the eligibility of each area as defined and shown on attached Figure 1, it was determined the Wahoo Board of Public Works and the City of Wahoo would each need to complete their own review and report for providing services to the areas JEO found as eligible for annexation. These reports have been completed and the following pages are a compilation of their work. This report will present the following:

General overview of the policies and decisions the Mayor and Council will need to make regarding services provided by the City to residents.

An explanation and information from the Wahoo Board of Public Works on the services they provide. Each Area will be identified and the issues specific to each Area will be reported for consideration.

Again, this study is a combination of information provided the following:

- JEO Consulting Group's findings in regards to eligibility for annexation
- Wahoo Board of Public Works comments, plans, and discussion on providing electric, water, sanitary sewer and natural gas service to the defined areas, and
- City of Wahoo's consideration of providing the same City services as are currently available to residents within the City's Corporate Limits.

## CITY SERVICES

As per state statutes regulating cities of the second class, as Wahoo is, any residents or businesses who reside in an area annexed into the City of Wahoo are entitled to the following:

***The inhabitants of territories annexed under the provisions of sections 17-405.01 to 17-405.05 shall receive substantially the benefits of other inhabitants of such municipality as soon as practicable, and adequate plans and necessary city council or village board of trustees action to furnish such benefits as police, fire, snow removal, and water service must be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such municipality;***

The information included in each identified area tries to address each city service that inhabitants would be entitled to receive.

The Mayor and Council should consider prioritizing the areas for annexation. Once a prioritized list has been established, areas at the top of the list should be more closely evaluated for annexation. Statutes regulating Cities of the Second Class do not provide specific guidance on what must be included in a “plan to extend city services” to be in compliance with state regulations. However, the Statutes regulating Cities of the First Class clearly states the plan to extend city services should include the following:

- State the estimated cost impact of providing the services to such land,
- State the method by which the city plans to finance the extension of services to the land and how any services already provided to the land will be maintained
- Include a timetable for extending services to the land proposed for annexation
- Include a map drawn to scale clearly delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after the annexation, and the general land-use pattern in the land proposed for annexation

While these extensive plans are not required of Cities of the Second Class when annexing, these points may lead to the appropriate amount of study and forethought before annexation. The impact of annexation on exiting staff and equipment should also be closely studied. Evaluation all these issues will hopefully lead to improved and more productive discussion and communication between City leaders and residents of areas being considered for annexation.

In some of the identified areas there are dedicated streets which are not currently surfaced to the standards that are used by the City of Wahoo when any new subdivisions or areas are developed. It would be in the best interest of the City to clearly establish guidelines for maintenance of these gravel and black-topped roads. In addition, guidelines for the maintenance of culverts, ditches and surface drainage should be established for storm water runoff control.

Once an area has been identified for annexation and a draft plan for extending city services has been established by City and Utility staff, residents of the identified area should be invited to discuss issues and concerns with the City Council. This process may bring issues that were not considered to the attention of the City. Communication is key to successful annexation.

Annexation of an area must be done by ordinance, which must be done at three separate Council meetings. Once annexation of an area is complete, the annexation plat and ordinance must be filed with the Register of Deeds and with the State of Nebraska, Department of Revenue. Property owners of an annexed area have one year to file a protest to annexation in the courts. It is suggested that the City wait to extend their one-mile extraterritorial jurisdiction for zoning and building regulation until after this one year has passed.

Currently the majority, if not all, of the areas identified in this report currently fall under the taxing entities identified below. Once annexation was completed, the areas would fall under the City of Wahoo's taxing authority. The differences can be seen below:

<b>2006 Property Tax Rates In Proposed Areas</b>	
Saunders County	0.26319
Saunders Co. Ag Society	0.00927
Wahoo Fire Dist. #13	0.04000
Stocking Township	0.10000
City of Wahoo	0.00000
Wahoo Airport Authority	0.00000
Lower Platte North NRD	0.04330
ESU #2	0.01498
SECC	0.06340
Wahoo Public #39	1.19981
	<u>1.73395</u>

<b>2006 Property Tax Rates In City of Wahoo</b>	
Saunders County	0.26319
Saunders Co. Ag Society	0.00927
Wahoo Fire Dist. #13	0.00000
Stocking Township	0.00000
City of Wahoo	0.56606
Wahoo Airport Authority	0.05684
Lower Platte North NRD	0.04652
ESU #2	0.01498
SECC	0.06340
Wahoo Public #39	1.19981
	<u>2.22007</u>

Difference 0.48612

Additional Taxes per \$100,000 of value \$486.12

## INFORMATION FROM WAHOO UTILITIES

The General Manager of the Utilities along with the Board of Public Works presented an explanation to the way their information is presented and a basic understanding of the services they provide. The Board of Public Works requested assistance from JEO Consulting Group to consider water and sanitary sewer services to each area identified. The comments provided in the report on electrical and natural gas services are those of Wahoo Utilities and not the opinion of JEO. In addition, some of the information provided by JEO had been edited by utility staff to more accurately represent conditions and situations. The Board of Public Works officially accepted their report on February 21, 2007.

The Board of Public Works (BPW) provides the following services to the residents of the City of Wahoo: electricity, water, sanitary sewer, and natural gas. Water and sanitary sewer services are limited to the residents within City Limits. Electric and natural gas service boundaries are regulated differently and in some cases these services are provided outside of the City Limits.

Generally, developers of new subdivisions design, install and pay for the water and sewer mains, meeting Wahoo and State specifications, and the individual home contractors pay the per lot service connection/meter fees. Electric and natural gas mains are installed by Wahoo Utility crews and the cost of this installation is recovered from the developers, using a formula involving consumption and average projected bills.

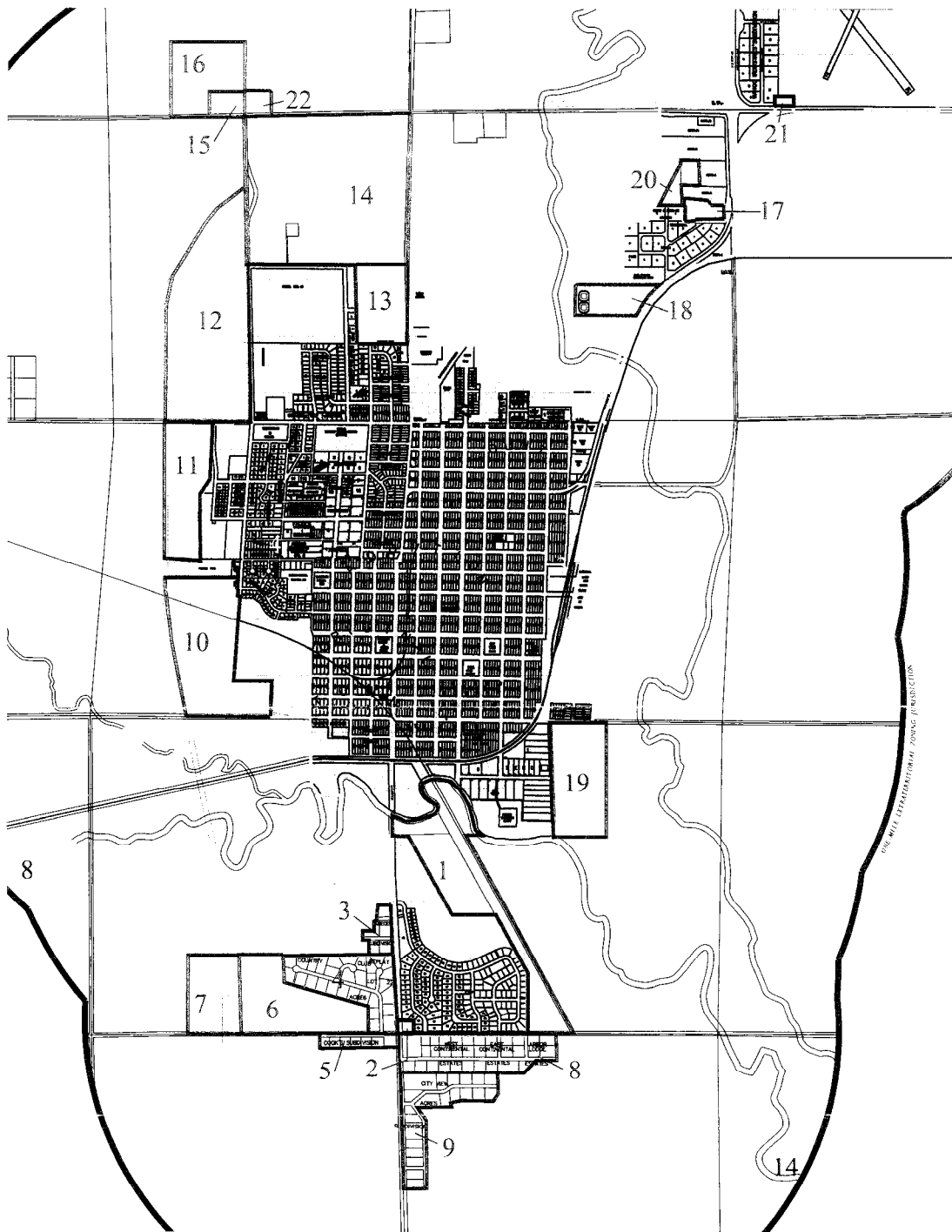
Wahoo's electrical service boundaries are established by the Nebraska Public Service Commission. When areas outside of the established service area are annexed, these areas can be incorporated into the Wahoo Utility service area by filing requests and following established Public Service Procedures §RS 70-1010. Wahoo Utilities must negotiate reimbursement charges with the current provider (either OPPD or Butler County REA) to compensate for the loss of customers. Rates as of January 2007 show that any customers Wahoo Utilities acquired would have significantly lower bills – 24% lower than OPPD and 31% lower than Butler County REA. Each area contains a statement about the existing electrical utility and how each area can be served, but it does not establish any costs.

