

2019 Norfolk Boundary Study



**City of Norfolk, Nebraska
December 2, 2019**

OVERVIEW

INITIAL DISCUSSION OF ANNEXATION CONSIDERATIONS

As the City of Norfolk, Nebraska continues to expand and improve city services and amenities, it is necessary to identify and prioritize the annexation of areas outside the community’s corporate limits. The term “community” is defined in this study as areas within and without the corporate limits of the City of Norfolk. The process of studying areas for possible annexation is guided by the recently completed Comprehensive Plan. The Comprehensive Plan is the city’s guide for decisions regarding both future development and growth via annexation. The 2017 Norfolk Comprehensive Plan contains guidelines on the phased growth of the community. The visual representation of this ‘phased growth’ is represented by the Future Land Use Map and the Annexation Plan Map. The recommendations for the extension of city services contained within the future land use plan and the policies outlined within the Implementation Plan identify those areas better suited for the short-term growth and annexation activity, and conversely those areas for which annexation should be delayed.

Also, the City’s extraterritorial zoning jurisdiction (ETJ), unincorporated areas that are up to two miles beyond and adjacent to its corporate boundaries that zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and other ordinances with the same force and effect as if such area were within the corporate limits of the city, were examined as part of this study process.

Properties on the urban edge already benefit from many city services, such as retail and shopping centers, municipal utilities, libraries, streets, parks, trails, and snow removal on adjacent streets; all without paying city taxes and fees. Businesses on the edge of the city benefit from the adjacent customer base and those same services listed previously, without paying city sales and property taxes or fees. Annexation balances the provision of appropriate and reliable city services with the payment for those services.

The Comprehensive Plan identifies four guiding principles for the potential annexation of adjacent property. These include:

- 1. The value of providing / extending municipal services and facilities.
- 2. The value of protecting physical features, resources, or unique qualities.
- 3. The value of incorporating existing development or proposed new development.
- 4. The value of preserving future growth and utility service area.

Combined with these guidelines, the 2017 Norfolk Comprehensive Plan, Annexation Plan Map, identifies areas within the city’s ETJ; outside of current corporate limits identifying the potential for annexation. A systematic approach to annexation is based on the following general characteristics:

- TIER ONE AREAS.** *Location and associated issues warrant the short-term consideration of annexation.*
- TIER TWO AREAS.** *Opportunities exist to warrant future consideration of annexation within the twenty-year life of the Norfolk Plan.*
- TIER THREE AREAS.** *These areas are situated beyond the expected growth areas of the city. Conditions exist that may bring about the need for annexation of these areas.*

Areas are further divided into subareas meant to provide flexibility for city growth. The subareas are meant to represent the best understanding and/or prediction of future city growth at the time that the Comprehensive Plan was published. This knowledge is important to this process as the Comprehensive Plan represents the goals, desires, and needs of the community as expressed during the public planning process.

At the request of City staff and the Mayor, Olsson has prepared possible annexation areas for review. To assist this process, a methodology was prepared to provide an initial framework for the quantitative and qualitative reasons for potential annexation.

After the review of these initial annexation area recommendations, Olsson staff worked with city staff to further refine and define the areas for potential annexation. This work included the analysis of potential costs and benefits associated with each annexation area. The culmination of this process to identify target annexation areas within the city’s ETJ involved a series of meetings with city staff. The results of this effort are not intended to immediately spur annexation activities. Instead, the study results are to be reviewed by city staff and elected officials to assist in both the identification of specific properties to be considered for inclusion into the corporate limits and to outline legal and statutory requirements for any specific annexation activity.

