

The City of Humphrey has retained the services of Marvin Planning Consultants, Inc. to analyze the potential for annexation of certain properties for possible annexation. The process undertaken for this study was as follows:

- The City Council authorized the collection of information on properties eligible for annexation to the north and east of the community.
- Upon review of the properties identified, a drive by and analysis was completed in order to review the eligibility of each property under the Nebraska Revised Statutes and Nebraska case law,
- Legal descriptions of the properties were then completed.
- The study was then completed.

The study will examine the eligibility with regard to the Nebraska Revised Statutes, of the identified properties and then make a recommendation as to that eligibility.

Nebraska Revised Statutes

The Nebraska Revised Statutes address annexation for Cities in Section §17-405.01 through §17-405.04. Section §17-405.01 reads as follows:

17-405.01. Annexation; powers; restrictions

(1) *Except as provided in subsection (2) of this section and section [17-407](#), the mayor and city council of any city of the second class or the chairperson and members of the village board of trustees 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 city of the second class or village 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 village board of trustees 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 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 extraterritorial zoning 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 zoning 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 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.

17-405.02. Contiguous land, defined.

For purposes of section [17-405.01](#), 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 such lands, lots, tracts, streets, or highways and the corporate limits of a city of the second class or village.

17-405.03. Laws, codes, rules, or regulations; effect of annexation.

Any extraterritorial zoning regulations, property use regulations, or other laws, codes, rules, or regulations imposed upon any annexed lands by the city of the second class or village before such annexation shall continue in full force and effect until otherwise changed.

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

The inhabitants of territories annexed under sections [17-405.01](#) to [17-405.05](#) shall receive substantially the benefits of other inhabitants of such city of the second class or village 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 city or village, except that such one-year period shall be tolled pending final court decision in any court action to contest such annexation.

17-405.05 Not applicable

Governing Case Law

There has been a number of Nebraska Supreme Court cases handed down regarding annexation and the annexation of land used for agriculture. There are six specific cases that are used in this annexation study. These cases are known as:

- 183 Neb. 511; Sullivan v. City of Omaha; 162 N. W. 2d 227 (1968) (referred to herein as Sullivan)
- 186 Neb. 232; Voss v. City of Grand Island; 182 N. W. 2d 427 (1970) (referred to herein as Voss)
- 188 Neb. 117; Holden v. Tecumseh; 195 N. W. 2d 225 (1972) (referred to herein as Holden)
- 221 Neb. 272; SID No. 95 v. City of Omaha; **** (referred to herein as SID 95)
- 243 Neb. 607; Swedlund v. City of Hastings; 501 N.W. 2d 302 (1993) (referred to herein as Swedlund)
- 248 Neb. 486, 489; SID 57 v. City of Elkhorn; **** (referred to herein as SID 57)

In the **Sullivan** case the Nebraska Supreme Court ruled that: ***“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 Court expanded the Sullivan case by stating: ***“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 provides: ***“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”

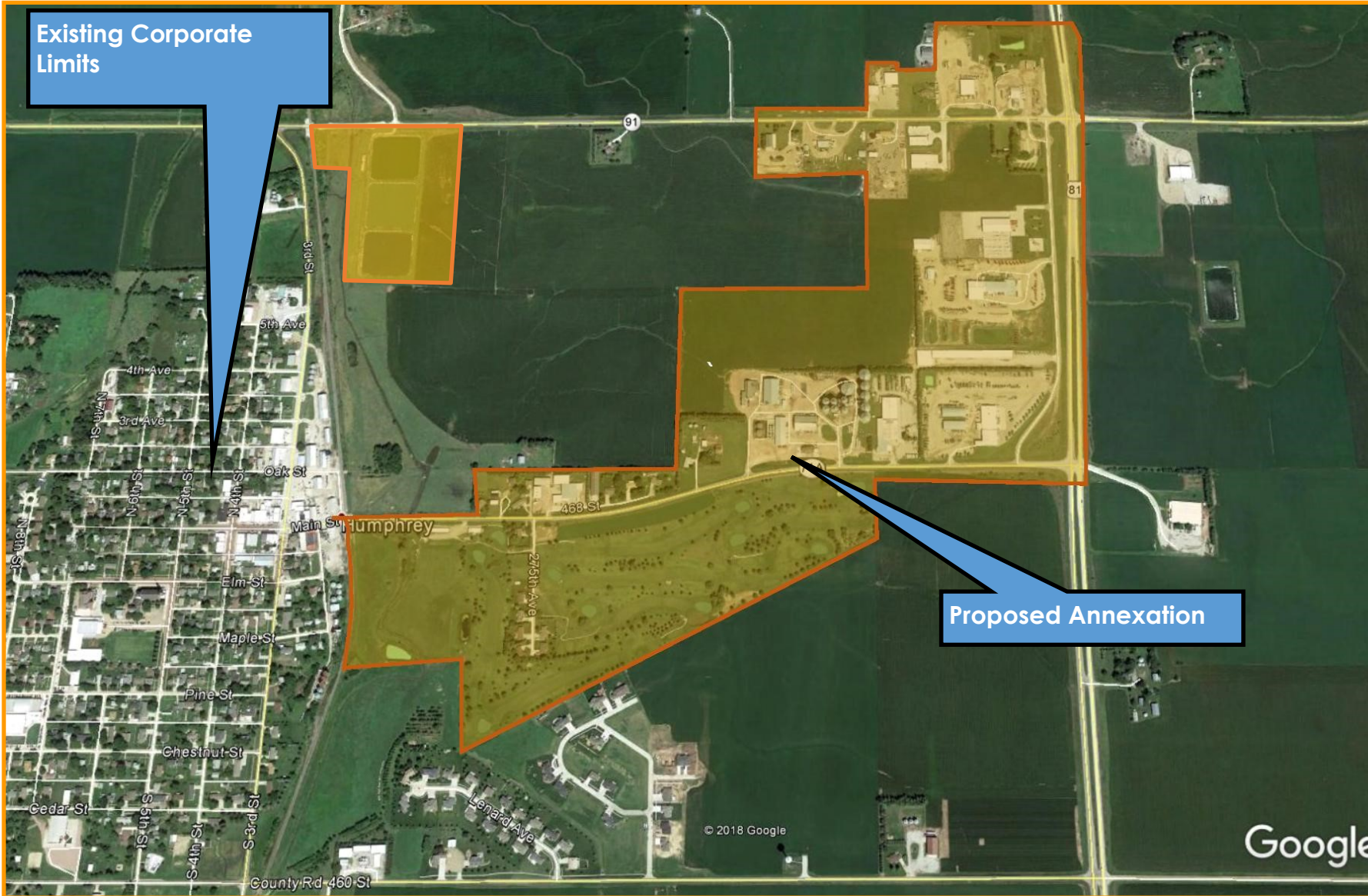
The **Swedlund** case challenged both the definition of contiguous and adjacency as well as urban and suburban in character, The Supreme Court stated: ***“The burden is on one who attacks an ordinance, valid on its face and enacted under lawful authority, to prove facts to establish its invalidity.... Therefore, the burden is not upon the City to prove that it did not annex the landowners’ property for the purpose of increasing tax revenues. Rather, the burden is upon the property for an impermissible purpose”***

The **SID 95** case challenged the validity of an annexation based upon revenue only. The Supreme Court stated: ***“The burden is on one who attacks an ordinance, valid on its face and enacted under lawful authority, to prove facts to establish its invalidity.... Therefore, the burden is not upon the City to prove that it did not annex the landowners’ property for the purpose of increasing tax revenues. Rather, the burden is upon the property for an impermissible purpose”***

The **SID 57** case once again challenged the validity of an annexation based upon revenue only. The Supreme Court stated: ***“Prudent annexation planning compels the city to consider any revenue to be engendered by an annexation, in light of liabilities to be incurred.”***

It is these statutory sections and Nebraska Supreme Court decisions which will guide the analysis of this study. Upon completion of this study, it shall be the responsibility of the Mayor and City Council, as well as the City Attorney to review the findings and recommendations and provide the appropriate input on these and/or other properties.

**Figure 1:
Study Area Map
City of Humphrey, Nebraska**



Note:
The boundaries shown on this map are approximate. The actual boundaries will be discussed in each of the smaller areas.

The total area is approximately 280 acres of ground.

Area 2019-1

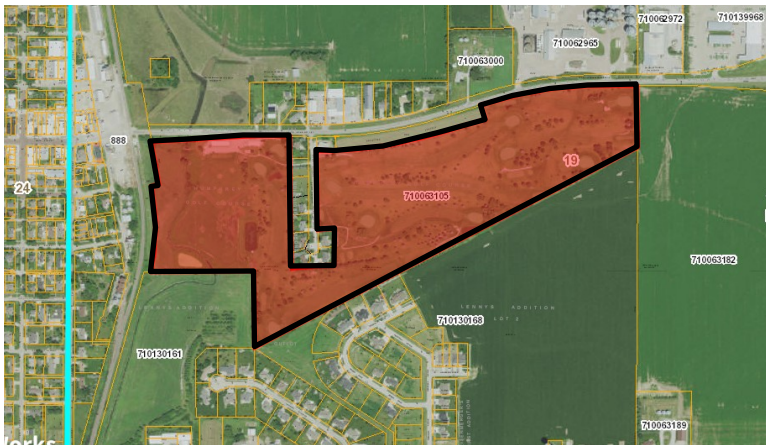
Area 2019-1 is generally known as Steepleview Golf Course.

Property Owner (s):

Humphrey Community Foundation Inc

Legal Description

A TRACT OF LAND REFERRED TO AS 19 20 1W TR IN SW & NW SE



Source: Platte Co. GIS (<https://platte.gworks.com/>)

General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-1

- The property is bounded partially by Nebraska State Spur 71-A
- The remaining northern boundary sits in an Irrevocable Trust containing 2.74 acres of proposed parcels.

Character of property to the east of 2019-1

- The area east of 2019-1 is crop ground but due to its proximity to Area 2019-1 and US Highway 81, it would be considered urban and suburban in character.

Character of property to the south of 2019-1

- Immediately south and towards the west is Elaine's Addition to Humphrey, Lenny's Addition to Humphrey, and Eisenmenger's First Addition to Humphrey and the development within these developments are within the corporate limits of Humphrey.
- The area south and towards the east of 2019-1 is crop ground, but is referred to as Lenny's Addition Lot 2 but due to its proximity to Area 2019-1 and the other developments toward the west, it would be considered urban and suburban in character.

Character of property to the west of 2019-1

- Immediately west and bounding the Area is the corporate limits of Humphrey.

Other Criteria for the General Character of the property

- The property is a commercial entity and based upon the Platte County Assessor's website is not exempt from property taxes based upon the nature of the business.

Findings for General Character of Property, Area 2019-1

- The surrounding areas are either within the corporate limits of Humphrey or are considered to be urban and suburban in character.
- The property abuts on 1.5 sides to existing corporate limits of the community.
- The property gains access from a Nebraska State Spur which connects the corporate limits with US Highway 81.
- Therefore, Area 2019-1 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

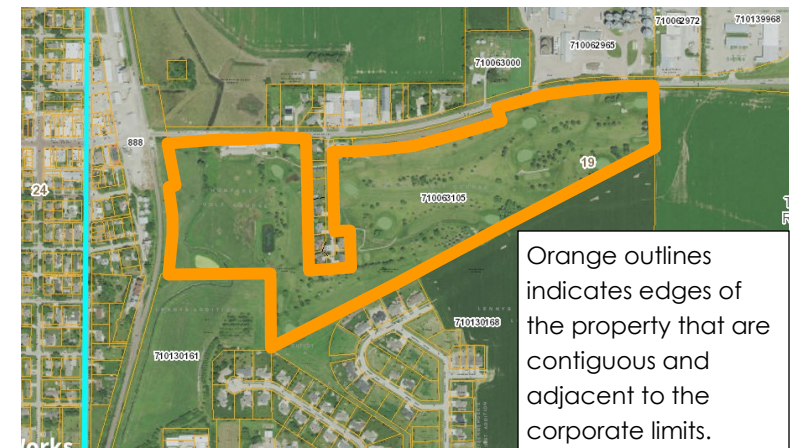
Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Area 2019-1 is adjacent and contiguous on 1.5 sides of the corporate limits of the City of Humphrey.