The natural gas service does not have boundaries as electrical does. Wahoo Utilities is capable of extending mains and providing services utilizing in-house construction crews. As with electrical services, each area identified in this report contains a statement about the existing natural gas or propane service and how each are could be served in the future, but it does not establish any costs.

Water and sanitary sewer information is provide as well for each area. As stated above, in a new subdivision, the extension of main lines would be paid for by the developer and service lines would be paid for by each individual home contractor. In areas which are already established, the opinion of costs which are provided in this report include only the estimated cost of installing main lines and does not include service lines to the individual structures. (Analogy: streets = main lines, driveways = service lines.)

The BPW also provided the current system values per meter (based on depreciated system values divided by the number of customers) for use with this report. They are as follows:

Electric	\$2,901
Natural Gas	\$1,557
Water	\$757
Sanitary Sewer	\$3,637

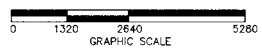


USE WITH INTERMEDIATE ZONING IN WASHINGTON

CITY OF WAHOO

**LEGEND**

- POTENTIAL ANNEXATION AREAS
- ANNEXATION AREA NUMBER
- MUNICIPAL BOUNDARY



**JEO**

Geographic Information Systems

1234 Main Street

Anytown, CA 90210

Phone: (555) 123-4567

Fax: (555) 987-6543

www.jeo.com

REVISED: 02/05/01  
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## **AREA 2005-1**

Area 2005-1 is a tract of land between the original town and the Maly/Sloup Addition to the south, lying just south of the Wahoo Creek. The land connects the original town and Maly/Sloup together for one continuous corporate area. This area was initially left out of the city's annexation of the Maly/Sloup Addition.

**Property Owners:** Rodney L. Urban & Wife, City of Wahoo, Robert Sloup

**Legal Description:** A tract of land that is part of the Southwest ¼ of the Northwest ¼ of Section 10, Township 14, Range 7 East, Saunders County, Nebraska; and tract of land that is part of the Southeast ¼ of the Northwest ¼ of Section 10, Township 14, Range 7 East, Saunders County, Nebraska; and a tract of land that is in the West ½ of Section 10, Township 14, Range 7 East, Saunders County, Nebraska; and a tract of land that is in the West ½ and in the West ¼ of the Southwest ¼ of the Southeast ¼ of Section 10, Township 14, Range 7 East, Saunders County, Nebraska.

**Existing Use of the Land:** One home is located in this area as well as an existing business, High Velocity Sports, both which are located in the southern tip of this area. All land to the north is agricultural and A5 Floodplain/floodway. Development of the remainder of this area is unlikely

**Current Zoning:** TA – Transitional Agriculture; also FW – Flood Way and FF – Flood Fringe

**Future Land Use:** Mostly unable to be developed due to flood plain restrictions; some sections are designated for Parks and Recreation and some medium to high density residential

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and case law in the State of Nebraska.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** The exiting driveway which provides access to the home and existing business is private and would remain private unless the property owner would subdivide this property, dedicate property as a public way and request, at his cost, to have the City improve the dedicated way. The City would be responsible for maintaining the portion of County Road J which is directly south of the very southern tip of this area. Improvements to County Road J would be considered by the City when appropriate. As there are no other improved sections of this area, any other street improvements in this area would be negotiated through the subdivision approval process. South Chestnut Street located just west of this area is already maintained and regulated by the City of Wahoo.

**Storm Sewer:** Storm water collections for this area are by natural flow to the Wahoo Creek. Any future collection system would be negotiated through the subdivision approval process.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. As a portion of this area is designated by the Future Land Use Map as Parks and Recreation, any further development of this area should include consideration for expansion of Wahoo's current parks, trails, and recreation systems. The Master Trails Plan adopted into the City's Comprehensive Plan shows pieces of the trail system running through this area. This plan should be considered and studied before approval of any development in this area. Any current residents would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water is located along County Road J west of the southern tip of this area. If the water main were extended east, fire hydrants would be installed and be available to serve the existing home and business. Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee)

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and others. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Electrical service is available from Wahoo Utilities - overhead primary electricity is on the East side of Chestnut St

##### **Services by others:**

- Existing residence and business have a private well for water service and a private septic tank for sanitary sewer service.

##### ***Future Infrastructure that needs to be extended or provided:***

- Utility services that could be supplied include electricity, water mains, natural gas and sanitary sewer mains. Said services can be extended.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area is in the floodway and flood plain.
- This area has existing sanitary sewer service and is un-platted; therefore no opinion of sewer cost will be provided.

##### ***Future Water System needs (August, 2006)***

- This area is in the floodway and flood plain.
- This area has a 12" water main on the northwest corner and an 8" water main on the southeast corner of the tract.
- No opinion of water costs will be provided for this tract at this time.

##### ***Future Natural Gas System needs***

- Natural Gas is available from Wahoo Utilities: a natural gas main is on the East side of Chestnut St.

## **AREA 2005-2**

Area 2005-2 consists of one property along the east of the old U.S. Highway 77 right-of-way (now South Chestnut) and north of County Road J. The annexation of this property would include any adjacent county right-of-way.

**Property Owners:** Charles J. Egr and Wife, Co-Trustees

**Legal Description:** A tract of land that is part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 14 North, Range 7 East, Saunders County, Nebraska.

**Existing Use of the Land:** One home – single family residential

**Current Zoning:** R-1 Residential

**Future Land Use:** Medium to high density residential

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and case law in the State of Nebraska.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** Annexation of this area would not provide a significant impact to Street Department services. In January 2007 the portion of County Road J directly south of this area was annexed to allow the City of Wahoo to complete the paving of County Road J.

**Storm Sewer:** Storm water collections for this area have been addressed in the Heritage Heights Subdivision and with the improvements being done to County Road J.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional park, trail, or recreational areas located in this area. Residents would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water is located west of this property in South Chestnut right-of-way. A fire hydrant is located adjacent to this property on that water line.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee)

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and others. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Electricity provided by Wahoo Utilities

##### **Services by others:**

- Propane tank
- Existing residence has a private well for water service and a private septic tank for sanitary sewer service

##### **Future Infrastructure that need to be extended or provided:**

- Utility services that need to be supplied include water mains, natural gas and sanitary sewer mains. Said services can be extended from existing systems.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is platted as a single lot.
- Our opinion of cost of extending an 8” sanitary sewer main and a manhole on the north side of ‘J’ road to be \$16,000 or the owner could extend his sewer line to the East side of Maly Boulevard.
- If the proposed annexation area # 5 is proceeded with prior to this area, sanitary sewer service would be available on the south side of ‘J’ road.
- Option - not recommended by consultant – customer installed service line to East of Maly Boulevard via private easement or R-O-W.

##### ***Future Water System needs (August, 2006)***

- This area has a 12” water main on the west side and an 8” water main on the south side of the tract.
- No opinion of water costs will be provided for this tract at this time.

##### ***Future Natural Gas needs***

- Natural Gas is available from Wahoo Utilities: a natural gas main is on the South side of County Road ‘J’.

## **AREA 2005-3**

Area 2005-3 is known as Janecek Subdivision. The property lies west of the old U.S. Highway 77 right-of-way (South Chestnut). The subdivision is adjacent to the Maly/Sloup Addition to the east.

**Property Owners:** David Janecek, Daryl & Julie Johnson, Douglas & Kristin Bohac, Steven Janecek, and Daniel Janecek

**Legal Description:** Lots 1-5, Janecek Subdivision Replat, Saunders County, Nebraska.

**Existing Use of the Land:** Two residences are built on two lots (Lots 2 and 3). A garage/machine shed is located on one lot (Lot 1). The other two lots remain empty and undeveloped at this time.