METHODOLOGY

In February of 2017, the City Council unanimously adopted the city’s Comprehensive Plan. As stated in the section above, this document provides guidelines and recommendations for any potential annexation of areas within the city’s ETJ. Using the Comprehensive Plan for identification of potential annexation areas the following criteria used in this study are as follows:

- Land contained within Phase One of the Annexation Plan Map is prioritized for annexation
- Land that is contiguous to the city limits and is in a zoning other than Agriculture (AG) or Rural Residential (RR) is prioritized for annexation
- Land that is surrounded by city limits is prioritized for annexation
- Land that is contiguous to the city limits and is in agricultural zoning, in which basic infrastructure is in place or planned for short-term implementation, is prioritized for annexation
- Areas to be prioritized for short-term annexation include those with the following characteristics;
 - Currently occupied by one or more dwelling units,
 - Municipal utilities are in place or planned to be built within the next 2-3 years, and
 - Does not substantially add county road to city limits (due to the costs to upgrade and maintain compared to the value of land added).

After identifying potential areas for annexation using the above criteria, a cost/benefit analysis was completed for each subarea.

Costs associated with annexation include:

Water/Wastewater. Operations and maintenance cost would generally be offset by user fees. Abutting property owners can request infrastructure installation, however, construction of infrastructure would only be provided upon the creation of an assessment district by City Council.

Road and Street. Operations and maintenance cost will increase proportionately with added lane miles of roads and streets. Roads and streets would be improved by the creation of an assessment district.

Police. Law enforcement costs will increase proportionately with added population.

Fire and Emergency Medical Services. Fire protection costs will increase based on proximity from a fire station. It was determined that 2.5 miles from a fire station was the appropriate distance for services. This determination was created by placing an equal radius around each Fire Station to create a coverage area that served the current corporate limits.

Library, Building Regulations, Code Compliance and School District. No increased costs associated, as such operations are currently occurring within all studied areas.

Parks, playgrounds and swimming pool. Operations and maintenance cost for park spaces will increase proportionately with added acres of park spaces. Playgrounds and swimming pools are accessible at either no cost or by fee, respectively.

Revenues/benefits associated with annexation include:

City Highway Allocation Fund (CHAF). CHAF is based on lane mile.

Property Tax. Property tax is determined based on assessed value.

Sales Tax. Sales tax is proportionately based on population.

NPPD Lease. NPPD Lease is proportionately based on population.

Nebraska Department of Transportation Maintenance Agreement. Maintenance agreement has specific payment per lane mile.

The areas identified using the above criterion have been refined and reviewed by city staff. Staff provided valuable comments on the impacts to capital improvement programs, operations and maintenance budgets.

SELECT NEBRASKA LAW ON ANNEXATION

The City of Norfolk’s ability to annex property comes from state authorization. State statutes regarding annexation differ between cities and villages of different classes. A cursory review of court cases pertaining to annexation provides a framework for the legal issues which the city will need to consider before moving forward with annexation. The following is a summarized list of annexation laws, with emphasis on laws applicable to first class cities, as that is how the City of Norfolk is classified for purposes of state law.

Nebraska Revised Statutes

16-117. Annexation; powers; procedure; hearing.

“... may by ordinance at any time include within the corporate limits of such-city 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.”

Procedures for annexation are detailed within R.S.S. 16-117.

16-118. Annexation of land; deemed contiguous; when.

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

16-119. Annexation; extraterritorial property use; continuation.

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

16-120. Annexation; inhabitants; services; when.

“The inhabitants of territories annexed by a city of the first class shall receive substantially the services of other inhabitants of such city as soon as practicable. Adequate plans and necessary city council action to furnish such services shall 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.”

13-1111. Terms, defined; application for designation; exceptions.

Authorized counties to declare tracts of land as industrial areas to be reserved for the location of industries.

13-1115. Designation; use; inclusion within municipality; when.

“Upon designation of such tract as an industrial area by the county board of the county in which the petition is filed, such designated area shall thereupon be used or reserved for the location of industry. Such land may be used for agricultural purposes until the use is converted for the location of industry as set forth in sections 13-1111 to 13-1120. If such tract has a taxable valuation of more than two hundred eighty-six thousand dollars, it shall not be subject to inclusion within the boundaries of any incorporated city of the first or second class or village, except that such tract regardless of taxable valuation may be annexed if (1) it is located in a county with a population in excess of one hundred thousand persons and the city or village did not approve the original designation of such tract as an industrial area pursuant to section 13-1112, (2) the annexation is stipulated in the terms and conditions agreed upon between the county and the city or village in any agreement entered into pursuant to section 13-1112, or (3) the owners of a majority in value of the property in such tract as shown upon the last preceding county assessment roll consent to such inclusion in writing or petition the city council or village board to annex such area.”