Findings for Contiguous and Adjacent of Area 2019-1

- Based on the fact that there are multiple sides touching the existing corporate limits of Humphrey it is deemed to be contiguous and adjacent.



Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.
- The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons. With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.
- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Spur 71-A is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits and Area 2019-1 is served by private wells.
- Water service is available adjacent to Area 2019-1 and has capacity to serve the area when fully developed.

- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation. It is expected that the Humphrey Community Foundation or the Golf Course will continue to maintain the course.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on development these properties will connect to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of § 17--405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-1					
Existing Assessed Valuation					\$581,490.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$3,420.30
Platte County		\$0.20708400	\$1,204.17	\$0.20708400	\$1,204.17
Rural Fire		\$0.00971500	\$56.49		\$ -
Humphrey District 67		\$0.32506500	\$1,890.22	\$0.32506500	\$1,890.22
	H-1 School Bond K-8	\$0.04700200	\$273.31	\$0.04700200	\$273.31
ESU 7		\$0.01500000	\$87.22	\$0.01500000	\$87.22
CCC		\$0.09595600	\$557.97	\$0.09595600	\$557.97
LENRD		\$0.02314300	\$134.57	\$0.02314300	\$134.57
Ag. Society		\$0.01100900	\$64.02	\$0.01100900	\$64.02
Humphrey Township		\$0.03937900	\$228.98	\$0.03937900	\$228.98
County Library		\$0.00327400	\$19.04		\$ -
Total Combined		\$0.77662700	\$4,516.01	\$1.35183400	\$7,860.78

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$581,490.00	\$581,490.00
City Sales tax now applicable	No	Yes
Assume		

Summary of Impacts - Area 2019-1	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-1 Summary	
Parcels	1
Land Area	+/- 66.00 acres
Businesses	1
Houses/Mobile Homes	0
Population	0
Total Valuation	\$581,490.00
Land Valuation	\$204,540.00
Residential Valuation	\$0.00
Commercial Valuation	\$376,950.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Golf Course
School District	Humphrey District 67
City Taxes Annually	\$3,420.30
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-2

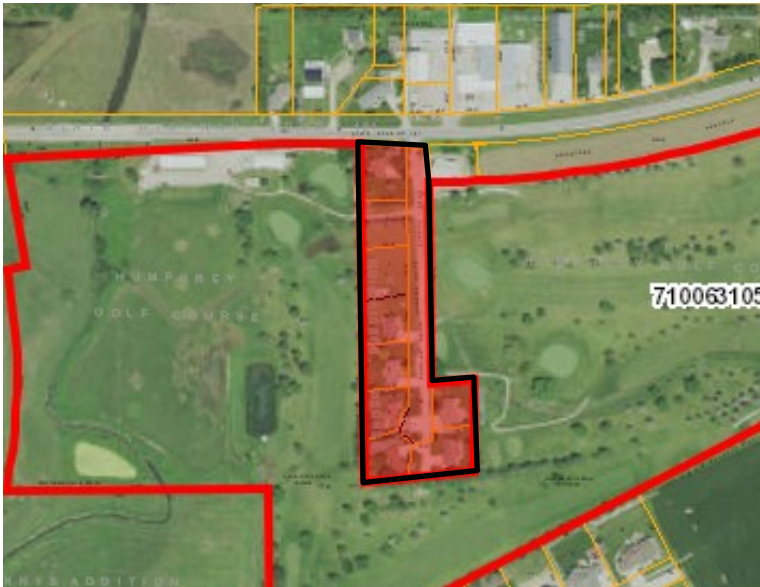
Area 2019-2 is generally referred to as Bender Subdivision Block A.

Property Owner(s):

Richard D. and Cheryl L. Bender
 David S. and Mary Ann Bender
 Scott D. and Tricia D. Hanis
 Keith S. and Janet S. Krings
 Russell M. And Patricia S. Korth
 Paul C. and Lois Jean Beiermann
 Duane and Monica A. Shemek
 Jojo P. and Jennifer A. Dunn

Legal Description

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9 OF BENDER SUBDIVISION BLOCK A HUMPHREY, NEBRASKA. PLUS ALL ADJACENT RIGHT-OF-WAY.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-2

- The property is bounded partially by Nebraska State Spur 71-A

Character of property to the east of 2019-2

- Annexation area 2019-1, Steepleview Golf Course

Character of property to the south of 2019-2

- Annexation area 2019-1, Steepleview Golf Course

Character of property to the west of 2019-2

- Annexation area 2019-1, Steepleview Golf Course

Other Criteria for the General Character of the property

- The area is a platted subdivision
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-2

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access from a Nebraska State Spur which connects the corporate limits with US Highway 81.
- Therefore, Area 2019-2 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-1, Area 2019-2 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-2

- Based on the fact that all of the boundaries of Area 2019-2 touch Area 2019-1 on three sides and once Area 2019-1 is annexed, then Area 2019-2 will be contiguous and adjacent.



Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.
- The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.

- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Spur 71-A is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits and Area 2019-2 is served by private wells.
- Water service is available adjacent to Area 2019-2 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food

Establishment Violations

- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-2					
Existing Assessed Valuation					\$1,591,580
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$9,361.61
Platte County		\$0.20708400	\$3,295.91	\$0.20708400	\$3,295.91
Rural Fire		\$0.00971500	\$154.62		\$ -
Humphrey District 67		\$0.32506500	\$5,173.67	\$0.32506500	\$5,173.67
	H-1 School Bond K-8	\$0.04700200	\$748.07	\$0.04700200	\$748.07
ESU 7		\$0.01500000	\$238.74	\$0.01500000	\$238.74
CCC		\$0.09595600	\$1,527.22	\$0.09595600	\$1,527.22
LENRD		\$0.02314300	\$368.34	\$0.02314300	\$368.34
Ag. Society		\$0.01100900	\$175.22	\$0.01100900	\$175.22
Humphrey Township		\$0.03937900	\$626.75	\$0.03937900	\$626.75
County Library		\$0.00327400	\$52.11		\$ -
Total Combined		\$0.77662700	\$12,360.64	\$1.35183400	\$21,515.52

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$1,591,580.00	\$1,591,580.00
City Sales tax now applicable	No	No
Assume		

Summary of Impacts - Area 2019-2	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-2 Summary	
Parcels	9
Land Area	+/- 4.6 acres
Businesses	0
Houses/Mobile Homes	7
Population	+/- 17
Total Valuation	\$1,591,580.00
Land Valuation	\$100,000.00
Residential Valuation	\$1,491,580.00
Commercial Valuation	\$0.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$9,361.30
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-3

Area 2019-3 is generally located along the south edge of Nebraska State Spur 71-A.

Property Owner(s):

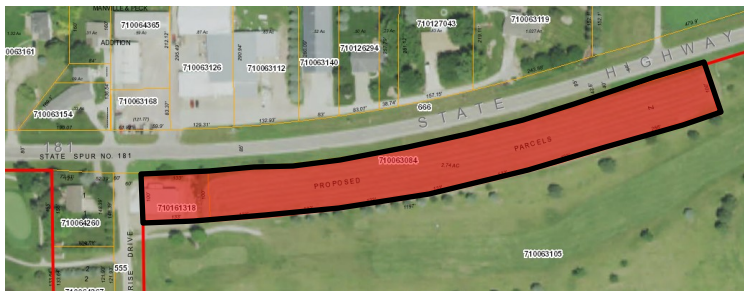
Richard D, and Cheryl L. Bender
David S. Bender Revocable Trust ETAL

Legal Description

A TRACT OF LAND COMPOSED OF A LOT REFERRED TO AS 19 20 1W PT NW SE & PT NE SW AND A LOT REFERRED TO AS 19 20 1W TR 100' X 133' IN NE1/4 SW1/4. PLUS, ALL ADJACENT RIGHT-OF-WAY.

General Character of Property and Area

The following is a description of the character surrounding the identified property.



Character of property to the north of 2019-3

- The property is bounded partially by Nebraska State Spur 71-A. On the opposite side of the Spur are a combination of residential and commercial uses.

Character of property to the east of 2019-3

- Annexation area 2019-1, Steepleview Golf Course

Character of property to the south of 2019-3

- Annexation area 2019-1, Steepleview Golf Course

Character of property to the west of 2019-3

- Bender Subdivision Block A.

Other Criteria for the General Character of the property

- The western lot contains an accessory style structure. The remaining areas is currently vacant and is referred to on the Platte County Assessor's Website as "Proposed Parcels"
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-3

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access from a Nebraska State Spur which connects the corporate limits with US Highway 81.
- Therefore, Area 2019-3 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

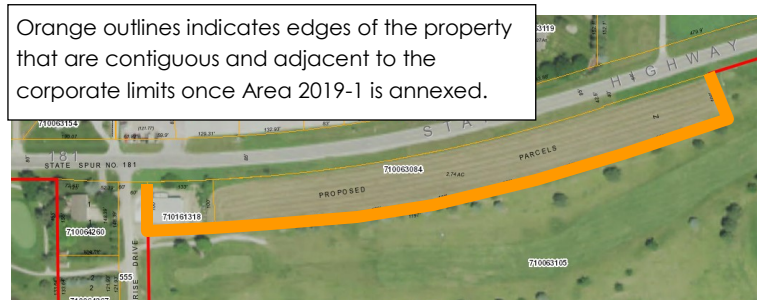
Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-1, Area 2019-3 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-3

- Based on the fact that all of the boundaries of Area 2019-3 touch Area 2019-1 or 2019-2 or the State Spur and once Area 2019-1 is annexed, then Area 2019-3 will be contiguous and adjacent.



Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

- With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.
- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Spur 71-A is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits and Area 2019-2 is served by private wells.
- Water service is available adjacent to Area 2019-2 and has capacity to serve the area when fully developed.

- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-3

Existing Assessed Valuation						\$113,415.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation	
City Levy				\$0.58819600	\$667.10	
Platte County		\$0.20708400	\$234.86	\$0.20708400	\$234.86	
Rural Fire		\$0.00971500	\$11.02		\$ -	
Humphrey District 67		\$0.32506500	\$368.67	\$0.32506500	\$368.67	
	H-1 School Bond K-8	\$0.04700200	\$53.31	\$0.04700200	\$53.31	
ESU 7		\$0.01500000	\$17.01	\$0.01500000	\$17.01	
CCC		\$0.09595600	\$108.83	\$0.09595600	\$108.83	
LENRD		\$0.02314300	\$26.25	\$0.02314300	\$26.25	
Ag. Society		\$0.01100900	\$12.49	\$0.01100900	\$12.49	
Humphrey Township		\$0.03937900	\$44.66	\$0.03937900	\$44.66	
County Library		\$0.00327400	\$3.71		\$ -	
Total Combined		\$0.77662700	\$880.81	\$1.35183400	\$1,533.18	

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$113415.00	\$113,415.00
City Sales tax now applicable	No	No
Assume		

Summary of Impacts - Area 2019-3

Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-3 Summary

Parcels	2
Land Area	+/- 3.04 acres
Businesses	0
Houses/Mobile Homes	0
Population	0
Total Valuation	\$113,415.00
Land Valuation	\$8,410.00
Residential Valuation	\$113,415.00
Commercial Valuation	\$0.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$667.10
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-4

Area 2019-4 is generally located along the north edge of Nebraska State Spur 71-A.