**Current Zoning:** R-1 Residential

**Future Land Use:** Medium to high density residential

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and case law in the State of Nebraska.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There are two dedicated streets in this subdivision. Janecek Road has not been improved. Janecek Drive is currently a gravel street. If this area is annexed, the Street Committee and Council will need to establish a policy regarding the maintenance of this street. Residents will receive snow removal as is currently provided to residents in City Limits. Any future improvements to the streets in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional park, trail, or recreational areas located in this area. Residents would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water is located along the east side of South Chestnut Street, east of this area. If the water mains were extended west to serve this area, fire hydrants would be installed and be available to serve the residents.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee)

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and others. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Electricity is provided by Wahoo Utilities.

##### **Services by others:**

- Propane tanks at 317 & 318 Janecek Drive and 1351 South Chestnut
- Each existing residence has a private well for water service and private septic tank for sanitary sewer service.

##### **Future Infrastructure that need to be extended or provided:**

- Utility services that could be supplied include water mains, natural gas and sanitary sewer mains. Said mains/services can be extended from existing systems.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is platted as 5 lots.
- Our opinion of cost of extending 8" sanitary sewer mains and manholes on the west side of Chestnut Street to be \$70,000. This would be extended southerly from the sanitary sewer to serve the Saunders County new hospital.

##### ***Future Water System needs (August, 2006)***

- This area has an existing 12" water main on the east side of Chestnut Street.
- To provide a looped 6" water main with appurtenances and fire hydrants from the 12" water main, the opinion of water costs is \$67,000.\* Water service lines are not included. This would also require two borings under Chestnut Street.
- Option - not recommended by consultant – 2" customer installed manifolds.

\* *FIRE PROTECTION CONVENIENCE*

##### ***Future Natural Gas needs***

- Natural Gas is available from Wahoo Utilities: a natural gas main is on the east side of South Chestnut Street.

## **AREA 2005-4**

Area 2005-4 is Country Club Acres. The area includes the original platted areas as well as any re-platted properties within the original boundaries of the subdivision.

**Property Owners:** Various

**Legal Description:** Lots 1-31, County Club Acres, Saunders County, Nebraska.

**Existing Use of the Land:** Single Family Residential, 1-acre lots.

**Current Zoning:** R-1 Residential

**Future Land Use:** Medium to high density residential

### **Eligibility for Annexation:**

- At present, it is the opinion of JEO:
- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and case law in the State of Nebraska.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** The dedicated streets – Fairway Drive, Hilltop Circle, and Club Circle – currently have a semi-permanent blacktop street surfacing which was put in place by the established home owners association. If this area is annexed, the Street Committee and Council will need to establish a policy regarding the maintenance of this street. Residents will receive snow removal as is currently provided to residents in City Limits. Any future improvements to the street in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Master Trails Plan adopted into the City’s Comprehensive Plan shows a piece of the trail system running along County Road J on the south side of this area. If the City ever considers improvements to County Road J, the trails system should be included when planning the improvements. Current residents would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water is located along County Road J south of this area with one fire hydrant located at the entrance to Country Club Acres and the other located just west of the southwest corner of this subdivision. If the water

main were extended north into the Subdivision, fire hydrants would be installed and be available to serve the residents.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee)

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

### **UTILITY STUDY OPTIONS (by JEO and BPW)**

#### **Existing infrastructure provided by the City:**

- Natural Gas service is provided to the area by Wahoo Utilities
- Electricity is provided by Wahoo Utilities.

#### **Services by others:**

- Propane tanks on Lots 2, 12, 13, 14, 18, 19, 21, 23, 30 and 31.
- Each existing residence has a private well for water service and private septic tank for sanitary sewer service.

#### **Future Infrastructure that needs to be extended:**

- Utility services that need to be supplied include water mains and sanitary sewer mains. Said mains can be extended from existing systems.

#### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is platted as 31 lots.
- Our opinion of cost of extending 8" sanitary sewer mains and manholes to be \$250,000. Two proposed sewer extensions would be required to serve this area. A high elevation spot in the subdivision makes serving this area difficult from a single sewer source. One extension would be provided from the proposed sanitary sewer planned to serve the Saunders County new hospital. Another extension would be required from the existing sanitary sewer in Heritage Heights Addition. The proposed sewer would require under-crossing of South Chestnut Street.

#### ***Future Water System needs (August, 2006)***

- This area does not have water service.
- This area has an existing 12" water main on the east side of Chestnut Street and a 12" water main on the north side of County Road "J".
- Our opinion of cost of extending water service to this area is \$205,000. An 8" water main would be constructed on the north side of the tract. The remainder of the water mains would be 6" with appurtenances and hydrants. Water service lines are not included in this opinion.

## **AREA 2005-5**

Area 2005-5 includes Cook's Subdivision and a single tract of land located east of Cook's Subdivision. Area 2005-5 includes seven residential lots along the south side of County Road J. Annexation of this area would also include any adjacent county road right-of-way to the north and east.

**Property Owners:** Various

**Legal Description:** Lots 1-6 Cook's Subdivision, Saunders County, Nebraska and a 1 acre parcel located just east of Cook's Subdivision, Saunders County, Nebraska.

**Existing Use of the Land:** Single family residences located on one acre lots.

**Current Zoning:** R-1 Residential

**Future Land Use:** Medium to high density residential

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term "urban and suburban in character".
- The tract, at present is not contiguous, but would be contiguous if adjacent areas are annexed prior to the annexation of this area. Therefore, the areas *do meet* the definition of contiguous. The annexation of Area 2005-4 and/or Area 2005-8 prior to this area will aid in the ability to annex this area.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** Annexation of this area would include the acquisition of County Road J running on the north edge of these properties as well as a small portion of South Chestnut Street. County Road J currently has a semi-permanent blacktop street surfacing which was put in place by Saunders County. If this area is annexed, the Street Committee and Council will need to establish a policy regarding the maintenance of this street. Snow removal would be provided to these residents as is currently provided to residents in City Limits. Improvements to County Road J would be considered by the City when appropriate.

**Storm Sewer:** Storm water collections for this area are by a series of ditches and culverts. Any future improvements to County Road J would need to adequately address the storm sewer needs for this area.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Master Trails Plan adopted into the City's Comprehensive Plan shows a piece of the trail system running along County Road J on the north side of this area. If the City ever considers improvements to County Road J, the trails system should be included when planning the improvements. Current residents would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water is located along the north side of County Road J. Fire Hydrants are located on the north side of

County Road J at the intersection with Fairview Drive into Country Club Acres and adjacent to Lot 6, Cook's Subdivision.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Natural Gas service is provided to the area by Wahoo Utilities
- Electricity supplied by Wahoo Utilities

##### **Services by others:**

- Propane tanks on 1299 South Chestnut, 1713 County Road J, 1715 County Road J, and 1717 County Road J.
- Each existing residence has a private well for water service and private septic tank for sanitary sewer service

##### **Future infrastructure that needs to be extended or provided:**

- Utility services that need to be supplied include water services and sanitary sewer mains. Said services can be extended from existing systems.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is platted as 7 lots.
- Our opinion of cost of extending 8" sanitary sewer mains and manholes to be \$68,000. An extension would be required from the existing sanitary sewer in Heritage Heights Addition. The proposed sewer extension would require an under-crossing of South Chestnut Street.

##### ***Future Water System needs (August, 2006)***

- This area has a 12" water main adjacent to the property on the north side of County Road "J".
- Only cost would be service lines and meters.

## **AREA 2005-6**

Area 2005-6 is the Wahoo Country Club. The property consists of a golf course and club house that provide dining and social opportunities for its members.

**Property Owners:** Hilltop Country Club, Inc.

**Legal Description:** A tract of land that is part of the South ½ of the Southeast ¼ of Section 9, township 14 North, Range 7 East, more particularly described as follows: Beginning at a point 525 feet west of the Southeast corner of Section 9, thence North 471.5 feet, thence Northwest 1465.6 feet, thence West 750 feet, thence South 1323 feet, thence West 2149.4 feet to the point of the beginning, Saunders County, Nebraska.

**Existing Use of the Land:** Recreation and commercial uses.

**Current Zoning:** R-1 Residential

**Future Land Use:** Parks and Recreation

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract, at present is not contiguous, but would be contiguous if adjacent areas are annexed prior to the annexation of this area. Therefore, the areas *do meet* the definition of contiguous. The annexation of Area 2005-4 prior to this area will aid in the ability to annex this area.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and case law in the State of Nebraska.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** Annexation of this area would include the acquisition of County Road J running on the south edge of this property. County Road J currently has a semi-permanent blacktop street surfacing which was put in place by Saunders County. If this area is annexed, the Street Committee and Council will need to establish a policy regarding the maintenance of this street. Snow removal would be provided to these residents as is currently provided to residents in City Limits. Improvements to County Road J would be considered by the City when appropriate.

**Storm Sewer:** Storm water collections for this area are by a series of ditches and culverts. Any future improvements to County Road J would need to adequately address the storm sewer needs for this area.