The City of Norfolk and other Nebraska municipalities ought to purpose legislation that allows for additional flexibility under that section of the law to annex county industrial tracks. For example, other exceptions which would allow municipalities to annexation county industrial track could be:

- A county industrial track is completely encompassed or surround by the city of village.
- All county industrial tracks have a sunset provision.
- All public development cost and debt have been retired.

35-514. District; annexation of territory; procedure.

“Any territory which is outside the limits of any incorporated city may be annexed to an adjacent district in the manner provided in this section, whether or not the territory is in an existing rural or suburban fire protection district.”

“Areas duly incorporated within the boundaries of a municipality shall be automatically annexed from the boundaries of the district notwithstanding the provisions of section 35-540 and shall not be subject to further tax levy or other charges by the district, except that before the annexation is complete, the municipality shall assume and pay that portion of all outstanding obligations of the district which would otherwise constitute an obligation of the area annexed or incorporated.”

39-1702. County road purposes, defined; property acquisition; gift; purchase; exchange; eminent domain; authority of county board; annexation by city or village; effect.

“When a city or village annexes a county road, the powers that are granted to the county board in this section and any recorded or prescriptive easement held by the county on the annexed property for road purposes are transferred to and may be exercised by the governing body of the city or village.”

18-1716.01. Annexation; property contiguous to or abutting county road; effect.

“Any city or village annexing property contiguous to or abutting upon any part of a county road shall be deemed to have annexed, without further action, all of the contiguous or abutting road at the time of such annexation, except that this section shall not apply to county roads separating counties.”

18-3302. City or village in two or more counties; annexation; petition of owners; procedure.

“Whenever the owner, owners, or a majority of the owners of any territory lying contiguous to the corporate limits of any city or village, the corporate limits of which city or village is situated in two or more counties and, whether the territory shall be situated within or without the counties of which such city or village is a part, except as provided in section 13-1115, shall desire to annex such territory to such city or village, such territory may be annexed in the manner provided in section 18-3301 and when so annexed shall thereafter be a part of such city or village.”

31-763. Annexation of territory by a city or village; effect on certain contracts.

“All taxes, assessments, claims, and demands of every kind due or owing to the district shall be paid to and collected by the city or village. Any special assessments which the district was authorized to levy, assess, relevy, or reassess, but which were not levied, assessed, relevied, or reassessed, at the time of the merger, for improvements made by it or in the process of construction or contracted for may be levied, assessed, relevied, or reassessed by the annexing city or village to the same extent as the district may have levied or assessed but for the merger. Nothing in this section shall authorize the annexing city or village to revoke any resolution, order, or finding made by the

district in regard to special benefits or increase any assessments made by the district, but such city or village shall be bound by all such findings or orders and assessments to the same extent as the district would be bound. No district so annexed shall have power to levy any special assessments after the effective date of such annexation.”

13-509. County assessor; certify taxable value; when.

“If the register of deeds or county clerk receives and records such ordinance, petition, or resolution prior to July 1 or, for annexations by a city of the metropolitan class, prior to August 1, the valuation of the real and personal property annexed shall be considered in the taxable valuation of the annexing political subdivision for the current year.”

16-622. Improvement district; assessments; how levied; when delinquent; interest; collection; procedure.

“The cost of making improvements of the streets and alleys within any improvement district created pursuant to section 16-619 or 16-624 shall be assessed upon the lots and lands in such districts specially benefited thereby in proportion to such benefits. The amounts thereof shall, except as provided in sections 19-2428 to 19-2431, be determined by the mayor and city council under section 16-615.”