Property Owner(s):

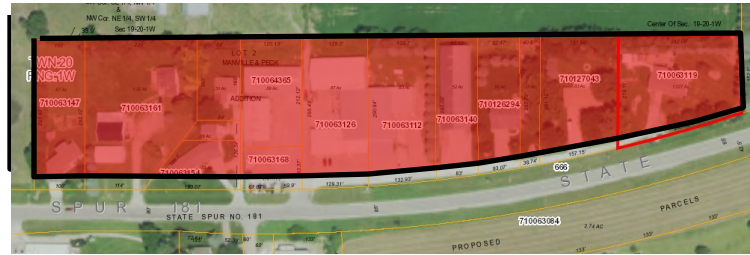
1. Randy J. Bergantzel and Sharon K. Eisenmenger
2. Dale and Betty Gilsdorf
3. Terry Wemhoff
4. Larry E. and Norma J. Gilmore
5. A & H Building and Supply, Inc.
6. H & A Properties LLC
7. Glenn A. and Richard A. Heinen
8. H & A Properties LLC
9. Dennis and Cecilia Anderson
10. Cynthia S. Pagel ETAL
11. Ronald A. and Lori L. Bender

Legal Description

This area contains multiple tracts of land, some may have similar legal descriptions; therefore, the Property Identification Number (PIN) will also be included:

1. PIN 710063147 - 19 20 1W TR IN N1/2 SW
2. PIN 710063161 - 19 20 1W TR IN N1/2 SW
3. PIN 710064358 - TR IN NE SW 19-20-1W AKA PT LT 2 MANVILLE & PECK'S O L ADD & VAC RD ABUT SAID LOT.31 AC MOL
4. PIN's 710135670 and 710063154 - TR IN NE1/4 SW1/4 19-20-1W AKA PT LOT 2 MANVILLE & PECK'S OL ADD & VAC RD ABUT SAID LOT HUMPHREY .09 AC and 19 20 1W TR IN NE SW
5. PIN 710064365 - TR IN NE SW 19-20-1W AKA PT LOT 2 MANVILLE & PECK'S O L ADD & VAC RD ABUT SAID LOT.59 AC MOL
6. PIN's 710063168 and 710063126 - 19 20 1W TR IN NE SW
7. PIN 710063112 - 19 20 1W TR IN NE SW
8. PIN 710063140 - 19 20 1W TR IN NE SW
9. PIN 710126294 and 710063133- 19 20 1W TR IN NE SW
10. PIN 710127043 - 19 20 1W TR IN NE SW
11. PIN 710063119 - 19 20 1W TR IN NE SW

And all adjacent right-of way.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-4

- The property is bounded partially by crop ground.

Character of property to the east of 2019-4

- Residential property with some grain bins and machine shed on the property.

Character of property to the south of 2019-4

- Annexation areas 2019-1, 2019-2, and 2019-3

Character of property to the west of 2019-4

- The property is bounded partially by crop ground.

Other Criteria for the General Character of the property

- The area is a mixture of uses including residential and commercial.
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-4

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access from a Nebraska State Spur which connects the corporate limits with US Highway 81.
- Therefore, Area 2019-4 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-1, Area 2019-2, and Area 2019-3 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-4

- Based on the fact that all of the boundaries of Area 2019-3 touch Area 2019-1 or 2019-2 or the State Spur and once Area 2019-1 is annexed, then Area 2019-3 will be contiguous and adjacent.



Orange outlines indicates edges of the property that are contiguous and adjacent to the corporate limits once Area 2019-1, Area 2019-2 and Area 2019-3. is annexed.

Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance

- Asphalt resurfacing

Nebraska State Spur 71-A is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits and Area 2019-2 is served by private wells.
- Water service is available adjacent to Area 2019-2 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-4					
Existing Assessed Valuation					\$2,143,775.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$12,609.60
Platte County		\$0.20708400	\$ 4,439.42	\$0.20708400	\$4,439.42
Rural Fire		\$0.00971500	\$ 208.27		\$ -
Humphrey District 67		\$0.32506500	\$ 6,968.66	\$0.32506500	\$6,968.66
	H-1 School Bond K-8	\$0.04700200	\$ 1,007.62	\$0.04700200	\$1,007.62
ESU 7		\$0.01500000	\$ 321.57	\$0.01500000	\$321.57
CCC		\$0.09595600	\$ 2,057.08	\$0.09595600	\$2,057.08
LENRD		\$0.02314300	\$ 496.13	\$0.02314300	\$496.13
Ag. Society		\$0.01100900	\$ 236.01	\$0.01100900	\$236.01
Humphrey Township		\$0.03937900	\$ 844.20	\$0.03937900	\$844.20
County Library		\$0.00327400	\$ 70.19		\$ -
Total Combined		\$0.77662700	\$16,649.14	\$1.35183400	\$28,980.28

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$2,143,775.00	\$2,143,775.00
City Sales tax now applicable		No - Some properties may be required
Assume		

Summary of Impacts - Area 2019-4	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-4 Summary	
Parcels	11
Land Area	+/- 8.45 acres
Businesses	4
Houses/Mobile Homes	7
Population	18
Total Valuation	\$2,143,775.00
Land Valuation	\$162,775.00
Residential Valuation	\$1,314,340.00
Commercial Valuation	\$666,660.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$12,609.60
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-5

Area 2019-5 is generally located along the north edge of Nebraska State Spur 71-A.

Property Owner(s):

1. Elaine Eisenmenger

Legal Description

This area contains one tract of land, the Property Identification Number (PIN) will also be included:

1. PIN 710063000 - 19 20 1W TR IN NE SW

And all adjacent right-of way.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-5

- The property is bounded partially by crop ground.

Character of property to the east of 2019-5

- The neighbor to the east is Central Valley Agriculture

Character of property to the south of 2019-5

- Annexation areas 2019-1 and 2019-3

Character of property to the west of 2019-5

- The property is bounded partially by crop ground and Area 2019-4

Other Criteria for the General Character of the property

- The area is a mixture of uses including residential and commercial.
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-5

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access from a Nebraska State Spur which connects the corporate limits with US Highway 81.
- Therefore, Area 2019-5 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.



Orange outlines indicates edges of the property that are contiguous and adjacent to the corporate limits once Area 2019-1, Area 2019-3 and Area 2019-4, are annexed.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-1, Area 2019-3, and Area 2019-4 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-5

- Based on the fact that the boundaries of Area 2019-5 touch Area 2019-1, 2019-3, and 2019-4 or the State Spur and once these are annexed, then Area 2019-5 will be contiguous and adjacent.

Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

- With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.
- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis,

by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Spur 71-A is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear

adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits.
- Water service is available adjacent to Area 2019-1 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

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

Financial Impact on the Properties - Area 2019-5

Existing Assessed Valuation						\$160,525.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation	
City Levy				\$0.58819600	\$944.20	
Platte County		\$0.20708400	\$ 332.42	\$0.20708400	\$332.42	
Rural Fire		\$0.00971500	\$ 15.60		\$ -	
Humphrey District 67		\$0.32506500	\$ 521.81	\$0.32506500	\$521.81	
	H-1 School Bond K-8	\$0.04700200	\$ 75.45	\$0.04700200	\$75.45	
ESU 7		\$0.01500000	\$ 24.08	\$0.01500000	\$24.08	
CCC		\$0.09595600	\$ 154.03	\$0.09595600	\$154.03	
LENRD		\$0.02314300	\$ 37.15	\$0.02314300	\$37.15	
Ag. Society		\$0.01100900	\$ 17.67	\$0.01100900	\$17.67	
Humphrey Township		\$0.03937900	\$ 63.21	\$0.03937900	\$63.21	
County Library		\$0.00327400	\$ 5.26		\$ -	
Total Combined		\$0.77662700	\$1,246.68	\$1.35183400	\$2,170.03	

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$160,525.00	\$160,525.00
City Sales tax now applicable	No	No
Assume		

Summary of Impacts - Area 2019-5

Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-5 Summary

Parcels	1
Land Area	+/- 4.76 acres
Businesses	0
Houses/Mobile Homes	1
Population	2
Total Valuation	\$160,525.00
Land Valuation	\$35,960.00
Residential Valuation	\$124,565.00
Commercial Valuation	\$0.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$944.20
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-6

Area 2019-6 is generally located along the north edge of Nebraska State Spur 71-A.

Property Owner(s):

1. Central Valley Ag Cooperative
2. Robert G. Eisenmenger ETAL
3. Nextera Properties LLC

Legal Description

This area contains three tracts of land, the Property Identification Number (PIN) will also be included:

1. PIN 710062965 - 19 20 1W PT SW NE
2. PIN 710062972 - 19 20 1W TR IN SE NE
3. PIN 710139968 - 19 20 1W IRR TR IN SE NE

And all adjacent right-of way.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-6

- The property is bounded partially by crop ground.

Character of property to the east of 2019-6

- US Highway 81

Character of property to the south of 2019-6

- Steepleview Golf Course Area 2019-1

Character of property to the west of 2019-6

- Property discussed in Area 2019-5

Other Criteria for the General Character of the property

- The area is made up of commercial and industrial type uses.
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-6

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access from a Nebraska State Spur which connects the corporate limits with US Highway 81.
- Therefore, Area 2019-6 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-1, Area 2019-6 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-6

- Based on the fact that the boundaries of Area 2019-6 touch Area 2019-1, 2019-5, and the State Spur and once these are annexed, then Area 2019-6 will be contiguous and adjacent.



Orange outlines indicates edges of the property that are contiguous and adjacent to the corporate limits once Area 2019-1 has been annexed.

Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

- With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.
- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Spur 71-A is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits.
- Water service is available adjacent to Area 2019-1 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-6					
Existing Assessed Valuation					\$6,538,260.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$38,457.78
Platte County		\$0.20708400	\$ 13,539.69	\$0.20708400	\$13,539.69
Rural Fire		\$0.00971500	\$ 635.19		\$ -
Humphrey District 67		\$0.32506500	\$ 21,253.59	\$0.32506500	\$21,253.59
	H-1 School Bond K-8	\$0.04700200	\$ 3,073.11	\$0.04700200	\$3,073.11
ESU 7		\$0.01500000	\$ 980.74	\$0.01500000	\$980.74
CCC		\$0.09595600	\$ 6,273.85	\$0.09595600	\$6,273.85
LENRD		\$0.02314300	\$ 1,513.15	\$0.02314300	\$1,513.15
Ag. Society		\$0.01100900	\$ 719.80	\$0.01100900	\$719.80
Humphrey Township		\$0.03937900	\$ 2,574.70	\$0.03937900	\$2,574.70
County Library		\$0.00327400	\$ 214.06		\$ -
Total Combined		\$0.77662700	\$50,777.89	\$1.35183400	\$88,386.42

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$6,538,260.00	\$6,538,260.00
City Sales tax now applicable	No	Yes
Assume		

Summary of Impacts - Area 2019-6	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-6 Summary	
Parcels	3
Land Area	+/- 31.6 acres
Businesses	3
Houses/Mobile Homes	0
Population	0
Total Valuation	\$6,538,260.00
Land Valuation	\$311,400.00
Residential Valuation	\$0.00
Commercial Valuation	\$6,226,860.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$38457.78
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-7

Area 2019-7 is generally located along the north edge of Study Areas 2019-5 and 2019-6 with a small parcel disconnected along US Highway 81.