**Cemetery:** No impact.

**Parks and Recreation:** As this facility is considered a park and recreation area as a golf course, this would be incorporated into the City of Wahoo’s Park and Recreation Plan as an existing, privately owned facility. The City of Wahoo has an adopted Master Trails Plan incorporated in the Comprehensive Plan which provides for a pedestrian trail along the north side of County Road J. As improvements to County Road J are considered by the City after annexation, the planning and construction of this trail would also need to be

considered. Any residents of this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water is located along the north side of County Road J, adjacent to this area. Fire hydrants are located at the very east edge of the Country Club property and at the entrance into the property off of County Road J.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Electricity supplied by Wahoo Utilities

##### **Services by others:**

- Propane tanks
- Currently has a private well for water service and private septic tank for sanitary sewer service

##### **Future infrastructure that need to be extended or provided:**

- Utility services that need to be supplied include water service and sanitary sewer mains. Water main can be extended from existing system.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is un-platted.
- This area would best be served with sewer after either Area 2005-4 or 2005-7 is provided with sanitary sewer.
- No opinion of sewer cost will be provided at this time.
- For planning purposes, it would cost approximately \$50.00 a foot.

##### ***Future Water System needs (August, 2006)***

- An existing 12" water main is located adjacent to the property on the north side of County Road "J".
- There is an agreement to connect a building service to the main in exchange for a natural gas easement.

##### ***Future Natural Gas System needs***

- Natural Gas is available from Wahoo Utilities: a natural gas main is on the North side of County Road 'J'.

## **AREA 2005-7**

Area 2005-7 is an area west of the Wahoo Country Club. The area is adjacent to the entire west property line of the Country Club and extends westward to the west side of the property owned by Saunders County for the Saunders County Hospital which is currently under construction. (Including a portion of U.S. Highway 77).

**Property Owners:** Sid Dillon and Saunders County

**Legal Description:** A tract of land that is the balance of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 14, Range 7 East, Saunders County, Nebraska; and A tract of land located in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 14, Range 7 East, Saunders County, Nebraska.

**Existing Use of the Land:** Public use for County Hospital and agricultural, but is being considered for other uses at the present time.

**Current Zoning:** C-2 Commercial

**Future Land Use:** Highway Commercial

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract at present is not contiguous, but would be contiguous if adjacent areas are annexed prior to the annexation of this area; therefore, the area *would meet* the definition of contiguous. The annexation of Area 2005-6 prior to this area will aid in the ability to annex this area.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land. Eligibility is greatly dependent on annexation of Area 2005-6.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** Annexation of this area would include the acquisition of County Road J adjacent to the above property. The City would be responsible for maintaining this road including maintenance and snow removal. If the City annexation of this area included U.S. Highway 77, an agreement would need to be entered into with the State of Nebraska Department of Roads. Improvements to County Road J would be considered by the City when appropriate. And, as there are no other improved sections of this area, any other street improvements in this area would be negotiated through the subdivision approval process.

**Storm Sewer:** Storm water collections for this area are by a series of ditches and culverts. Any future improvements to County Road J would need to adequately address the storm sewer needs for this area. Any future collection system would be negotiated through the subdivision approval process.

**Cemetery:** No impact.

**Parks and Recreation:** The City of Wahoo has an adopted Master Trails Plan incorporated in the Comprehensive Plan which provides for a pedestrian trail along the north side of County Road J, across U.S. Highway 77 and north along the west side of U.S. Highway 77. As improvements to County Road J are

considered by the City after annexation, the planning and construction of this trail would also need to be considered. Any residents of this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water is located along the north side of County Road J, adjacent to this area. Fire hydrants are located on the north side of County Road J at the entrance to the Wahoo Country Club, just west of the U.S. Highway 77 right-of-way on the west side of the U.S. Highway 77 and at the very western edge of the property owned by Saunders County.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- The city is extending all utilities to this area for the purpose of supplying the new Saunders County Hospital.

##### **Services by others:**

- None

##### **Future Infrastructure that needs to be extended or provided:**

- Any future residences would be eligible for all new and/or continued basic city services.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is platted as two large tracts. One tract owner is Saunders County and is presently being developed as a hospital and the other tract is owned by Sid Dillon.
- Our opinion of sewer cost of extending 8” sanitary sewer mains and manholes to be \$46,000 for the Dillon tract. This extension would provide sewer service to the Country Club Clubhouse tract and the north half of the Dillon tract. This extension would be proposed from the sanitary sewer main to the Saunders County hospital.

##### ***Future Water System needs (August, 2006)***

- An existing 12” water main is located adjacent to the property on the north side of County Road “J”.
- The Saunders County Hospital property is already provided with water service. The Dillon property is not platted but has access to the 12” water main.
- No opinion of water costs will be provided for this tract at this time.

##### ***Future Natural Gas needs:***

- Natural Gas is available from Wahoo Utilities; a main is on the North side of County Road ‘J’.

## **AREA 2005-8**

Area 2005-8 is the West Continental Estates, East Continental Estates, and Arbor Lodge Estates. This area lies immediately south of the Maly/Sloup annexed area and is south of County Road J and east of old U.S. Highway 77 Right-of-Way (County Road 17).

**Property Owner:** Various

**Legal Description:** Lots 1-7, Arbor Lodge Estates; Lots 1-6, East Continental Estates; Lots 1-19 West Continental Estates, Saunders County, Nebraska and a tract of land located west of West Continental Estates and east of the County Road 17

**Existing Use of Land:** Single-family residential, 1 acre parcels (except 1 3-acre parcel)

**Current Zoning:** R-1 Residential

**Future Land Use:** Medium to high density residential

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and case law in the State of Nebraska.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There are several dedicated streets in this subdivision: Continental Estates Road, Continental Estates Lane, Pine Log Road, and Arbor Lane. All are currently improved gravel streets. If this area is annexed, the Street Committee and Council will need to establish a policy regarding the maintenance of these streets. Residents will receive snow removal as is currently provided to residents in City Limits. Any future improvements to the streets in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow through a series of ditches and culverts. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Master Trails Plan adopted into the City’s Comprehensive Plan shows a piece of the trail system running along County Road J on the north side of this area. Current residents would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. City of Wahoo water, with fire hydrants, is located along the north side of County Road J. This would provide fire protection services to residents who live along County Road J. If the water main were extended south and into these subdivisions, fire hydrants would be installed and be available to serve the residents.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

### **UTILITY STUDY OPTIONS (by JEO and BPW)**

#### **Existing infrastructure provided by the City:**

- Electricity supplied by Wahoo Utilities

#### **Services by others:**

- Propane tanks on lots located at 175 City View Drive, 1673 County Road J, 1685 County Road J and 1290 South Chestnut.
- Each existing residence has a private well for water service and private septic tank for sanitary sewer service

#### **Future Infrastructure that need to be extended or provided:**

- Utility services that need to be supplied include water mains, natural gas and sanitary sewer mains. Said mains can be extended from existing systems.

#### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is platted as approximately 33 lots.
- Our opinion of cost of extending 8" sanitary sewer mains and manholes to be \$170,000. This sewer extension would likely not provide gravity sewer service to lots 1, 2 and 4 – 7 of Arbor Lodge Estates. \*Robinson Creek subdivision may influence this design. Costs to serve these lots are NOT included in the above cost estimate.
- For reference purposes, a single family grinder pump station and small amount of force main would be approximately \$7,500 a lot. Another option would be to extend sewer from Heritage Heights further south and along the Sloup property, but have not provided and opinion of costs for this option.
- This proposed sewer extension would also likely serve City View lots 1 – 5 and the vet clinic.
- The opinion of sewer cost does include \$10,000 for landscaping because some of the sewer routing would be through existing side and back yards.

#### ***Future Water System needs (August, 2006)***

- An existing 8" water main partially is located adjacent to this area on the north side of County Road "J".
- Our opinion of water costs to serve the remainder of the area is \$200,000. This would construct a future 12" from the west side of the tract and an 8" on the east side of the tract for future growth south. No water service lines costs are included in this opinion.
- Water service lines would also need to be connected in the area that already has a water main available.

#### ***Future Natural Gas needs***

- Natural Gas is available from Wahoo Utilities; gas main is on the north side of County Road 'J'.

## **AREA 2005-9**

Area 2005-9 is City View Acres Subdivision. The area also includes on commercial development – Green Acres Animal Clinic. The area is immediately south of Area 2005-8 and stretches south along the old U.S. Highway 77 right-of-Way (County Road 17).

**Property Owner:** Various

**Legal Description:** Lots 1-21, City View Acres Subdivision, Saunders County, Nebraska and a 4-acre parcel of land located directly east of County Road 17 and directly south of Area 2005-8.

