

## City of Gretna Proposed Annexations 2017

### Frequently Asked Questions –

1. Why are these annexations being proposed?

Both of the proposed annexations importantly contain an Interstate 80 gateway and community entrance to the City. Specifically, within Tract 1 an Interstate 80 interchange between S. 186<sup>th</sup> Street and S. 192<sup>nd</sup> Street is now being planned by the County and will provide a new gateway entrance to the City. This interchange will also initiate the development of the S. 192<sup>nd</sup> Street corridor to the north. South 192<sup>nd</sup> Street has been identified as the major north-south transportation corridor for access from Interstate 80 north to the western region of the Omaha/Douglas and Sarpy Counties metropolitan area. Development east and west of the S. 192<sup>nd</sup> Street major corridor on the Highway 370 corridor should also be jump started via this interchange, all of which is either in close proximity to the current corporate limits or in the middle of the City's future growth area. The interchange and the S. 192<sup>nd</sup> Street corridor will thus bring significant development and economic growth to the City.

Tract 2 also contains an Interstate 80 gateway and community entrance to the City. The Highway 370 corridor from its connection with Interstate 80 and west to the City has long been the eastern gateway entrance for the City. The Highway 370 corridor has experienced, and will continue to experience, significant development and economic growth.

The annexations also serve the important interests of the City in promoting growth, increasing its population and tax base, expanding and establishing its planning and land use control jurisdictional area, and maintaining and preserving the City's future growth areas.

These annexations promote the City's growth and increase the City's population and tax base by bringing in to the corporate limits multiple significant and established residential subdivisions and commercial and industrial developments, via annexations that are fiscally responsible because they are revenue neutral during the first couple of years and slightly revenue positive the years thereafter.

Additionally, the City and its designated future growth area have experienced significant population increases and significant new residential and commercial developments, and yet the City does not have full planning and land use oversight of its entire future growth area. The annexations not only promote economic growth but they also serve the interests of expanding and establishing planning and land use oversight for areas that the City will ultimately have responsibility for in the future.

It is therefore proper for the City to extend and establish its corporate limits to include the proposed annexation areas.

2. I live in one of the areas proposed for annexation. How will the annexation financially affect me?

Tract 1

The financial impact for the property owners and residents of Tract 1 varies. The \$40.00 non-resident Library fee is eliminated and those receiving sewer and/or water services from the City will have those rates reduced by 33%. Property taxes in Covington (SID 258) will be reduced by approximately 41.18¢ via the elimination of the SID (88.20¢) and Rural Fire District (3.88¢) tax levies, and the substitution of the City's tax levy (46.9¢). The other properties in Tract 1 will incur a property tax increase of approximately 43.02¢ via the elimination of the Rural Fire District's levy (3.88¢) and substitution of the City's tax levy (46.9¢).

Tract 2

The financial impact for the property owners and residents of Tract 2 also varies. The \$40.00 non-resident Library fee is eliminated and those receiving sewer and/or water services from the City will have those rates reduced by 33%. Property taxes for properties in Tract 2 not in an SID will increase approximately 43.02¢ via elimination of the Rural Fire District's levy (3.88¢) and substitution of the City's levy (46.9¢). Property taxes for properties in SID 48 will increase approximately 33.02¢ via elimination of the SID 48 levy (10.00¢) and the Rural Fire District levy (3.88¢) and substitution of the City's levy (46.9¢).

Property taxes for properties in Lake Ridge Estates (SID 176), Lincoln Place (SID 202), Willow Park (SID 250), Standing Stone (SID 251), and Wicks Southpointe (SID 282), will be reduced by the elimination of the Rural Fire District levy (3.88¢) and the applicable SID levy, and substitution of the City's levy (46.9¢). Specifically, the approximate reductions are 34.48¢ for Lake Ridge Estates (SID 176), 39.98¢ for Lincoln Place (SID 202), 51.98¢ for Willow Park (SID 250), 46.98¢ for Standing Stone (SID 251), and 41.98¢ for Wicks Southpointe (SID 28).

3. I have land in one of the areas proposed for annexation that has special valuation or "greenbelt valuation" per State Law. How will the annexation affect that greenbelt valuation?

Per State Law, land will not qualify for the greenbelt valuation if it is in the corporate boundaries of any city or village. A limited exception applies if the land is subject to a conservation or preservation easement and the governing body of the city or village approves the agreement creating the easement. So if the limited exception does not apply to your land then the greenbelt valuation would not continue after annexation.

There is a proposal in the very preliminary stages that would allow greenbelt valuation to apply even when the land is in the corporate limits of a city or village. The City would support such a proposal, but it is expected that many other Nebraska municipalities would oppose such a proposal.

4. I am a citizen and property owner in Gretna. How will the annexations financially affect me? Has the City thoroughly evaluated the financial implications of the proposed annexations?

No tax increase will result due to the proposed annexations for property owners in Gretna.