Property Owner(s):

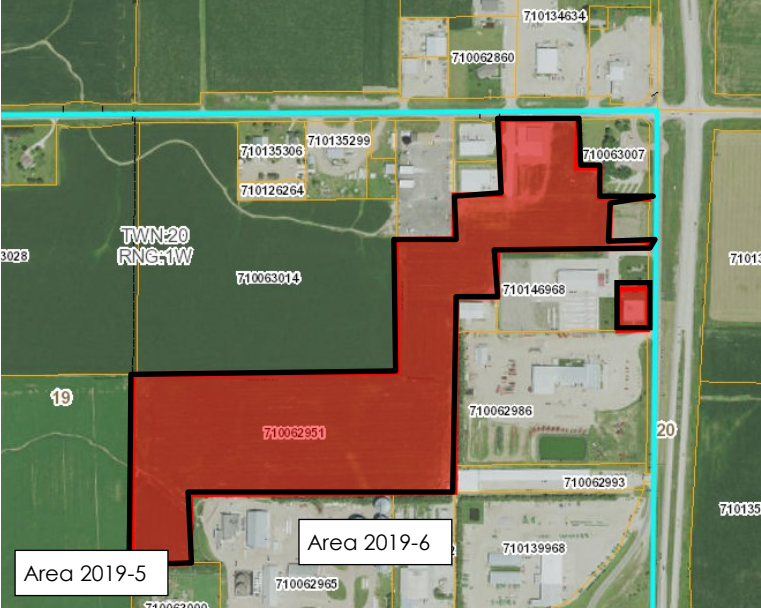
- 1. Eisenmenger Construction LLC

Legal Description

This area contains one tract of land, the Property Identification Number (PIN) will also be included:

- 1. PIN 710062951 - 19 20 1PT NE NE & PT S1/2 NE

And all adjacent right-of way.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-7

- The property is bounded partially by crop ground.

Character of property to the east of 2019-7

- US Highway 81

Character of property to the south of 2019-7

- Steepleview Golf Course Area 2019-1

Character of property to the west of 2019-7

- Crop ground

Other Criteria for the General Character of the property

- The area is made up of commercial and industrial type uses.
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-7

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access from a Nebraska State Spur which connects the corporate limits with US Highway 81.
- Therefore, Area 2019-6 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

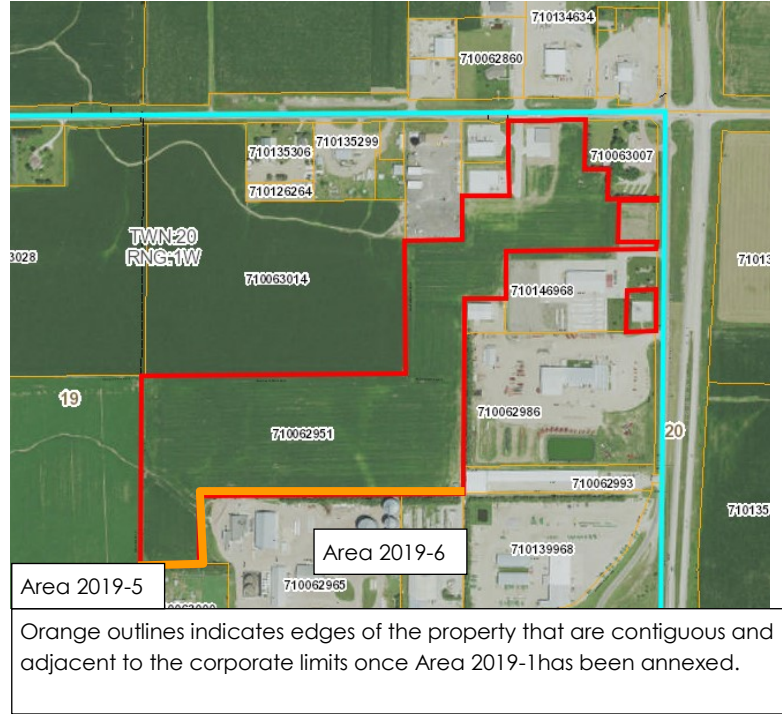
Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-1, Area 2019-6 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-7

- Based on the fact that the boundaries of Area 2019-7 touch Area 2019-5 and 2019-6 once these are annexed, then Area 2019-7 will be contiguous and adjacent.



Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

- With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.
- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Highway 91 is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits.
- Water service is available adjacent to Area 2019-1 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-7					
Existing Assessed Valuation					\$528,920.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$ 3,111.09
Platte County		\$0.20708400	\$ 1,095.31	\$0.20708400	\$1,095.31
Rural Fire		\$0.00971500	\$ 51.38		\$ -
Humphrey District 67		\$0.32506500	\$ 1,719.33	\$0.32506500	\$1,719.33
	H-1 School Bond K-8	\$0.04700200	\$ 248.60	\$0.04700200	\$248.60
ESU 7		\$0.01500000	\$ 79.34	\$0.01500000	\$79.34
CCC		\$0.09595600	\$ 507.53	\$0.09595600	\$507.53
LENRD		\$0.02314300	\$ 122.41	\$0.02314300	\$122.41
Ag. Society		\$0.01100900	\$ 58.23	\$0.01100900	\$58.23
Humphrey Township		\$0.03937900	\$ 208.28	\$0.03937900	\$208.28
County Library		\$0.00327400	\$ 17.32		\$ -
Total Combined		\$0.77662700	\$4,107.74	\$1.35183400	\$7,150.00

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$528,920.00	\$528,920.00
City Sales tax now applicable	No	Yes
Assume		

Summary of Impacts - Area 2019-7	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-7 Summary	
Parcels	1
Land Area	+/- 40.7 acres
Businesses	1
Houses/Mobile Homes	0
Population	0
Total Valuation	\$528,920.00
Land Valuation	\$299,510.00
Residential Valuation	\$0.00
Commercial Valuation	\$229,410.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$3,111.09
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-8

Area 2019-8 is generally east of Area 2019-7 and borders the west right-of-way line of US Highway 81.

Property Owner(s):

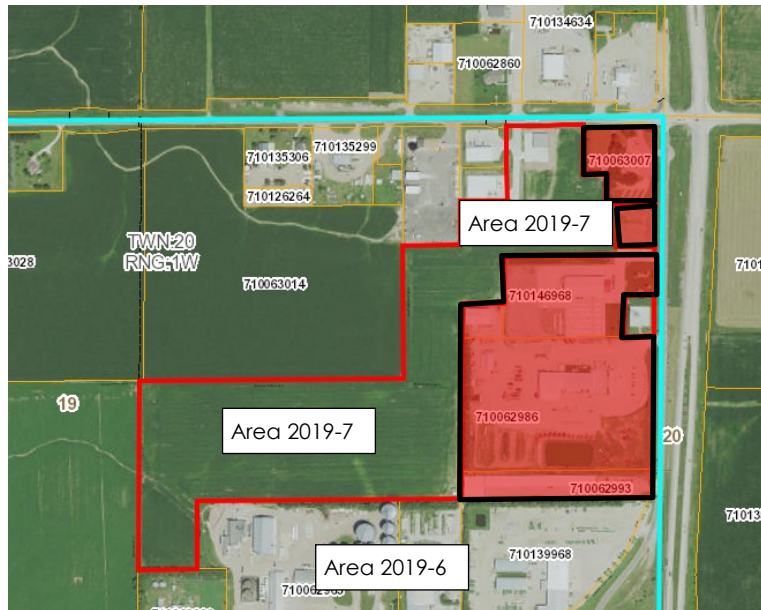
1. Humphrey 81 Storage LLC
2. Go Red LLC
3. Kenneth L. Backes Revocable Trust Agreement ET AL
4. Groene Properties LLC
5. Arnolds Motor Supply LLC
6. Midway Motel Inc

Legal Description

This area contains six tracts of land, the Property Identification Number (PIN) will also be included:

1. PIN 710062993 - 19 20 1W TR IN SE NE 3 AC MOL
2. PIN 710062986 - 19 20 1W TR IN E1/2 NE
3. PIN 710155123 - 19 20 1W TR IN NE NE 175' X 207'
4. PIN 710146968 - 19 20 1W TR IN NE NE
5. PIN 710159246 - 19 20 1W TR IN NE1/4 195' X 211.45'
6. PIN 710063007 - 19 20 1W PT NE NE NE

And all adjacent right-of way.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-8

- Nebraska State Highway 91

Character of property to the east of 2019-8

- US Highway 81

Character of property to the south of 2019-8

- Property discussed in Area 2019-6

Character of property to the west of 2019-8

- Property discussed in Area 2019-6

Other Criteria for the General Character of the property

- The area is made up of commercial and industrial type uses.
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-8

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access from a service road via Nebraska Highway 91 and US Highway 81 .
- Therefore, Area 2019-8 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

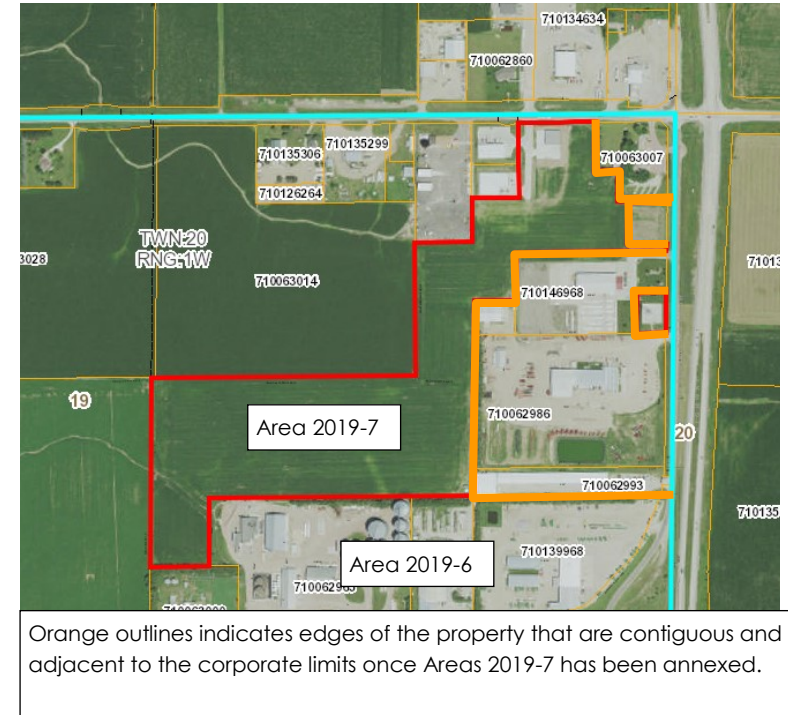
Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-6 and Area 2019-7, Area 2019-8 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-8

- Based on the fact that the boundaries of Area 2019-8 touch Area 2019-6 and 2019-7, then Area 2019-8 will be contiguous and adjacent.



Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

- With the increased population and calls in the

annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.

- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Highway 91 and US Highway 81 will be maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits.
- Water service is available adjacent to Area 2019-1 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-8					
Existing Assessed Valuation					\$3,202,090.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$18,834.57
Platte County		\$0.20708400	\$ 6,631.02	\$0.20708400	\$6,631.02
Rural Fire		\$0.00971500	\$ 311.08		\$ -
Humphrey District 67		\$0.32506500	\$ 10,408.87	\$0.32506500	\$10,408.87
	H-1 School Bond K-8	\$0.04700200	\$ 1,505.05	\$0.04700200	\$1,505.05
ESU 7		\$0.01500000	\$ 480.31	\$0.01500000	\$480.31
CCC		\$0.09595600	\$ 3,072.60	\$0.09595600	\$3,072.60
LENRD		\$0.02314300	\$ 741.06	\$0.02314300	\$741.06
Ag. Society		\$0.01100900	\$ 352.52	\$0.01100900	\$352.52
Humphrey Township		\$0.03937900	\$ 1,260.95	\$0.03937900	\$1,260.95
County Library		\$0.00327400	\$ 104.84		\$ -
Total Combined		\$0.77662700	\$24,868.30	\$1.35183400	\$43,286.00

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$3,202,090.00	\$3,202,090.00
City Sales tax now applicable	No	Yes
Assume		

Summary of Impacts - Area 2019-8	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-8 Summary	
Parcels	6
Land Area	+/- 30.5 acres
Businesses	6
Houses/Mobile Homes	0
Population	0
Total Valuation	\$3,202,090.00
Land Valuation	\$316,950.00
Residential Valuation	\$0.00
Commercial Valuation	\$2,885,140.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$18,834.57
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-9

Area 2019-9 is generally south of Nebraska Highway 91

Property Owner(s):

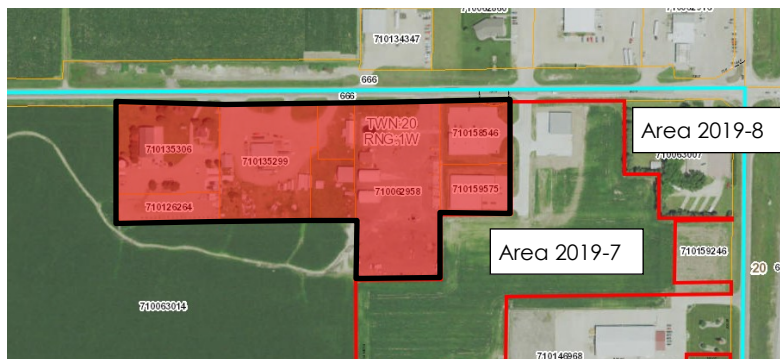
1. Kucirek Living Trust
2. TCCT LLC
3. Nebraska Department of Transportation
4. ROBCHAD LLC
5. ROBCHAD LLC
6. Paul J. and Diane M. Krings Revocable Trust
7. ROBCHAD LLC
8. Chad R. and Brenda K. Preister

Legal Description

This area contains eight tracts of land, the Property Identification Number (PIN) will also be included:

1. PIN 710158546 - 19 20 1W TR IN NE1/4 NE1/4 210' X 240'
2. PIN 710159575 - 19 20 1W TR IN NE1/4 NE1/4 170' X 240'
3. PIN 710062958 - 19 20 1W TR IN NE NE 600' X 290'
4. PIN 710129608 - 19 20 1W PT NW NE
5. PIN 710062944 - 19 20 1W TR IN NW NE
6. PIN 710135299 - 19 20 1W IRREG TR IN NW NE
7. PIN 710135306 - 19 20 1W TR IN NW NE
8. PIN 710126264 - 19 20 1W TR 95.17' X 345.51' IN NW NE

And all adjacent right-of way.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-9

- Nebraska State Highway 91 and office space and commercial businesses

Character of property to the east of 2019-9

- Property discussed in Area 2019-7 and 2019-8

Character of property to the south of 2019-9

- Property discussed in Area 2019-7 and crop ground

Character of property to the west of 2019-9

- Property use as crop ground

Other Criteria for the General Character of the property

- The area is made up of commercial and industrial type uses.
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-9

- The surrounding areas are considered to be urban and suburban in character.
- The property gains access via Nebraska Highway 91.
- Therefore, Area 2019-9 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

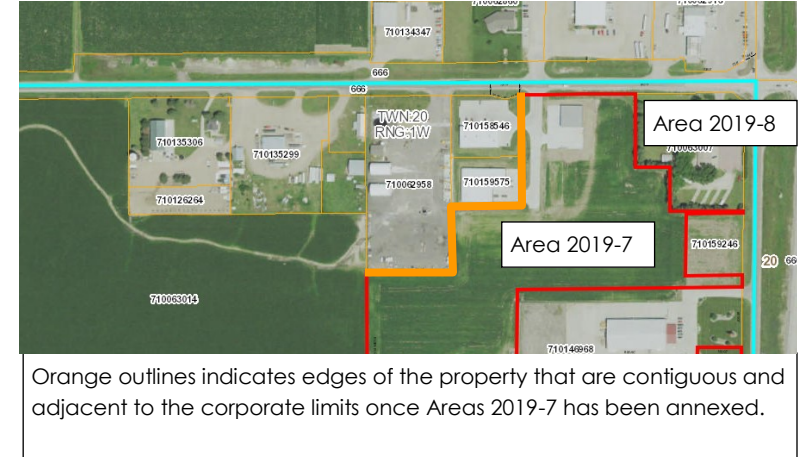
Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Area 2019-7, Area 2019-9 will be contiguous and adjacent

Findings for Contiguous and Adjacent of Area 2019-9

- Based on the fact that the boundaries of Area 2019-7 touch Area 2019-9, then Area 2019-9 will be contiguous and adjacent.



Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

- With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.
- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance

- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Highway 91 is maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits.
- Water service is available adjacent to Area 2019-1 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,
- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

1. The tract of land **does meet** the criteria of §17-405.01 and those discussed in the Nebraska case law in the Introduction with regard to the term "urban or suburban in character".
2. The tract **does meet** the definition of adjacent and contiguous.
3. That this property **is eligible** for Annexation based upon the Nebraska Revised Statutes and case law in the State of Nebraska.

Financial Impact on the Properties - Area 2019-9					
Existing Assessed Valuation					\$1,391,380.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$8,184.04
Platte County		\$0.20708400	\$2,881.33	\$0.20708400	\$2,881.33
Rural Fire		\$0.00971500	\$135.17		\$ -
Humphrey District 67		\$0.32506500	\$4,522.89	\$0.32506500	\$4,522.89
	H-1 School Bond K-8	\$0.04700200	\$653.98	\$0.04700200	\$653.98
ESU 7		\$0.01500000	\$208.71	\$0.01500000	\$208.71
CCC		\$0.09595600	\$1,335.11	\$0.09595600	\$1,335.11
LENRD		\$0.02314300	\$322.01	\$0.02314300	\$322.01
Ag. Society		\$0.01100900	\$153.18	\$0.01100900	\$153.18
Humphrey Township		\$0.03937900	\$547.91	\$0.03937900	\$547.91
County Library		\$0.00327400	\$45.55		\$ -
Total Combined		\$0.77662700	\$10,805.83	\$1.35183400	\$18,809.15

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$1,391,380.00	\$1,391,380.00
City Sales tax now applicable	No	Yes
Assume		

Summary of Impacts - Area 2019-9	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-9 Summary	
Parcels	8
Land Area	+/- 13.5 acres
Businesses	7
Houses/Mobile Homes	1
Population	2
Total Valuation	\$1,391,380.00
Land Valuation	\$126,945.00
Residential Valuation	\$164,795.00
Commercial Valuation	\$1,099,640.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$8,184.04
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-10

Area 2019-10 is generally north of Nebraska Highway 91

Property Owner(s):

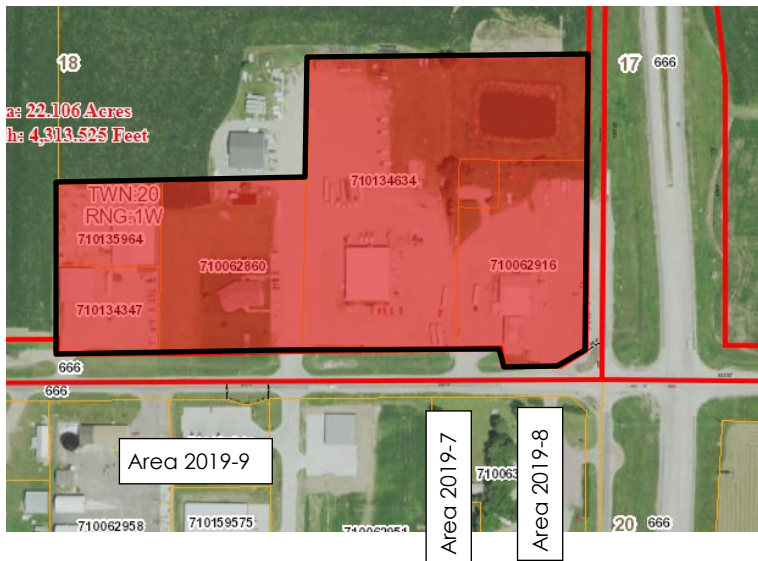
1. Humphrey Club 81 INC
2. Humphrey Club 81 INC
3. Suzanne K. Pillen Revocable Trust
4. Suzanne K. Pillen Revocable Trust
5. Paul J. and Diane M. Revocable Trust
6. Paul J. and Diane M. Revocable Trust

Legal Description

This area contains six tracts of land, the Property Identification Number (PIN) will also be included:

1. PIN 710062916 - 18 20 1W PT SE SE
2. PIN 710062923 - 18 20 1W TR IN SE SE 95' X 112.74'
3. PIN 710134634 - 18 20 1W IRREG TR IN SE SE
4. PIN 710062860 - 18 20 1W PT SE SE
5. PIN 710134347 - 18 20 1W TR IN SE SE
6. PIN 710135964 - 18 20 1W PT SE SE 1.12 AC MOL

And all adjacent right-of way.



General Character of Property and Area

The following is a description of the character surrounding the identified property.

Character of property to the north of 2019-10

- Crop ground, this is the northern point of the urban and suburban development as of 2019.

Character of property to the east of 2019-10

- US Highway 81, again this is the eastern edge of the urban and suburban development as of 2019.

Character of property to the south of 2019-10

- Property discussed in Areas 2019-7, 2019-8 and 2019-9.

Character of property to the west of 2019-8

- Property use as crop ground

Other Criteria for the General Character of the property

- The area is made up of commercial and industrial type uses.
- The character of the area surrounding the area, as well as the area are urban and suburban in character.

Findings for General Character of Property, Area 2019-10

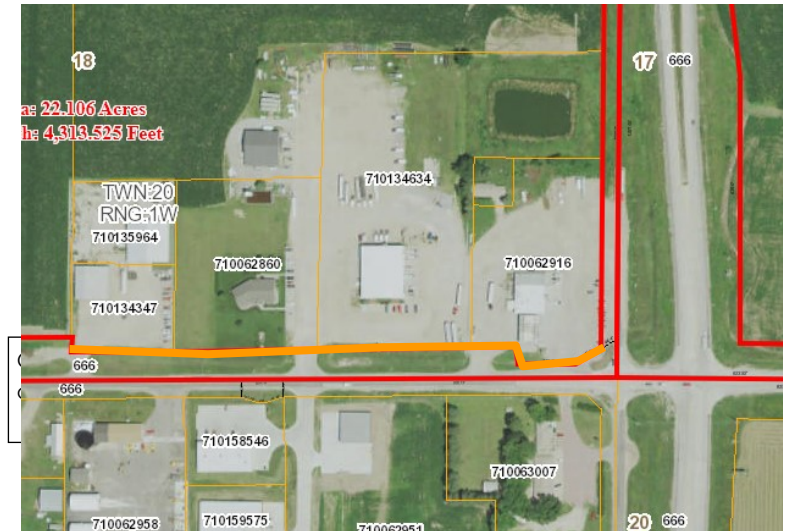
- The surrounding areas are considered to be urban and suburban in character.
- The property gains access via Nebraska Highway 91.
- Therefore, Area 2019-10 meets the definition of Urban and Suburban in character.