**Existing Use of Land:** Single Family Residential with one commercial property (veterinarian services).

**Current Zoning:** R-1 Residential

**Future Land Use:** Medium to high density residential

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract, at present is not contiguous, but would be contiguous if adjacent areas are annexed prior to the annexation of this area. Therefore, the area *does meet* the definition of contiguous. The annexation of Area 2005-8 prior to this area will aid in the ability to annex this area.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes the present use of the land. Eligibility is greatly dependent upon annexation of Area 2005-8.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There are two dedicated streets in this subdivision: City View Drive and Maple Street. City View Drive is an improved gravel streets; Maple Street has not been improved. If this area is annexed, the Street Committee and Council will need to establish a policy regarding the maintenance of these streets. Residents will receive snow removal as is currently provided to residents in City Limits. Any future improvements to the streets in this area, including future developments to Maple Street, would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow through a series of ditches and culverts. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. Current residents would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents. Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

### **UTILITY STUDY OPTIONS (by JEO and BPW)**

#### **Existing infrastructure provided by the City:**

- Electricity supplied by Wahoo Utilities

#### **Services by others:**

- Propane tanks on lots 175 City View Drive, 267 City View Drive, and 450 City View Drive.
- Each existing residence has a private well for water service and private septic tank for sanitary sewer service

#### **Future Infrastructure that need to be extended or provided:**

- Utility services that need to be supplied include water mains, natural gas and sanitary sewer mains. Said services can be connected upon extensions through adjacent potential annexation area.

#### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and is platted as approximately 23 lots.
- Our opinion of cost of extending 8" sanitary sewer mains and manholes to be \$64,000 and should provide sewer service to lots 1-13.
- This sewer extension would likely not provide gravity sewer service to lot 14–16 and lots 24–27 of this tract (westerly facing lots). \*Robinson Creek subdivision may influence this design. Costs to serve these lots are NOT included in the above cost estimate.
- A large sanitary sewer extension around the hill to the east and through the valley would likely serve these remaining lots. No opinion of sewer cost will be provided for this future option to serve the remaining lots at this time. For planning purposes, it would cost approximately \$50.00 a foot to provide this additional sewer main as described above.

#### ***Future Water System needs (August, 2006)***

- This area does not have existing water service.
- Our opinion of water costs to serve this tract is \$105,000 and does include some landscaping. A water main connection near Lot 5 to the Pine Log Road water main may need landscaping.
- No water service lines were included in this opinion.

#### ***Future Natural Gas System needs***

- Natural Gas is available from Wahoo Utilities: a natural gas main is on the South side of County Road 'J' and South Chestnut Street.

## **AREA 2005-10**

Area 2005-10 is located west of the existing Wahoo corporate limits and north of Nebraska Highway 92. The annexation of this area would also include the highway right-of-way adjacent to the area for Highway 92. In addition, Area 2005-10 would include the adjacent right-of-way already acquired by the State of Nebraska for the extension of U.S. Highway 77. The City of Wahoo has a park to the immediate north of the area.

**Property Owners:** Dorothy Slein, Frank Machovec & Wife

**Legal Description:** A tract of land that is part of the Northeast ¼ of the Southwest ¼ of Section 4, Township 14 North, Range 7 East, Saunders County, Nebraska; and a tract of land that is part of the East ½ of the Southwest ¼ of Section 4, Township 14 North, Range 7 East, Saunders County, Nebraska; and a tract of land that is part of the Southwest ¼ of the Southeast ¼ of Section 4, Township 14 North, Range 7 East, Saunders County, Nebraska;

**Existing Use of Land:** Agricultural with one abandoned farmstead.

**Current Zoning:** TA – Transitional Ag, also FW – Flood Way and FF – Flood Fringe

**Future Land Use:** Mostly unable to be developed due to flood plain restrictions. Some sections are designated for Parks and Recreation (along Dry Run Creek and adjacent to existing parklands), some for HC – Highway Commercial designation (along Hwy 77/92) and some for I-Industrial.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There is currently no development in this area that would impact the City of Wahoo Street Department. Any future developments would be negotiated and approved through the subdivision approval process.

**Storm Sewer:** There is currently no development in this area. Any future collection system would be negotiated and approved through the subdivision approval process.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Future Land Use Map indicated the extension of the existing Hackberry Park into this area. The Master Trails Plan approved and incorporated into the Comprehensive Plan proposes a pedestrian trail along the top of the old railroad bed that runs through this area. This is then proposed to tie into the existing park system at Hackberry Park. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents. Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Electricity supplied by Wahoo Utilities

##### **Services by others:**

- None

##### **Future Infrastructure that needs to be extended:**

- Utility services that need to be supplied include water mains, natural gas and sanitary sewer mains. Said services can be extended.

##### ***Future Sanitary Sewer needs (August, 2006)***

- Most of this area does not have existing sanitary sewer service and is un-platted.
- Sanitary sewer mains are available on the very northeasterly boundary of this tract. This existing gravity line may serve a small portion of this tract.
- A large portion of this area is also in the flood way or the flood plain.
- No opinion of sewer cost for this tract will be provided at this time.
- For planning purposes, it would cost approximately \$50.00 a foot.

##### ***Future Water System needs (August, 2006)***

- Most of this area does not have water service. The very northeast corner has a 6" water main adjacent to the tract.
- This is not platted and no opinion of water costs will be provided at this time.

##### ***Future Natural Gas System needs***

- Natural Gas is available from Wahoo Utilities by extending mains located on West Dale Lane and U.S. Hwy 77/92 (First Street).

## **AREA 2005-11**

Area 2005-11 is located west of the existing Wahoo corporate limits and north of Area 2005-10 to 15th Street. The annexation of this area would also include the adjacent right-of-way already acquired by the State of Nebraska for the extension of U.S. Highway 77.

**Property Owner:** City of Wahoo, Clarence Siemsen & Wife, Ray Maly & Sons Building Center, Dennis Phelps & wife

**Legal Description:** A tract of land that is part of the East ½ of the Northwest ¼ of Section 4, Township 14 North, Range 7 East, Saunders County, Nebraska

**Existing Use of Land:** Agricultural, with on existing farmstead

**Current Zoning:** TA – Transitional Ag, also FW – Flood Way and FF – Flood Fringe

**Future Land Use:** Some land unable to be developed due to flood plain restrictions. Some sections are designated for Parks and Recreation (along Dry Run Creek and adjacent to existing parklands), and the balance for medium to high density residential.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** Annexation of this area would include the annexation of County Road L to the north of this area. The Street Department would be responsible for the maintenance and upkeep of this portion of County Road L. There is currently no other development in this area that would impact the City of Wahoo Street Department. Any future developments would be negotiated and approved through the subdivision approval process.

**Storm Sewer:** There is currently no development in this area other than County Road L and the existing farmstead. Any future collection system would be negotiated and approved through the subdivision approval process.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Future Land Use Map indicated the extension of the existing Hackberry Park into this area. The Master Trails Plan approved and incorporated into the Comprehensive Plan proposes a pedestrian trail along the west side of the existing park system at Hackberry Park and then north along Dry Run Creek. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents. Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Electricity supplied by Wahoo Utilities

##### **Services by others:**

- Propane tank at 1775 County Road L.
- The existing farmstead has a private well for water service and private septic tank for sanitary sewer service

##### **Future Infrastructure and services that need to be extended or provided:**

- Utility services that need to be supplied include water mains, natural gas and sanitary sewer mains. Said services can be extended.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does have existing sanitary sewer service and is unplatted.
- Sanitary sewer mains are available on the easterly boundary of this tract. This existing gravity line should serve most of this tract.
- A large portion of this area is in the flood way or the flood plain.
- No opinion of sewer cost for this tract will be provided at this time.
- For planning purposes, it would cost approximately \$50.00 a foot.

##### ***Future Water System needs (August, 2006)***

- This area does not have water service within this tract, although it is within 200 feet.
- This area is not platted and no opinion of water costs will be provided at this time.

##### ***Future Natural Gas System needs***

- Mains can be extended utilizing 15<sup>th</sup> Street right-of-way and Willow Street and 12<sup>th</sup> Street.

## AREA 2005-12

Area 2005-12 is located west of the existing Wahoo corporate limits and north of 15th Street in Wahoo. The eastern edge of this area falls along Hackberry Street. The annexation of this area would also include the adjacent right-of-way already acquired by the State of Nebraska for the extension of U.S. Highway 77.

**Property Owners:** Roger Harders & Wife, Robert Alm, etal, Ronald Ferguson, Jean Pipher, etal

**Legal Description:** That part of the East ½ of the Northwest ¼ and the Southwest ¼ from a point at the intersection of Hackberry and 15th Streets west along the existing corporate boundary as extended to the west side of the right-of-way of the US Highway 77 Bypass, thence north and northeast along said right-of-way to the east side of the right-of-way of Hackberry Street, thence south to the point of beginning, said tract located in Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska.