16-622. Improvement district; creation upon petition; denial; assessments; bonds

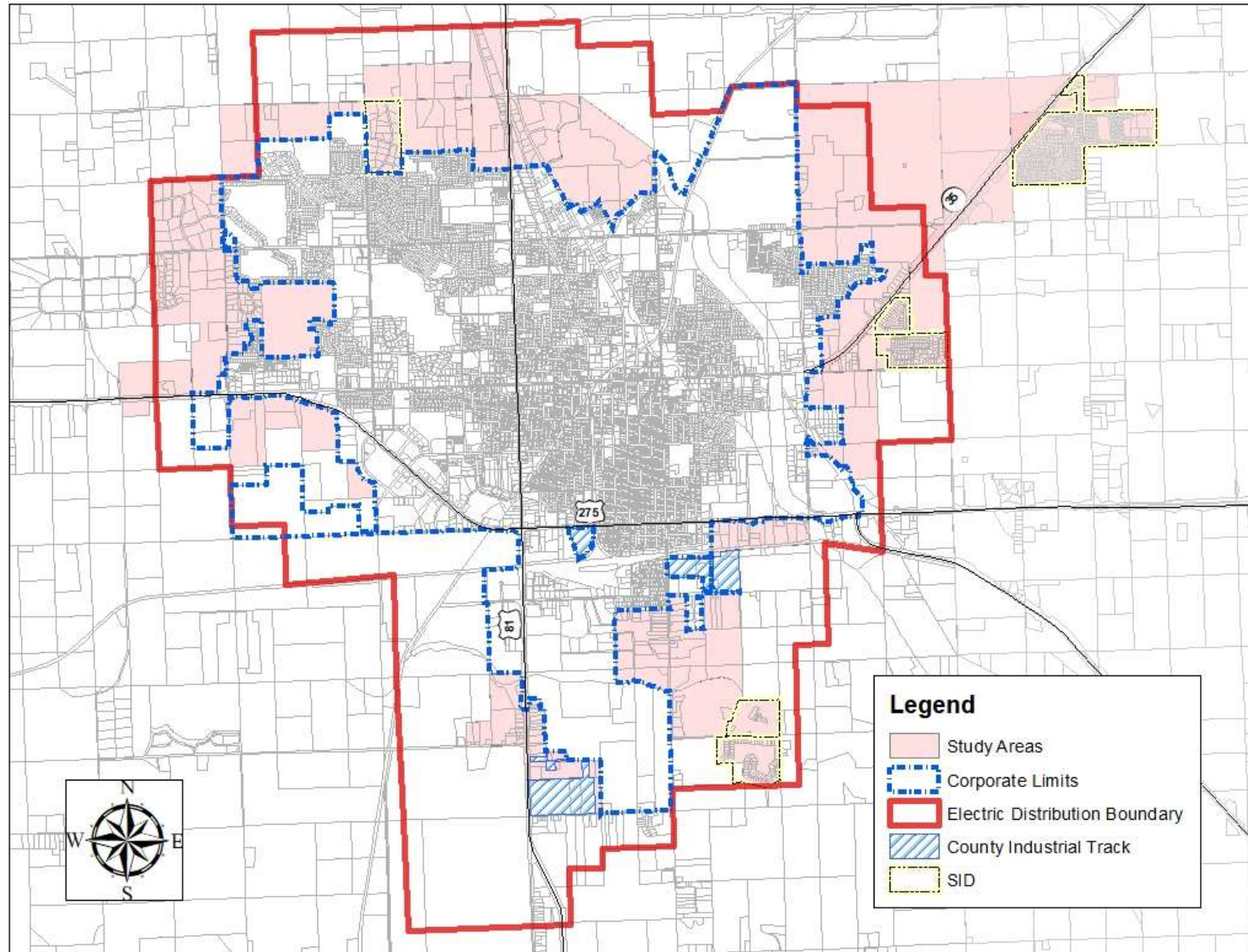
“Whenever the owners of lots or lands abutting upon any street, avenue, or alley within the city, representing three-fourths of the front footage thereon, so that an improvement district when created will make up one continuous or extended thoroughfare or more, shall petition the mayor and city council to make improvement of such street, avenue, or alley without

cost to the city, and to assess the entire cost of any such improvements in any such street, avenue, or alley, including intersections of streets or avenues and spaces opposite alleys, against the private property within such improvement district or districts, it shall be the duty of the mayor and city council to create the proper improvement district or districts, which shall be consecutively numbered, and to improve the same and to proceed in the same manner and form as provided for in other improvement districts.”