Contiguous and Adjacent

Since the Nebraska Supreme Court has deemed contiguous and adjacent to be one and the same then the study only need to prove one of the conditions.

Contiguous and Adjacent conditions

- Upon annexation of Areas 2019-7, or Area 2019-8, or Area 2019-9, Area 2019-10 will be contiguous and adjacent



Findings for Contiguous and Adjacent of Area 2019-10

- Based on the fact that the boundaries of Area 2019-7, Area 2019-8 and Area 2019-9 touch Area 2019-10, then Area 2019-10 will be contiguous and adjacent.

Inventory of Services

Police Protection

The City of Humphrey Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols
- Handling of complaints and incidents report
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression.
- These services are provided, on a city-wide basis.
- The Police Department has an authorized police force of one full-time and four part-time commissioned officers.

The current Police Department is staffed at a rate of 2.63 officers per one thousand population persons.

- With the increased population and calls in the annexation areas, especially at US Highway 81 and Nebraska Highway 91 due to the accidents.

- Immediate annexation of the area may have some impact on police services.

Fire Protection

The Humphrey Volunteer Fire Department provides and will continue to provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education
- These services are provided, on a district-wide basis, by 50 firefighters operating from one fire station.

Emergency Medical Services

The Humphrey Volunteer Fire Department is the current provider of local emergency medical services in the city and in the proposed annexation area and will continue to provide this service in the future.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the County Emergency Management Department)

Wastewater (Sanitary Sewer)

- Sanitary sewer is currently located in the corporate limits of Humphrey.
- The existing area is currently served by individual private septic systems.
- Extensions of the current collection system can be constructed when requested; provided, the extensions follow the criteria established by the City of Humphrey.
- The cost of extending sanitary sewer throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Roads and Streets

The City of Humphrey will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair

- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Nebraska State Highway 91 and US Highway 81 are maintained by the State of Nebraska.

Electrical Utilities

This Annexation area is currently provided electrical services by the Loup Public Power. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

Water Utilities

- The City of Humphrey currently maintains the water utilities services in the corporate limits.
- Water service is available adjacent to Area 2019-1 and has capacity to serve the area when fully developed.
- The cost of extending water throughout the property will be dependent on the nature, density and design of the development proposed on the site.
- The City can finance this development through the creation of an assessment district.

Maintenance of Parks, Playgrounds, and Swimming Pools

No impact is anticipated as a result of annexation.

Building Regulations

The City of Humphrey will oversee services associated with zoning regulations, including:

Code Compliance

The City of Humphrey will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts,

- Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations

Other City Services

All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Platte County, ESU, Community College, NRD, and other levies will not change after annexation.

Depending on the residents of these properties, these can be connected to city water and sewer services and will generate revenue for these utilities based upon the rate structure and usage.

Eligibility for Annexation

At present, it is the opinion of MPC:

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

Financial Impact on the Properties - Area 2019-10					
Existing Assessed Valuation					\$1,567,260.00
Tax Entity	Bond	2019 Levy	2019 Taxes	2019 Levy After Annexation	2019 Taxes After Annexation
City Levy				\$0.58819600	\$9,218.56
Platte County		\$0.20708400	\$3,245.54	\$0.20708400	\$3,245.54
Rural Fire		\$0.00971500	\$152.26		\$ -
Humphrey District 67		\$0.32506500	\$5,094.61	\$0.32506500	\$5,094.61
	H-1 School Bond K-8	\$0.04700200	\$736.64	\$0.04700200	\$736.64
ESU 7		\$0.01500000	\$235.09	\$0.01500000	\$235.09
CCC		\$0.09595600	\$1,503.88	\$0.09595600	\$1,503.88
LENRD		\$0.02314300	\$362.71	\$0.02314300	\$362.71
Ag. Society		\$0.01100900	\$172.54	\$0.01100900	\$172.54
Humphrey Township		\$0.03937900	\$617.17	\$0.03937900	\$617.17
County Library		\$0.00327400	\$51.31		\$ -
Total Combined		\$0.77662700	\$12,171.76	\$1.35183400	\$21,186.75

Financial Impact	Before Annexation	After Annexation
2019 Property Valuation	\$1,567,260.00	\$1,567,260.00
City Sales tax now applicable	No	Yes
Assume		

Summary of Impacts - Area 2019-10	
Police	Humphrey Police will now cover the area
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Non-state streets and roads will be maintained by the City
Electric Service	Already in Loup Public Power service area
Water Service	Available and can be extended
Parks, Playground and Swimming Pool	No Impact
Building Regulations	Already subject to Humphrey regulations
Code Compliance	Already subject to Humphrey regulations
Library	No Impact
Other	No Impact
School District	Humphrey District 67- No Impact

Area 2019-10 Summary	
Parcels	6
Land Area	+/- 16.6 acres
Businesses	3
Houses/Mobile Homes	0
Population	0
Total Valuation	\$1,567,260.00
Land Valuation	\$209,290.00
Residential Valuation	\$0.00
Commercial Valuation	\$1,357,970.00
Water	Private
Sewer	Private
Electric	Loup Public Power
Existing Land Uses	Residential
School District	Humphrey District 67
City Taxes Annually	\$9,218.56
Anticipated Liabilities to be incurred	<ul style="list-style-type: none"> • Police coverage • Street maintenance

Area 2019-11

Area 2019-11 is generally on the northeast corner of the existing corporate limits and is land currently owned by the City of Humphrey.

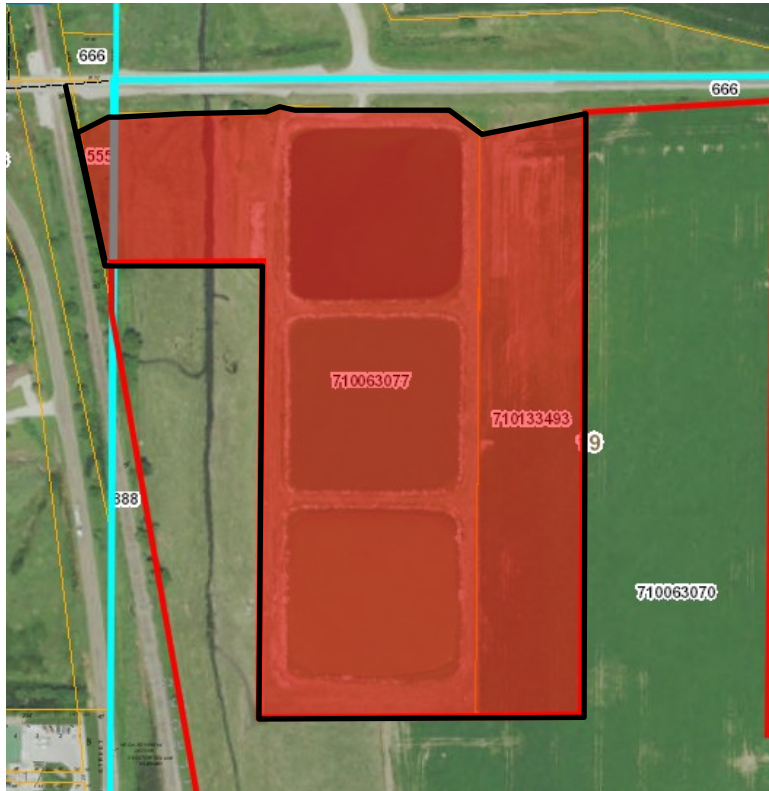
Property Owner(s):

1. City of Humphrey

Legal Description

This area contains two tracts of land, the Property Identification Number (PIN) will also be included:

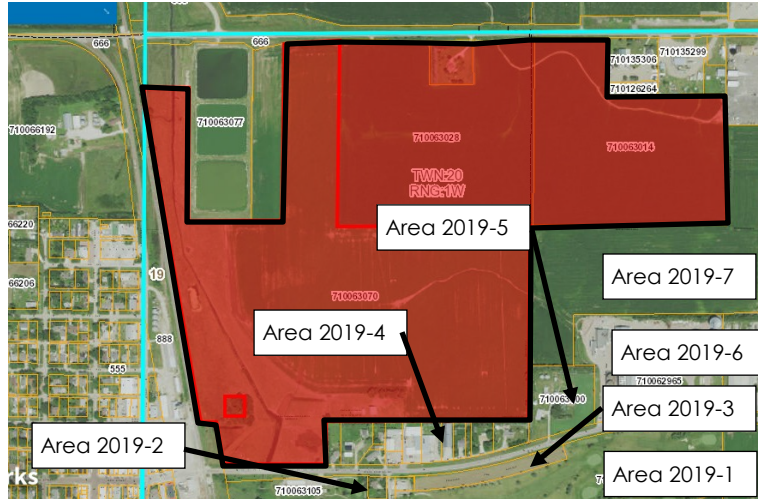
1. PIN 710063077 - 19 20 1W PT NW NW
2. PIN 710133493 - 19 20 1W TRS IN NW NW



The findings found in the previous Areas are not disclosed in the same detail for the City property, since it is continuous and adjacent to the corporate limits and urban and suburban and character.

Other Area

There is another area within the properties studied along the eastern portion of the Humphrey community, it is the belief that the properties would hold up, if challenged, now is not the time to pursue these properties.