**Existing Use of Land:** Agricultural with one existing residence.

**Current Zoning:** TA – Transitional Ag, also FW – Flood Way and FF – Flood Fringe

**Future Land Use:** Some land unable to be developed due to flood plain restrictions. Some sections are designated for Parks and Recreation (along Dry Run Creek), some for medium to high density residential, and some for HC Highway Commercial and C Commercial.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous provided for in state statutes.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes the findings of the case *Holden v. Tecumseh*.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** Annexation of this area would include the annexation of County Road L to the south of this area. The Street Department would be responsible for the maintenance and upkeep of this portion of County Road L. There is currently no other development in this area that would impact the City of Wahoo Street Department. Any future developments would be negotiated and approved through the subdivision approval process.

**Storm Sewer:** There is currently no development in this area other than County Road L and the existing farmstead. Any future collection system would be negotiated and approved through the subdivision approval process.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Future Land Use Map indicates the use of the flood plain for a linear park system in this area. The Master Trails Plan approved and incorporated into the Comprehensive Plan proposes a pedestrian

trail along Hackberry Street from 15<sup>th</sup> to 23<sup>rd</sup> Streets. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents. Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

Part of the area is in Wahoo Utilities electric service area.

##### **Services by others:**

- Portion of the area is served electrically by either Omaha Public Power District or Butler County Rural Public Power
- Propane tanks at 1555 17<sup>th</sup> Avenue Road (Hackberry)

##### **Future Infrastructure that needs to be extended:**

- Utility services that need to be supplied include water mains, natural gas and sanitary sewer mains. Said services can be extended.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does have existing sanitary sewer service and is un-platted.
- Sanitary sewer mains are available in the southeasterly area of this tract.
- Approximately half of this area is also in the flood way or the flood plain.
- No opinion of sewer cost extensions for this tract will be provided at this time.
- For planning purposes, it would cost approximately \$50.00 a foot.

##### ***Future Water System needs (August, 2006)***

- This area does have a 12" water main located adjacent the east side of Hackberry Street on the southern half of the tract. A 10" water main is also located partially along 15<sup>th</sup> Street adjacent to the property.
- This area is not platted and no opinion of water costs will be provided.
- For planning purposes a future 12" water main would cost approximately \$60.00 of foot.

##### ***Future Natural Gas System needs***

- Natural gas main can be extended from the vicinity of the Wahoo Public Middle School.
- The developer will be assessed a prorated cost based on installation by city crews.

##### ***Future Electrical System needs***

- Upon annexation, Public Service Commission rules allow for acquisition of this area.
- The developer will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-13 – Annexed December 2006**

Area 2005-13 is a tract of land located at the north central fringe of the Corporate Limits of the City and is surrounded on three sides by the City of Wahoo. It consists of a small residence as well as agricultural. The land is currently under development and will be known as Sycamore Hills.

**Property Owner:** Marvin Lillie & Wife, Russell Lindgren

**Legal Description:** A tract of land that is part of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska; and the balance of the Northeast ¼ of the Southeast ¼ of Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska

**Existing Use of Land:** Agricultural

**Current Zoning:** R-1 and R-2 Residential

**Future Land Use:** Medium to high density residential.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous provided for in state statutes.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There is currently no development in this area that would impact the City of Wahoo Street Department. Any future developments would be negotiated and approved through the subdivision approval process.

**Storm Sewer:** There is currently no development in this area. Any future collection system would be negotiated and approved through the subdivision approval process.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Master Trails Plan approved and incorporated into the Comprehensive Plan proposes a pedestrian trail along 23<sup>rd</sup> Street from Locust to Chestnut. This should be negotiated and approved through the subdivision approval process. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents. Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing Infrastructure provided by the City:**

- None

##### **Services by others:**

- None

##### **Future Infrastructure that needs to be extended:**

- Utility services that need to be supplied include water mains, electrical, natural gas and sanitary sewer mains. The land is currently under development and will be known as Sycamore Hills.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does have limited existing sanitary sewer service and has presently preliminary plat approval for 56 residential lots and commercial lot development.
- Limited Sanitary sewer mains are available in the southern area of this tract.
- A future North interceptor sewer (in the early planning stages) will be needed for full development.
- No opinion of sewer cost within this tract will be provided as the developer is required to install the collection system.
- For planning purposes, it would cost approximately \$350,000 to provide the interceptor sewer.

##### ***Future Water System needs (August, 2006)***

- This does not have water services and has preliminary plat approval for 56 residential lots and commercial lot development.
- No opinion of water costs will be provided at this time. The developer is required to install the system.

##### ***Future electric System needs***

- Electricity can be extended from the existing distribution system.
- The developer will be assessed a prorated cost based on installation by city crews.

##### ***Future Natural Gas System needs***

- Natural gas main can be extended from the existing distribution system.
- The developer will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-14**

Area 2005-14 is a tract of land located at the northwest of the northern Corporate Limits of the City. The area is located on the northern part of the US Highway 77 Expressway. The area also includes the City of Wahoo's water tower.

**Property Owners:** City of Wahoo, James Jelinek, Lenice Houfek, Larry & Kim Houfek, Russell Lindgren

**Legal Description:** A tract of land in the West ½ of the Southwest ¼ of the Northeast ¼ of Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska; and a tract of land that is part of the East ½ of the Southwest ¼ of the Northeast ¼ of Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska; and a tract of land in the South ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska; and a tract of land in the North ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska; and the balance of the Northeast ¼ of Section 33, Township 15 North, Range 7 East, Saunders County, Nebraska.

**Existing Use of Land:** Agricultural – Cropland, except for farmsteads and municipal water supply storage.

**Current Zoning:** R-2 Residential, C-2 Commercial, and C-3 Commercial.

**Future Land Use:** Medium to high density residential, HC – Highway Commercial, C-Commercial, and Park and Recreation.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous provided for in state statutes.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There is currently no development in this area that would impact the City of Wahoo Street Department. Any future developments would be negotiated and approved through the subdivision approval process. If the City were to annex land which included the U.S. Highway 77/92 Expressway, once constructed, the City and the Nebraska Department of Roads would need to enter into an agreement for the maintenance and control of that property.

**Storm Sewer:** There is currently no development in this area. Any future collection system would be negotiated and approved through the subdivision approval process.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. The Future Land Use Map designates an area around the Wahoo water tower to be developed

for Park and Recreation use. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents. Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing Infrastructure provided by the City:**

- Part of the area is in the Wahoo Utilities electrical service area.

##### **Services by others:**

- Portion of the area is served electrically by either Omaha Public Power District or Butler County Rural Public Power.

##### **Future Infrastructure that needs to be extended:**

- Utility services that need to be supplied include water mains, electricity, natural gas and sanitary sewer mains.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area is large that does not have existing sanitary sewer service and is unplatted.
- A high ridge exists through a portion of this tract. The easterly 120 +/- acres would be served by the future north interceptor sewer (in the early planning stages). The westerly 40 +/- acres of this tract could be served by a sewer extension from area # 12.
- Since this area is un-platted, no opinion of sewer cost will be provided.
- For planning purposes, it is the responsibility of the developer to provide sewer service to the site.

##### ***Future Water System needs (August, 2006)***

- This area has a 16" water main on the east side of the property along Chestnut Street and a 16" water main in the area of the Wahoo Water Tower.
- This area is not platted and no opinion of water costs will be provided at this time.
- For planning purposes, it is the responsibility of the developer to provide water service to the site

##### ***Future Natural Gas System needs***

- Natural Gas can be extended from the existing distribution system.
- The developer will be assessed a prorated cost based on installation by city crews.

##### ***Future Electrical System needs***

- Upon annexation, Public Service Commission rules allow for acquisition of the balance of this area.
- The developer will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-15**

Area 2005-15 is a tract of land located at the northern terminus of Hackberry Street. The area is St Wenceslaus Cemetery that is north of the current intersection of County Road M and 17<sup>th</sup> Avenue Road. This will be north of the future US Highway 77 Expressway.

**Property Owner:** St. Wenceslaus Church.

**Legal Description:** A tract of land in the Southwest ¼ of Section 28, beginning at the Southeast corner of the Southwest ¼, thence West 400 feet, thence North 200 feet, thence East 400 feet, thence South 200 feet to the point of beginning.

**Existing Use of Land:** Public/Quasi-Public

**Current Zoning:** LLR-Large Lot Residential

**Future Land Use:** HC-Highway Commercial

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract, at present is not contiguous, but would be contiguous if adjacent areas are annexed prior to the annexation of this area. The annexation of Area 2005-14 prior to this area would make this area contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There is currently no development in this area that would impact the City of Wahoo Street Department.

**Storm Sewer:** There is no currently development in this area.

**Cemetery:** No impact.

**Parks and Recreation:** No impact.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to be utilized for protection in this area.

**Library:** No impact

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing Infrastructure provided by the City:**

- None

##### **Services by others:**

- The area is served electrically by either Omaha Public Power District or Butler County Rural Public Power

##### **Future Infrastructure that needs to be extended:**

- Utility services that are not in the area include water mains, electrical, natural gas and sanitary sewer mains.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area is a cemetery and would not require sanitary sewer service.