70-1008. Certified service areas; established; municipalities; newly annexed areas; acquisition of facilities and customers; procedure; waiver of right to acquire; joint planning.

“A municipally owned electric system, serving such municipality at retail, shall have the right, upon application to and approval by the board, to serve newly annexed areas of such municipality. Electric distribution facilities and customers of another supplier in such newly acquired certified service area may be acquired, in accordance with the procedure and criteria set forth in section 70-1010, within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. The rights of a municipality to acquire such distribution facilities and customers within such newly annexed area shall be waived unless such acquisition and payment are made within one year of the date of annexation. If an application is made to the board within one year of the date of annexation for a determination of total economic impact as provided in section 70-1010, such right shall not be waived unless the municipality fails to make payment of the price determined by the board within one year of a final decision establishing such price. Notwithstanding other provisions of this section, the parties may extend the time for acquisition and payment by mutual written agreement.”

Electric Service Area Map



Court Cases

Case law from the Nebraska Supreme Court has defined “adjacent” and “contiguous”:

- Witham v. City of Lincoln (1933)
- Johnson v. City of Hastings (1992)

Also, the Nebraska Supreme Court has voided “strip, corridor, or flag” annexation:

- Swedlund v. City of Hastings (1993)
- Cornhusker Public Power District v. City of Schuyler (2005)
- County of Sarpy v. City of Gretna (2007)

Case law from the Nebraska Supreme Court has defined “urban” and “suburban”:

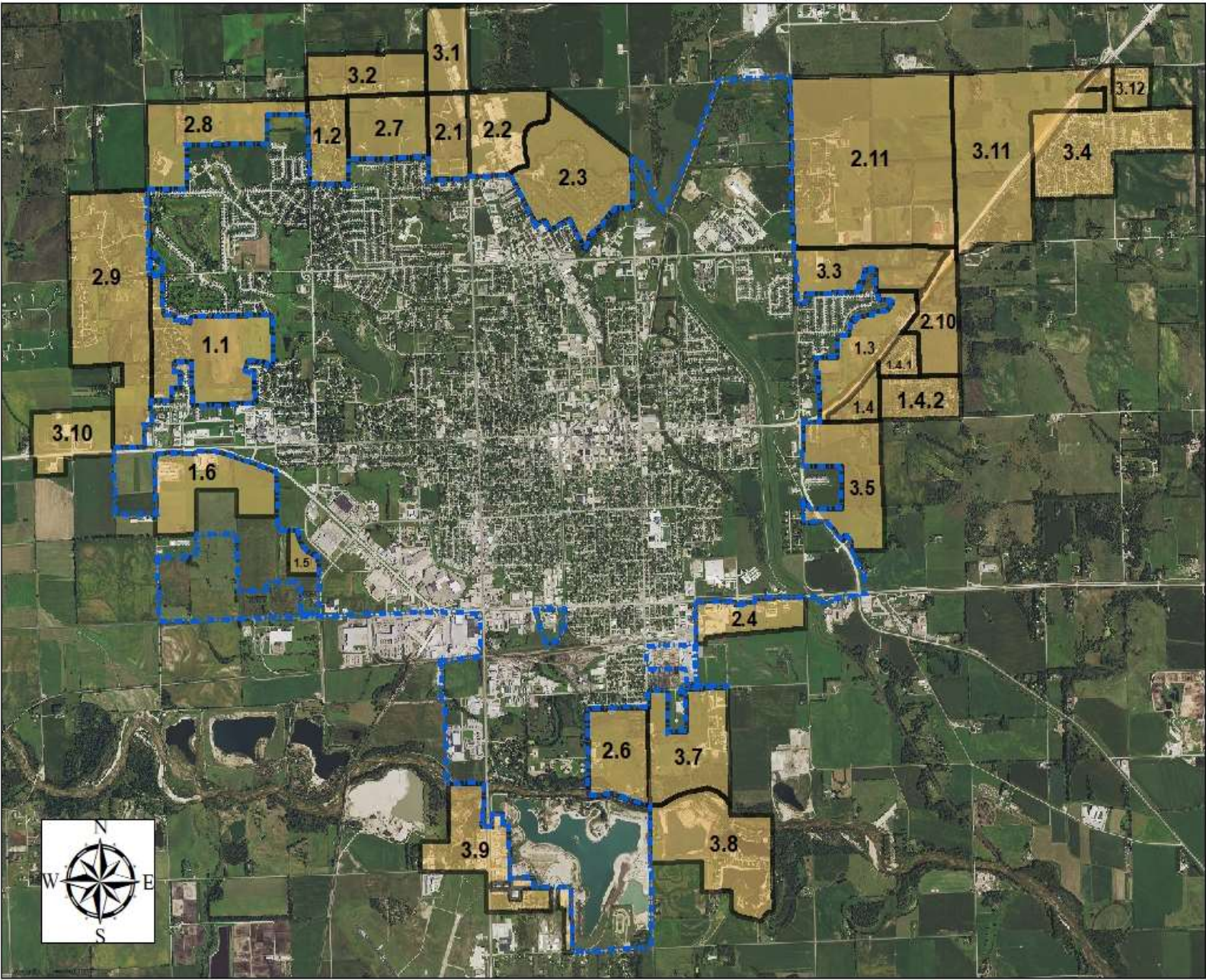
- Sullivan v. City of Omaha (1968)
- Voss v. City of Grand Island (1970)
- Holden v. Tecumseh (1972)
- Swedlund v. City of Hastings (1993)
- Antes v. City of Syracuse (2009)