The City has thoroughly evaluated the costs and revenue from both of the proposed annexations and has found that as a whole the areas will be slightly revenue negative in the first year after annexation, and slightly revenue positive in the following years thereafter. There are

Forecasted Statements Of Revenues And Expenditures for both annexations in the Annexation Study And Plan For Furnishing Municipal Services which is available for review at City Hall and at the City Library, and is also available on the City's website [www.gretnane.org](http://www.gretnane.org).

The City has identified law enforcement, fire and EMS services, library services, street maintenance, snow removal, administrative services, related personnel, equipment and debt service expenses in the Forecasted Statements Of Revenues And Expenditures. The City has also identified revenues which include property taxes, highway allocation funds, motor vehicle fees and taxes, retail sales tax, building permits, and development fees.

5. Will this annexation change the school district that my children attend?

No it will not. You will continue with the school district you are presently in.

6. Our property presently does not have sanitary sewer service. We are on a septic system. Would we be required to connect to the City's sewer system?

Not at this time. If the City extends sewer near your property in the future, you may be required to connect at that time. There may be an interest by property owners in the future to connect to the City system if several septic systems are failing. The property owners may also petition the City to extend sewer to serve them.

7. What will happen with our current street assessment project?

The City will work with the County on this issue. Since the project is under construction, the City may be required to finalize the assessed amount and send the final assessment notices to the property owners. Whether done by the County or the City, however, the assessments will be the same amount. This will be worked out cooperatively with the County.

8. We don't presently have sidewalks in our area. Will we be required to install sidewalks?

The City will not require sidewalks to be installed.

9. We don't presently have street lights and would prefer not having street lights. Will we be required to have street lights?

The City will not require street lights. If the subdivision requests street lights, the City will work with the subdivision and OPPD.

10. The County does not limit the number of dogs or cats that I can have in my home, and I own three dogs and/or three cats. But the Gretna Municipal Code limits the number of dogs and/or cats per dwelling in the City limits to two dogs and/or two cats. After annexation will I have to give away one of my dogs and one of my cats in order to be in compliance with the limit per the Gretna Municipal Code?

No. The City is aware of this difference and the City recognizes that people love their pets. Some differences in what is allowable before and after an annexation are not unexpected and the City will evaluate how best to accommodate this particular difference in the number of allowed dogs

and cats. Different options exist to make such an accommodation and public input will be sought and considered by the City.

11. I live in one of the areas proposed for annexation and I received two Notices in the mail. Why were these mailed to me?

State Law requires that an Initial Notice and a Second Notice of the proposed annexation be mailed to the property owners in the areas proposed for annexation. The Notices are similar, but the Initial Notice contains information on the public hearing with the Gretna Planning Commission and the Second Notice contains information on the public hearing with the Gretna City Council.

12. When will the Gretna Planning Commission and City Council consider the proposed annexations?

The Gretna Planning Commission will consider the proposed annexations at its meeting on Monday, October 16, 2017. This meeting starts at 6:30 p.m. and will be held at the commons/lunch area of the Gretna Middle School, 11705 South 216<sup>th</sup> Street, and NOT at the Gretna City Hall. This meeting includes a public hearing at which persons may express their views on the proposed annexations.

The Gretna City Council will consider the proposed annexations at its meeting on Tuesday, October 17, 2017. This meeting starts at 6:30 p.m. and will be held at the commons/lunch area of the Gretna Middle School, 11705 South 216<sup>th</sup> Street, and NOT at the Gretna City Hall. This meeting includes a public hearing at which persons may express their views on the proposed annexations.

The Gretna City Council will also act on the proposed annexations at its meetings on Wednesday, October 18 and Thursday, October 19, 2017. These meetings start at 6:30 p.m. and will be held at the commons/lunch area of the Gretna Middle School, 11705 South 216<sup>th</sup> Street, and NOT at the Gretna City Hall. These meetings DO NOT involve public hearings at which persons may express their views on the proposed annexations.

13. When would the annexations go into effect?

Fifteen days after the adoption of the annexation ordinances by the City Council. The adoption actions, if approved, would take place at the October 19, 2017 meeting of the Gretna City Council. The fifteenth day would be November 3, 2017. This may be extended to a later date if the Mayor and City Council include a different effective date in the annexation ordinances.

14. How do I express my views on the proposed annexations?

The meeting of the Gretna Planning Commission on October 16, 2017 and the meeting of the Gretna City Council on October 17, 2017 both involve public hearings at which persons may express their views on the proposed annexations.

Additionally, persons may submit their views in writing via a letter or petition, if such is delivered to City Hall by 4:30 p.m. on Friday, October 13, 2017.

15. When would the City take action to become a City of the first class?

This action should take place within a few months of the annexations. There will be a few items that will need to be addressed including adjusting our voting wards to include the new residents and adjusting the extraterritorial jurisdiction (ETJ) boundary lines.

16. Where do I get more information about the proposed annexations?

The City's Annexation Study And Plan For Furnishing Municipal Services is available on the City's website [www.gretnane.org](http://www.gretnane.org) and is also available for review at City Hall and at the City Library.

The two proposed annexation ordinances (No. 2003 and No. 2004) are also available on the City's website [www.gretnane.org](http://www.gretnane.org). Legal descriptions and maps of the proposed annexation areas are included with the ordinances and are also in the Study.