##### ***Future Water System needs (August, 2006)***

- This area is a cemetery and may request water service for landscaping needs.
- Water service should not be available until a larger need is required in this area. No opinion of water costs will be provided at this time.

## **AREA 2005-16**

Area 2005-16 is Wagon Train Addition to the City of Wahoo, and is located in the southwest part of Section 28 near the northern terminus of Hackberry Street.

**Property Owner:** Various

**Legal Description:** Lots 1-8, Wagon Train Addition, Saunders County, Nebraska

**Existing Use of Land:** Large Lot Residential with (2) developed lots and 6 others for sale

**Current Zoning:** LLR – Large Lot Residential.

**Future Land Use:** HC – Highway Commercial and Medium to high density residential.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract, at present is not contiguous, but would be contiguous if adjacent areas are annexed prior to the annexation of this area. The annexation of Area 2005-14 and Area 2005-15 prior to this area will make this area contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There is one dedicated streets in this subdivision, Daisy Trail which is currently a gravel street. The City would also acquire the responsibility of the portion of County Road M which is adjacent to this area to the south if this area is annexed. The Street Committee and Council will need to establish a policy regarding the maintenance of these streets. Residents will receive snow removal as is currently provided to residents in City Limits. Any future improvements to the streets in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents.

Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

### **UTILITY STUDY OPTIONS (by JEO and BPW)**

#### **Existing Infrastructure provided by the City:**

- None

#### **Services by others:**

- Propane tank on Lot #8.
- The area is served electrically by either Omaha Public Power District or Butler County Rural Public Power

#### **Future Infrastructure that needs to be extended:**

- Utility services that need to be supplied include water mains, electricity, natural gas and sanitary sewer mains.

#### ***Future Sanitary Sewer needs (August, 2006)***

- This area does not have existing sanitary sewer service and has presently platted as 8 residential lots.
- A future west interceptor sewer (unplanned at this time) on the northwesterly portion of the city would be required for this area to be served.
- The opinion of cost for a future west interceptor sewer to serve this area is \$185,000. The opinion of sewer cost to serve the Wagon train subdivision is \$38,000.

#### ***Future Water System needs (August, 2006)***

- This area does not have water service and presently is platted as 8 lots.
- A 12" water main would likely be extended from the area of the water tower to serve this tract.
- Our opinion of water costs to service this tract is \$210,000. This would include a 12" water main the tract and a 6" water main to serve the lots.
- A county road under-crossing would be required.

#### ***Future Natural Gas System needs***

- Natural Gas can be extended from the existing distribution system.
- The developer will be assessed a prorated cost based on installation by city crews.

#### ***Future Electrical System needs***

- Upon annexation, Public Service Commission rules allow for acquisition of the balance of this area.
- The developer will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-17**

Area 2005-17 is a tract of land located at the northwest of the northern Corporate Limits of the City and is surrounded on four sides by the City of Wahoo.

**Property Owner:** Kelly & Cheryl Devlin

**Legal Description:** A tract of land that is part of the Northeast ¼ of Section 34, Township 15 North, Range 7 East, Saunders County, Nebraska

**Existing Use of Land:** Commercial/Residential (5.73 acres)

**Current Zoning:** I-2 Industrial.

**Future Land Use:** I-Industrial.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** There is one private driveway leading to the home/business in this area that would remain the owner’s responsibility. The annexation of this area would provide no impact to the Street Department.

**Storm Sewer:** Storm water collections for this area are by natural flow.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. Fire hydrants are located on the main water line which lies along Commercial Park Road.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing Infrastructure provided by the City:**

Sanitary Sewer

##### **Services by others:**

- Electricity supplied by Omaha Public Power District
- Propane tank at 455 Commercial Park Rd.

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area does have existing sanitary sewer service at the northwest corner of this tract

##### ***Future Water System needs (August, 2006)***

- This tract has an existing 10" water main adjacent to the east side of the property.

##### ***Future Natural Gas System needs***

- Natural Gas can be extended from the existing distribution system.
- The future development will be assessed a prorated cost based on installation by city crews.

##### ***Future Electrical System needs***

- Upon annexation, Public Service Commission rules allow for acquisition of this area.
- The future development will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-18**

Area 18 is a mobile home park to the immediate south of the Department of Roads maintenance facility along US Highway 77. The property contains 14.49 acres.

**Property Owner:** Progressive Rentals, Inc.

**Legal Description:** A tract of land that is located in the North ¼ of the Southeast ¼ of Section 34, Township 15 North, Range 7 East, Saunders County, Nebraska

**Existing Use of Land:** Single-family Residential as a trailer park (currently 22 trailers)

**Current Zoning:** RM – Mobile Home Residential District with the very westerly portion of the property in FF – Flood Fringe

**Future Land Use:** PR – Parks and Recreation.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. Historically this area has had a higher patrolling and reporting need than other areas identified in this report. In 2006, the Wahoo Police Department received 20 calls for assistance to this area. These were calls where Wahoo Police Department’s roll was to stand-by and control the situation until the department with jurisdiction (Saunders County Sheriff) arrived on scene. All reports, investigations, charges, etc., are handled by the department with jurisdiction. It is expected annexation of this area will have a staffing impact on the Wahoo Police Department.

**Streets:** All roads within the existing trailer park are considered private roads and would not be eligible for street services. The annexation of this area would provide no impact to the Street Department. Any future improvements in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. As this entire area is designated by the Future Land Use Map as Parks and Recreation, any further development of this area should include consideration for expansion of Wahoo’s current parks, trails, and recreation systems. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. Fire hydrants are located on the main water line which lies along the west edge of U.S. Highway 77 with one located at the very north edge of this area and one at the very south edge of this area.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

### **UTILITY STUDY OPTIONS (by JEO and BPW)**

#### **Existing Infrastructure provided by the City:**

- Water to the individual residences
- Sanitary Sewer – private mains to Interceptor connection
- Natural gas to the individual residences

#### **Services by others:**

- Electricity supplied by Omaha Public Power District

#### ***Future Sanitary Sewer needs (August, 2006)***

- This area does have existing sanitary sewer service and it presently serves the mobile homes and on residential home.
- The westerly portion of this tract is in the flood way and flood plain.
- No opinion of sewer costs will be provided for the undeveloped portion.

#### ***Future Water System needs (August, 2006)***

- This area is served by water to the mobile homes and residents.
- The westerly portion of this tract is in the floodway and flood plain.
- No opinion of water costs will be provided for the undeveloped portion.

#### ***Future Electrical System needs***

- Upon annexation, Public Service Commission rules allow for acquisition of this area.
- The future development will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-19**

Area 19 is the Saunders County Fairgrounds, which is located on the southeastern fringe of the corporate boundary.

**Property Owner:** Saunders County

**Legal Description:** A tract of land located in the West ½ of the Northwest ¼ of the Northeast ¼ of Section 10, Township 14 North, Range 7 East, Saunders County, Nebraska;

**Existing Use of Land:** Commercial and Agricultural, Public/Quasi-Public

**Current Zoning:** TA-Trans Agricultural, FF – Flood Fringe, and FW – Flood Way

**Future Land Use:** Public/Quasi-Public and FW – Flood Way.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** The annexation of this area would provide no impact to the Street Department. Any future improvements in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. However, this area is a public area that provides a variety of recreational and entertainment opportunities.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. A fire hydrant is located on the eastern edge of this property.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council. If annexed, this area would provide additional sales tax revenue to the City of Wahoo due to the number of auctions and activities held on the Saunders County Fairgrounds.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Water
- Sanitary Sewer
- Electricity supplied by Wahoo Utilities
- Natural gas

##### **Services by others:**

- None

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area is presently served on the westerly side of the tract by existing 12' gravity sewer.

##### ***Future Water System needs (August, 2006)***

- This area is served by water mains and hydrants.

## **AREA 2005-20**

Area 2005-20 is a tract of land located at the northeast corner of the northern Corporate Limits of the City, to the immediate north of the industrial park along US Highway 77. This area is surrounded on three sides by the City of Wahoo.

**Property Owner:** Lee & Dica Chipperfield

**Legal Description:** A tract of land that is Part of the Northeast  $\frac{1}{4}$  of Section 34, Township 15 North, Range 7 East, Saunders County, Nebraska; and a tract of land that is part of the Northeast  $\frac{1}{2}$  of Section 34, Township 15 North, Range 7 East, Saunders County, Nebraska

**Existing Use of Land:** Commercial and Industrial

**Current Zoning:** I-2 Industrial

**Future Land Use:** I-Industrial.

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** The annexation of this area would provide no impact to the Street Department. Any future improvements in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow. Any future collection system would be included in a Street Improvement District (i.e. underground storm water collection system) and would be paid for by property owners receiving the benefit of the improvement.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area.