Upon Annexation, some city services are immediately available. Among those are fire and police services. State Statutes require the city have a plan in place for serving new residents and areas within one year after the date of the annexation. One of the benefits to a policy of annexing property which is surrounded or nearly surrounded by the city limits is the clarity of boundaries for these public safety personnel. A city edge along which adjacent properties may be alternatively in and out of the city limits makes it difficult to identify the jurisdictions of the city and county emergency and safety services, such as police and fire.

SUMMARY FINDINGS

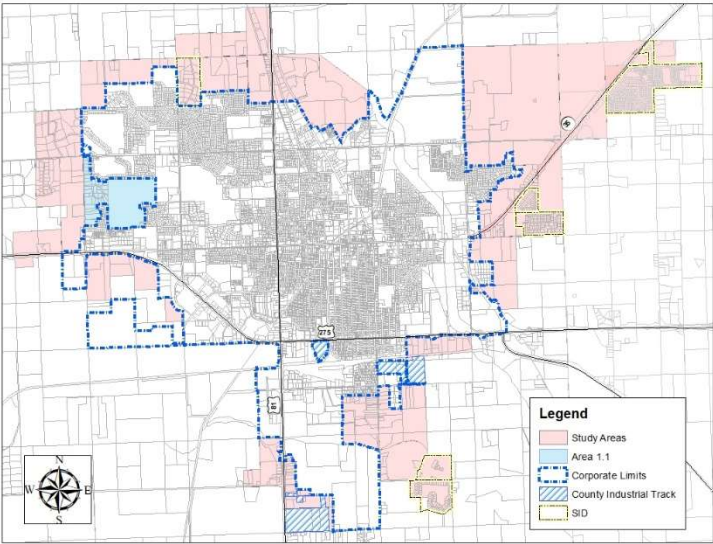
Olsson has identified multiple areas that appear suitable for short-term, mid-term, and long-term annexation. These areas are organized into options for potential annexation areas. Areas 2.5 and 3.6 were merged with other areas. Each area is identified on the map and summarized here:

STUDY AREA	Residential Units	Estimated Population	Acres (Aprox.)	COST	BENEFIT
1.1	37	86	218.97	\$54,211	\$54,868
1.2	25	58	78.32	\$41,602	\$40,365
1.3	21	49	127.29	\$61,249	\$50,557
1.4	13	30	50.05	\$41,499	\$36,767
1.4.1	42	97	37.17	\$56,740	\$44,910
1.4.2	118	274	80.19	\$128,288	\$102,027
1.5	0	0	21.31	\$0	\$439
1.6	0	0	158.98	\$9,676	\$32,394
2.1	4	9	78.87	\$59,254	\$64,712
2.2	0	0	127.30	\$28,527	\$92,351
2.3	0	0	248.35	\$0	\$19,653
2.4	2	5	84.23	\$11,343	\$64,812
2.6	9	21	124.4	\$20,624	\$15,680
2.7	7	16	115.83	\$25,298	\$16,047
2.8	5	12	175.42	\$68,084	\$36,186
2.9	51	118	390.28	\$199,611	\$124,573
2.10	2	5	103.89	\$56,351	\$24,026
2.11	0	0	640.32	\$93,208	\$19,905
3.1	0	0	85.69	\$81,947	\$67,868
3.2	6	14	119.56	\$44,865	\$20,864
3.3	1	2	154.32	\$83,802	\$37,980
3.4	562	1304	261.75	\$846,139	\$588,638
3.5	10	23	171.86	\$32,112	\$20,569
3.7	10	23	183.53	\$40,022	\$19,277
3.8	41	95	239.64	\$117,264	\$49,518
3.9	52	121	157.67	\$123,078	\$180,454
3.10	79	183	100.29	\$108,306	\$167,104
3.11	17	39	408.16	\$288,029	\$100,401
3.12	89	206	39.33	\$91,433	\$52,394



STUDY AREA 1.1

Norfolk Corporate Limits Study Area 1.1 is generally in the western portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590161954	590162055	590162276	590140884
590161962	590162136	590162284	590291394
590161970	590162144	590162268	590160327
590161989	590162152	590162241	590160319
590161997	590162314	590162233	590167464
590162004	590162306	590162225	590147293
590156748	590162292	590162217	590227955
590156721	590162160	590162128	590222201
590162020	590162179	590162101	590305469
590162012	590162187	590162098	590222295
590162039	590162209	590162071	590162063
590162047	590162195		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.1 has approximately 15,807 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.1 contains approximately 142 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost
Police Services	\$26,500
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$27,711
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$54,211

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$19,932
Property Tax - Norfolk General Fund	\$20,857
Property Tax - Norfolk Regional Airport	\$4,458
Property Tax - Norfolk ED Fund	\$2,757
Property Tax - Debt Service Fund	\$4,030
Sales Tax	\$2,834
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$54,868