No.	PID	Owner	Legal Description	Property Class	Assessed Valuation	City Levy	City Taxes if annexed
1	710063105	Humphrey Community Foundation Inc	19 20 1W TR IN SW & NW SE	Commercial	\$ 581,490.00	\$0.58819600	\$ 3,420.30
2	710064260	Bender, Richard D & Cheryl L	LOT 1 BLK A BENDER S D HUMPHREY	Residential	\$ 150,625.00	\$0.58819600	\$ 885.97
3	710064267	Bender, David S & Mary Ann	LOT 2 BLK A BENDER S D HUMPHREY	Residential	\$ 7,500.00	\$0.58819600	\$ 44.11
4	710064274	Hanis, Scott D. & Tricia D.	LOTS 3 & 4 BLK A BENDER S D HUMPHREY	Residential	\$ 221,070.00	\$0.58819600	\$ 1,300.32
5	710064288	Krings & Keith S. & Janet S.	LOT 5 BLK A BENDER S D HUMPHREY	Residential	\$ 282,670.00	\$0.58819600	\$ 1,662.65
6	710064295	Korth, Russell M. & Patricia S.	LOT 6 BLK A BENDER S D HUMPHREY	Residential	\$ 204,350.00	\$0.58819600	\$ 1,201.98
7	710064302	Beierman, Paul C. & Lois Jean	LOT 7 BLK A BENDER S D HUMPHREY	Residential	\$ 201,620.00	\$0.58819600	\$ 1,185.92
8	710063098	Shemek, Duane & Monica A.	19 20 1W TR IN NE SW	Residential	\$ 250,310.00	\$0.58819600	\$ 1,472.31
9	710063091	Dunn, JoJo P. & Jennifer A.	19 20 1W TR IN NE SW	Residential	\$ 273,435.00	\$0.58819600	\$ 1,608.33
10	710161318	Bender, Richard D. & Cheryl L.	19 20 1W TR 100' X 133' IN NE1/4 SW1/4	Residential	\$ 107,340.00	\$0.58819600	\$ 631.37
11	710063084	Bender, David S.	19 20 1W PT NW SE & PT NE SW	Residential	\$ 6,075.00	\$0.58819600	\$ 35.73
12	710063147	Bergantzel, Randy J. & Eisenmenger, Sharon K.	19 20 1W TR IN N1/2 SW	Residential	\$ 180,405.00	\$0.58819600	\$ 1,061.13
13	710063161	Gilsdorf, Dale & Betty	19 20 1W TR IN N1/2 SW	Residential	\$ 114,245.00	\$0.58819600	\$ 671.98
14	710063154	Gilmore, Larry E. & Norma J.	19 20 1W TR IN NE SW	Residential	\$ 271,580.00	\$0.58819600	\$ 1,597.42
15	710064358	Wemhoff, Terry L.	TR IN NE SW 19-20-1W AKA PT LT 2 MANVILLE & PECK'S O L ADD & VAC RD ABUT SAID LOT.31 AC MOL HUMPHREY	Residential	\$ 105,815.00	\$0.58819600	\$ 622.40
16	710135670	Gilmore, Larry E. & Norma J.	TR IN NE1/4 SW1/4 19-20-1W AKA PT LOT 2 MANVILLE & PECK'S OL ADD & VAC RD ABUT SAID LOT HUMPHREY .09 AC	Residential	\$ 19,235.00	\$0.58819600	\$ 113.14
17	710064365	A & H Building Supply Inc	TR IN NE SW 19-20-1W AKA PT LOT 2 MANVILLE & PECK'S O L ADD VAC RD ABUT SAID LOT.59 AC MOL HUMPHREY	Commercial	\$ 114,000.00	\$0.58819600	\$ 670.54
18	710063168	H & A Properties LLC	19 20 1W TR IN NE SW	Commercial	\$ 2,300.00	\$0.58819600	\$ 13.53
19	710063126	H & A Properties LLC	19 20 1W TR IN NE SW	Commercial	\$ 283,225.00	\$0.58819600	\$ 1,665.92
20	710063112	Heinen, Glenn A. & Richard A.	19 20 1W TR IN NE SW	Commercial	\$ 213,750.00	\$0.58819600	\$ 1,257.27
21	710063140	H & A Properties LLC	19 20 1W TR IN NE SW	Residential	\$ 83,730.00	\$0.58819600	\$ 492.50
22	710126294	Anderson, Dennis & Cecilia	19 20 1W TR IN NE SW	Residential	\$ 302,950.00	\$0.58819600	\$ 1,781.94
23	710063133	Anderson, Dennis	19 20 1W TR IN NE SW	Residential	\$ 965.00	\$0.58819600	\$ 5.68
24	710127043	Frauendorfer	19 20 1W TR IN NE SW	Residential	\$ 216,110.00	\$0.58819600	\$ 1,271.15
25	710063119	Bender, Ronald A. & Lori L.	19 20 1W TR IN NE SW	Residential	\$ 236,430.00	\$0.58819600	\$ 1,390.67
26	710063000	Eisenmenger, Elaine	19 20 1W PT SW NE	Residential	\$ 160,525.00	\$0.58819600	\$ 944.20
27	710062951	Eisenmenger Construction	19 20 1W PT NE NE & PT S1/2 NE	Agricultural	\$ 528,920.00	\$0.58819600	\$ 3,111.09
28	710062965	Central Valley Ag Cooperative	19 20 1W PT SW NE	Commercial	\$ 4,382,800.00	\$0.58819600	\$ 25,779.45
29	710062972	Eisenmenger, Robert G./Eisenmenger, Alan	19 20 1W TR IN SE NE	Commercial	\$ 748,125.00	\$0.58819600	\$ 4,400.44
30	710139968	Nextera Properties LLC	19 20 1W IRR TR IN SE NE	Commercial	\$ 1,407,335.00	\$0.58819600	\$ 8,277.89

New Revenues

Total New Property Taxes (annually) \$ 107,925.61

Infrastructure Improvements

Water Extension—Phase 1	\$825,000.00
Water Extension—Phase 2	\$218,750.00
Water Extension—Phase 3	\$375,000.00
Total Water Extension	\$1,418,750.00
Sewer Extension—Phase 1	\$1,062,500.00
Sewer Extension—Phase 2	\$250,000.00
Total Sewer Extension	\$1,312,500.00
Total Infrastructure Costs	\$2,731,250.00

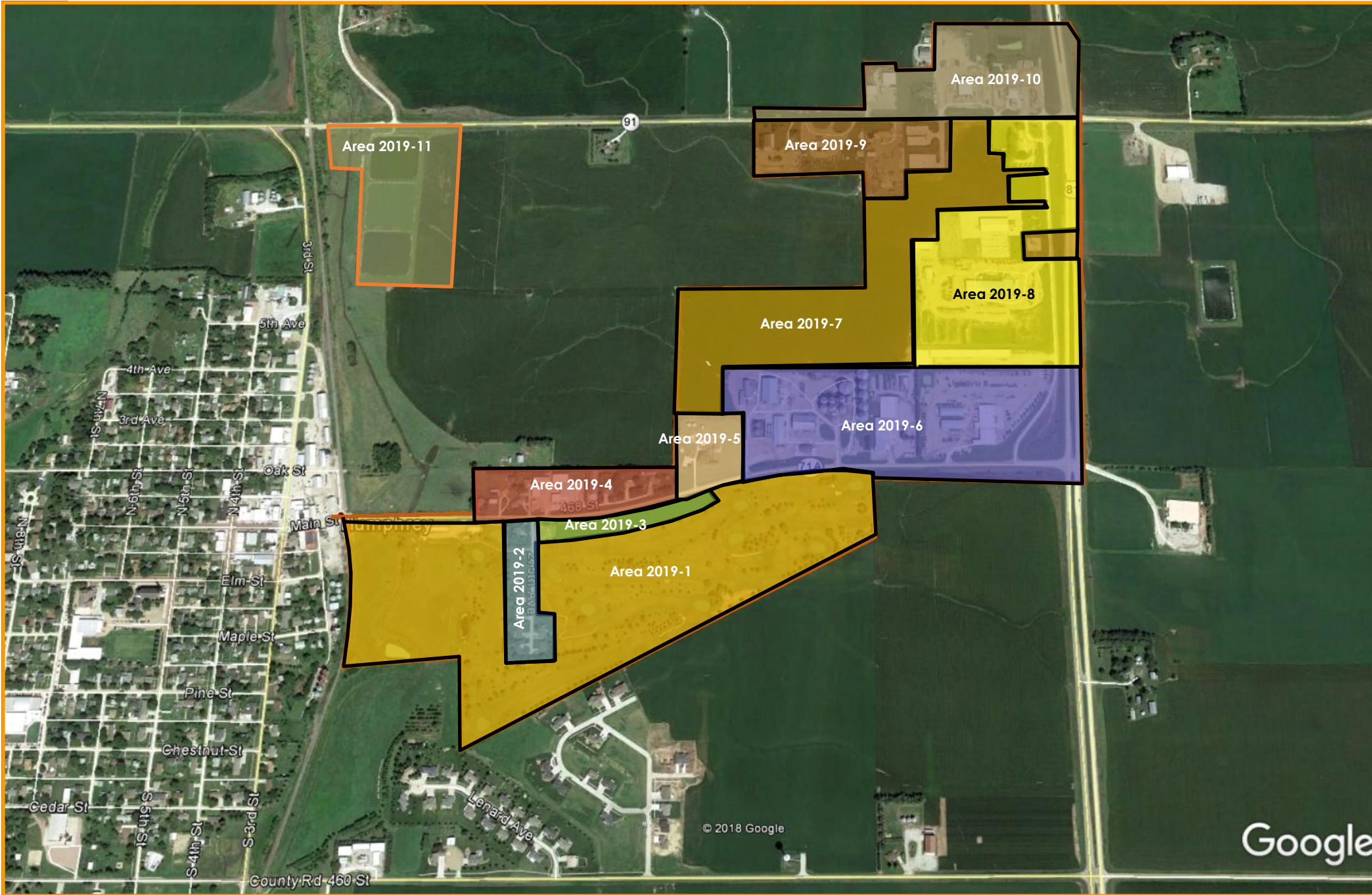
Years to Payoff (not including interest or any increases in valuation) if new property taxes were only payoff tool **25.3**

Years to Payoff (not including interest or any increases in valuation) new property tax plus adding just a 0.5% Sales Tax **14.8**

Years to Payoff (not including interest or any increases in valuation) new property tax plus adding just a 1.0% Sales Tax **10.4**

Years to Payoff (not including interest or any increases in valuation) new property tax plus adding just a 1.5% Sales Tax **8.1**

Years to Payoff (not including interest or any increases in valuation) new property tax plus adding just a 2.0% Sales Tax **6.6**



STUDY OF COST FOR INFRASTRUCTURE EXTENSIONS TO ANNEXED AREAS

HUMPHREY, NEBRASKA

JUNE 10, 2020



**ADVANCED CONSULTING
ENGINEERING SERVICES**

133 W. Washington St. • P.O. Box 218
West Point, NE 68788
Phone: (402) 372-1923

1. Purpose of Study

- a. Advanced Consulting Engineering Services was asked by Keith Marvin, Marvin Planning Consultants and the City of Humphrey to prepare estimated costs for water and sewer extensions to serve the areas that are designated for annexation by the Humphrey, Nebraska Annexation Study.

2. Water Extension

a. Phase I Development

Includes construction of a 12-inch PVC water main along US Highway Spur 71A, beginning with a connection to the existing 8-inch water line along Main Street just to the east of the railroad tracks, then extending east along Spur 71A to Sunrise Drive, continuing east along Spur 71A to the Highway 81 Frontage Road. A 12-inch water line will then extend north along Highway 81 Frontage Road to the intersection with Highway 91. An 8-inch water line would then be extended west along Highway 91 approximately 2150 feet to the end of the proposed annexation. The Phase I development would also include construction of a 10-inch water line along Sunrise Drive to connect to the 10-inch main that was extended across the golf course from Nebraska Avenue and Redbud Drive. The estimated cost includes directional boring of the creek crossing and cased boring of all road crossings, gate valves, fire hydrants, service lines, miscellaneous fittings and other appurtenances that will be required for the construction in accordance with State of Nebraska regulations.

Water Extension - Phase I Development	
Description	Cost
Estimated Construction Cost – Water Extension Phase I	\$660,000
Contingencies (15%)	\$99,000
Engineering (10%)	\$66,000
Total Estimated Project Cost – Water Extension Phase I	\$825,000

b. Phase II Development

Includes the construction of a 12-inch PVC water main south between Spur 71A to County Road 460, then west to connect to an existing 12" water line at the water tower. The proposed line would run along the east property line or parcel #710130168 and of 710063105. Estimated cost includes boring of all road crossings, gate valves, fire hydrants, miscellaneous fittings and other appurtenances that will be required for the construction in accordance with State of Nebraska regulations.

Water Extension - Phase II Development	
Description	Cost
Estimated Construction Cost – Water Extension Phase II	\$175,000
Contingencies (15%)	\$26,250
Engineering (10%)	\$17,500
Total Estimated Project Cost – Water Extension Phase II	\$218,750

c. Phase III Development

Includes the construction of an 8-inch PVC water main running west along Highway 91 from where Phase I left off to the intersection of Highway 91 and North 3rd Street, then extending south along North 3rd Street to tie into the existing system at the intersection of 3rd Street and 5th Avenue. The estimated cost includes cased boring of all road crossings, cased boring of the railroad crossing and directional boring of the creek crossing, gate valves, fire hydrants, miscellaneous fittings and all other appurtenances that will be required for the construction in accordance with State of Nebraska regulations.