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. A fire hydrant is located on west side of Commercial Park Drive.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing infrastructure provided by the City:**

- Sanitary Sewer
- Property is in Wahoo Utilities Electrical Service Area

##### **Services by others:**

- None

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area consists of two tracts and is presently served by gravity sewer.
- No opinion of sewer costs will be provided at this time.

##### ***Future Water System needs (August, 2006)***

- This area consists of two tracts and does not have water service.
- Water main would be extended from the existing 10" water main on the west side of Highway 92. Our opinion of water main extension costs is \$103,000.
- No water service lines costs are included.

##### ***Future Natural Gas System needs***

- Natural Gas can be extended from the existing distribution system.
- The future development will be assessed a prorated cost based on installation by city crews.

##### ***Future Electrical System needs***

- The future development will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-21**

Area 21 is the Bill's Wahoo Motel, and is located to the immediate south of the Wahoo Municipal Airport on the north side of US Highway 77. The tract is approximately 1.15 acres in size and is surrounded on three sides by the City of Wahoo.

**Property Owner:** Shirley Lorenz

**Legal Description:** A tract of land that is in the West ½ of the Southwest ¼, the Point of Beginning of said tract 720 east of the Southwest corner of Section 26, thence North 160 feet, thence East 320 feet, thence South 160 feet, thence West 320 feet to the Point of Beginning, Section 26, Township 15 North, Range 7 East, Saunders County, Nebraska

**Existing Use of Land:** Motel and single family residence

**Current Zoning:** C-3 Commercial

**Future Land Use:** P-Public/Quasi-Public

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term "urban and suburban in character".
- The tract *does meet* the definition of contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** The annexation of this area would provide no impact to the Street Department.

**Storm Sewer:** Storm water collections for this area are by natural flow either into the ditch along U.S. Highway 77 or over into Wahoo Industries Airpark Subdivision.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. A fire hydrant is located at the corner of Ponderosa Street and Simodynes Drive.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

#### **UTILITY STUDY OPTIONS (by JEO and BPW)**

##### **Existing Infrastructure provided by the City:**

- None

##### **Services by others:**

- Electricity supplied by Omaha Public Power District
- Propane tank
- The existing residence and motel have a private well for water service and private septic tank for sanitary sewer service

##### ***Future Sanitary Sewer needs (August, 2006)***

- This area is a small tract and can be served by a sewer extension from the Airpark Addition.
- The opinion of sewer cost for this tract is \$20,000.

##### ***Future Water System needs (August, 2006)***

- This area does not have water service.
- Our opinion of cost is \$20,000 to serve the westerly side of the 6" water main would be extended from Airpark Addition.
- No water service line costs are included.

##### ***Future Natural Gas System needs***

- Natural Gas can be extended from the existing distribution system.
- The future development will be assessed a prorated cost based on installation by city crews.

##### ***Future Electrical System needs***

- Upon annexation, Public Service Commission rules allow for acquisition of this area.
- The future development will be assessed a prorated cost based on installation by city crews.

## **AREA 2005-22**

Area 22 consists of one property adjacent to St Wenceslaus Cemetery in the northwestern fringe of the community next. The area consists of approximately 3.32 acres.

**Property Owner:** Craig & Karla Curran

**Legal Description:** A tract of land that is more specifically described as beginning in the Southwest corner of the Southeast ¼, thence North 438.3 feet, thence East 336.41 feet, thence South 451.53 feet, thence 314.57 feet to the Point of Beginning, Section 28, Township 15 North, Range 7 East, Saunders County, Nebraska

**Existing Use of Land:** One residence on 3.32 acres

**Current Zoning:** LLR-Large Lot Residential

**Future Land Use:** HC-Highway Commercial

### **Eligibility for Annexation:**

At present, it is the opinion of JEO:

- The tract of land *does meet* the criteria of §17-405.01 Subsection (1) and those discussed in the Nebraska case law in the Introduction and Overview with regard to the term “urban and suburban in character”.
- The tract, at present is not contiguous, but would be contiguous if adjacent areas are annexed prior to the annexation of this area. The annexation of Area 2005-14 prior to this area will make this area contiguous.
- That this property *is eligible* for annexation based upon the Revised Nebraska State Statutes and the present use of the land.

### **CITY SERVICES (by City Staff) (February 2007)**

**Police:** The Wahoo Police Department would immediately begin patrol and reporting for this area. No additional costs are expected to be incurred due to annexation of this area at this time. Currently the Wahoo Police Department responds to emergency calls to this area if needed, but once the department with jurisdiction (Saunders County Sheriff) arrives on scene, the Wahoo Police Department steps aside. Currently all reports, investigations, charges, etc., are handled by the department with jurisdiction.

**Streets:** If this area were annexed prior to the construction of the U.S. Highway 77 Expressway, the City of Wahoo would be required to annex the adjacent portion of County Road M. After the Expressway is constructed, if this area is annexed, the City will need to determine how to handle the portion of County Road M located east of Hackberry. Any future improvements in this area would be handled through the creation of a Street Improvement District and be paid for by abutting property owners receiving the benefit of the improvement.

**Storm Sewer:** Storm water collections for this area are by natural flow through a series of ditches and culverts in the County Road ditch.

**Cemetery:** No impact.

**Parks and Recreation:** Currently there are no additional developed park, trail, or recreational areas located in this area. Any current residents in this area would receive resident membership rates at the Wahoo Civic Center as soon as annexation was completed

**Fire Protection:** Currently the Wahoo Volunteer Fire Department responds to calls in this area. If the water main were extended to serve this area, fire hydrants would be installed and be available to serve the residents.

Fire protection needs for any future development in this area would be negotiated through the subdivision approval process.

**Library:** Residents of this area would receive their library card at no cost (Non-residents must pay a \$10 per family fee).

**Building and Zoning:** No impact.

**Civil Defense:** The City of Wahoo is currently in the process of studying the need and possible placement of civil defense warning sirens to serve this area and other. Once a study has been completed, a cost can be determined and a plan established for the installation of this service.

**Fiscal:** The estimated fiscal impact of annexing this area will be completed once priorities for annexation have been established by the Council.

### **UTILITY STUDY OPTIONS (by JEO and BPW)**

#### **Existing infrastructure provided by the City:**

- None

#### **Services by others:**

- The area is served electrically by either Omaha Public Power District or Butler County Rural Public Power
- Propane tanks 1744 County Road M
- The existing residence has a private well for water service and private septic tank for sanitary sewer service

#### ***Future Sanitary Sewer needs (August, 2006)***

- This area is not served by sanitary sewer and is un-platted.
- A future west interceptor would be required to serve this tract. The opinion of cost for a future west interceptor sewer to partially serve this area is \$200,000.
- No other opinion of sewer costs will be provided at this time.
- For planning purposes, it would cost approximately \$50.00 a foot.

#### ***Future Water System needs (August, 2006)***

- This area does not have water service.
- No opinion of water costs will be provided at this time.

#### ***Future Natural Gas System needs***

- Natural Gas can be extended from the existing distribution system.
- The future development will be assessed a prorated cost based on installation by city crews.

#### ***Future Electrical System needs***

- Upon annexation, Public Service Commission rules allow for acquisition of this area.
- The future development will be assessed a prorated cost based on installation by city crews.

## CONCLUSION

The Mayor and Council, in cooperation with the Wahoo Board of Public Works will need to establish policies for providing services to annexed properties. In order to do this, a joint session, or more if necessary, should be scheduled for discussion between the Wahoo Planning Commission, the Wahoo Board of Public Works, and the Mayor and Council.

In addition to areas which are currently eligible for annexation, the City will be faced with future annexations of new developments. The Mayor and Council should establish the following procedures to insure proper development and annexation.

- As developers present new subdivisions which are contiguous to the municipality, the Planning Commission and Council shall not recommend approval or approve any Final Plat until a Subdivision Agreement has been negotiated and agreed upon by the developer and the Council.
- As part of the negotiated Subdivision Agreement, the developer should be required to agree to immediate annexation upon approval of the Final Plat

A proposed schedule for moving forward on annexation might be as follows:

- Hold a joint meeting between the Wahoo Planning Commission, Wahoo Board of Public Works and Mayor and Council to establish and discuss the following items:
  - Top priorities for annexation
  - Policies regarding extension and payment of extension of the following services: water and sanitary sewer
  - Policies regarding the maintenance of dedicated streets in annexed areas where surfacing does not meet current City standards
  - Discuss the impact of additional services on City/Utility staff
- Authorize staff to prepare a draft “Plan to Extend City Services” using discussed policies for the priority areas for review
- Hold meetings with affected property owners or homeowners groups in the priority areas.
- Revise and review “Plan to Extend City Services” as needed and hold additional meeting with property owners as needed
- Authorize creation of annexation plat and ordinance
- Proceed with annexation