Water Extension - Phase III Development	
Description	Cost
Estimated Construction Cost – Water Extension Phase II	\$300,000
Contingencies (15%)	\$45,000
Engineering (10%)	\$30,000
Total Estimated Project Cost – Water Extension Phase III	\$375,000

3. Sewer Extension

a. Phase I Development

Includes the construction of an 8-inch PVC sanitary sewer along Highway Spur 71A, beginning at the existing sanitary sewer manhole located to the west of the golf course and extending east along Spur 71A to Highway 81 Frontage Road, then extending 8-inch PVC north along Highway 81 frontage road to Highway 91, then extending 8-inch PVC west along Highway 91 approximately 2150 feet to the end of the proposed annexation. Due to the depths of the proposed sewer main, a lift station and force main are required near the intersection of Spur 71A and Highway 81 Frontage Road, this cost is included in the estimated cost. Work would also include extension of an 8-inch PVC line on Sunrise Drive from Spur 71A to the end of the residential development. The estimated cost includes the construction sewer main, lift station, manholes, service connections, and other miscellaneous appurtenances required to construct the proposed work in accordance with State of Nebraska regulations.

Sewer Extension - Phase I Development	
Description	Cost
Estimated Construction Cost – Sewer Extension Phase I	\$850,000
Contingencies (15%)	\$127,500
Engineering (10%)	\$85,000
Total Estimated Project Cost – Sewer Extension Phase I	\$1,062,500

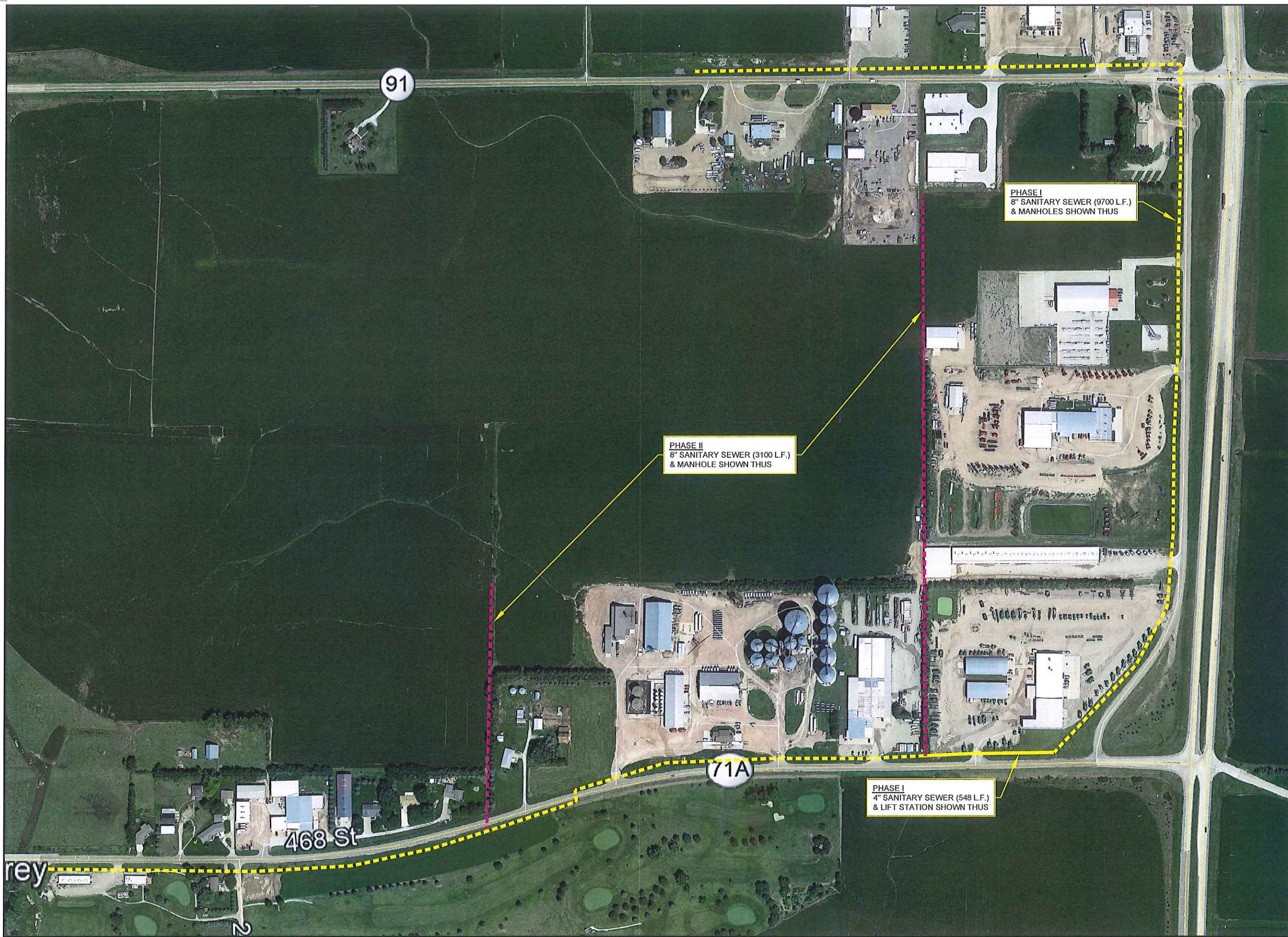
b. Phase II Development

Includes the construction of an 8-inch PVC sanitary sewer extending north from Spur 71A along the east line of parcel # 710062972 and also along the west line parcel #71006300. These sewer lines would be constructed to serve the potential development in the area referenced as 2019-7 in the *City of Humphrey Annexation Study*. The estimated cost includes the construction sewer main, manholes, service connections, and other miscellaneous appurtenances required to construct the proposed work in accordance with State of Nebraska regulations.

Sewer Extension - Phase II Development	
Description	Cost
Estimated Construction Cost – Sewer Extension Phase I	\$200,000
Contingencies (15%)	\$30,000
Engineering (10%)	\$20,000
Total Estimated Project Cost – Sewer Extension Phase II	\$250,000

4. Maps

- a. Please see attached aerial photos showing approximate routes of proposed improvements.



91

PHASE I
8" SANITARY SEWER (9700 L.F.)
& MANHOLES SHOWN THUS

PHASE II
8" SANITARY SEWER (3100 L.F.)
& MANHOLE SHOWN THUS

71A

PHASE I
4" SANITARY SEWER (548 L.F.)
& LIFT STATION SHOWN THUS

468 St

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
 133 W. Washington St. • P.O. Box 218
 West Point, NE 68788
 Phone: (402) 372-1923

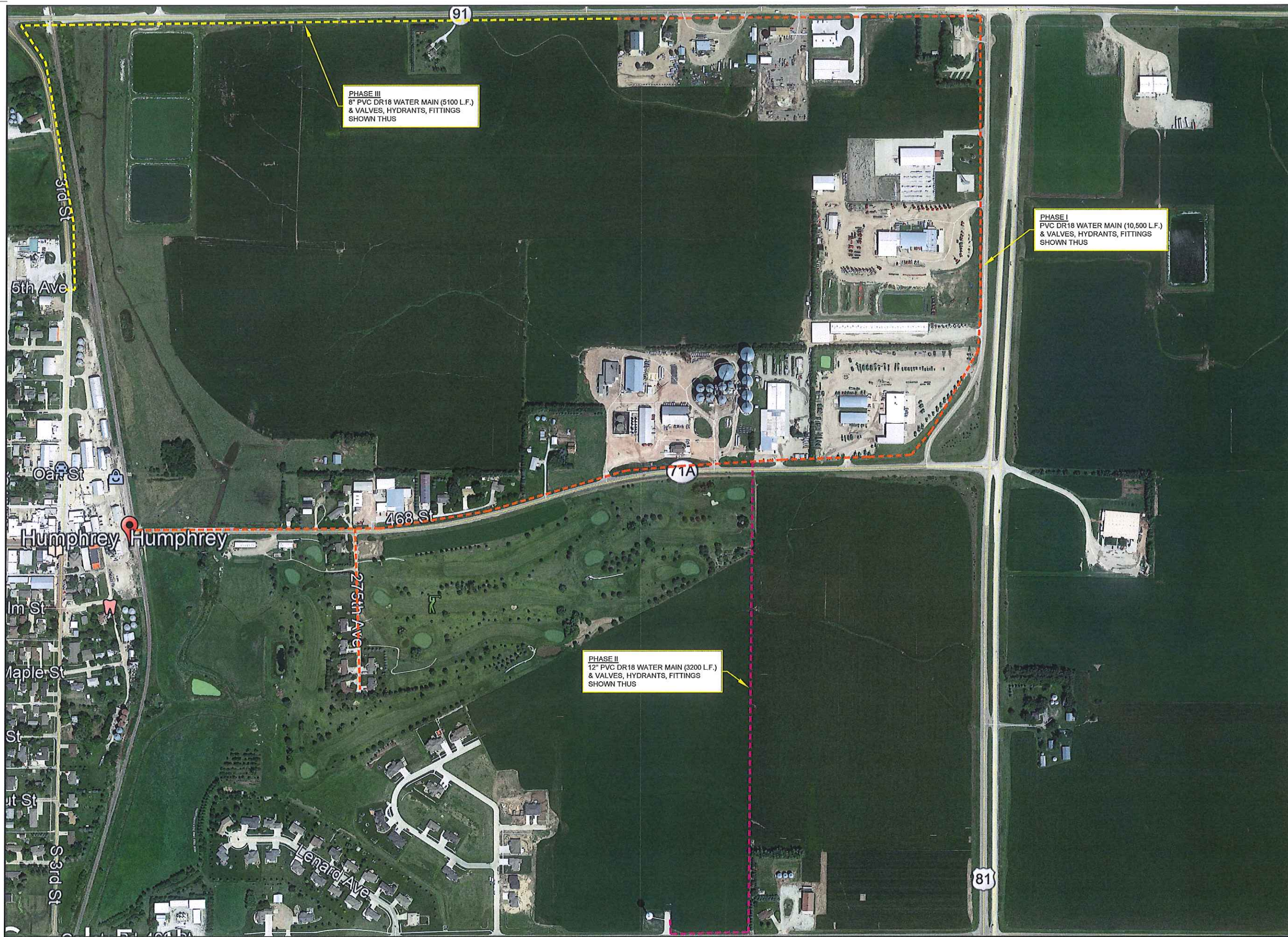
DRAWN BY: LRR
 DATE: JUNE 16, 2020
 SCALE: 1" = 200'

TITLE/LOCATION
UTILITY MAP FOR ANNEXATION CITY OF HUMPHREY

DESCRIPTION
SANITARY SEWER

PROJECT NO.
 355-036

SHEET NO.
 1 OF 2



PHASE III
8" PVC DR18 WATER MAIN (5100 L.F.)
& VALVES, HYDRANTS, FITTINGS
SHOWN THUS

PHASE I
PVC DR18 WATER MAIN (10,500 L.F.)
& VALVES, HYDRANTS, FITTINGS
SHOWN THUS

PHASE II
12" PVC DR18 WATER MAIN (3200 L.F.)
& VALVES, HYDRANTS, FITTINGS
SHOWN THUS

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

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DRAWN BY: LRR
DATE: JUNE 16, 2020
SCALE: 1" = 300'

TITLE/LOCATION
**UTILITY MAP FOR ANNEXATION
CITY OF HUMPHREY**

DESCRIPTION	WATER
PROJECT NO.	355-036
SHEET NO.	2 OF 2