NET COST/BENEFIT \$656

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

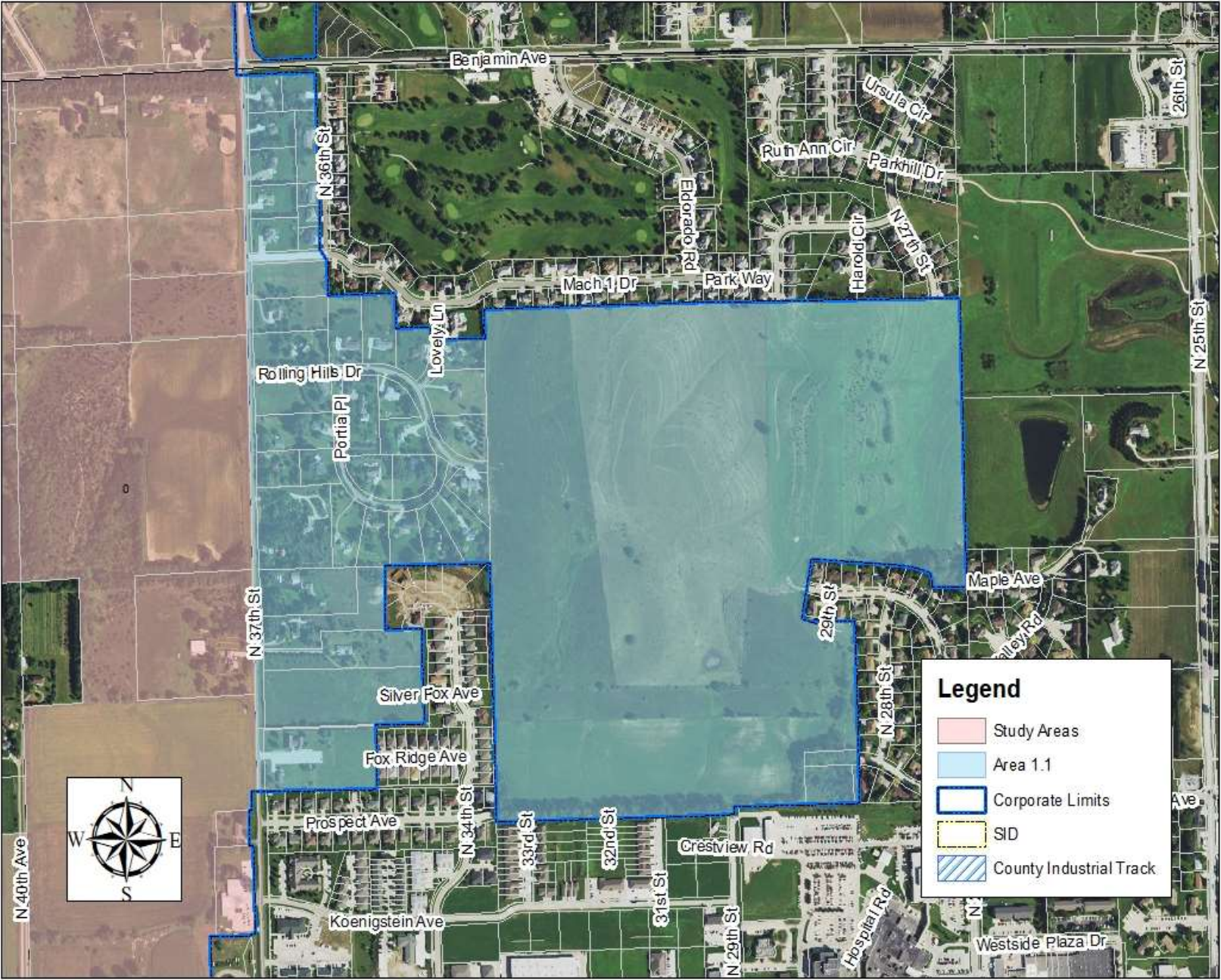
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

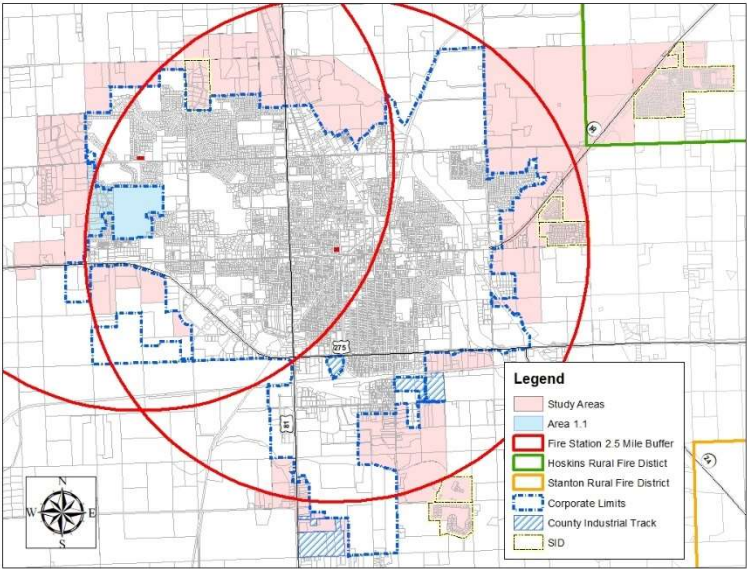
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debts; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.1 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

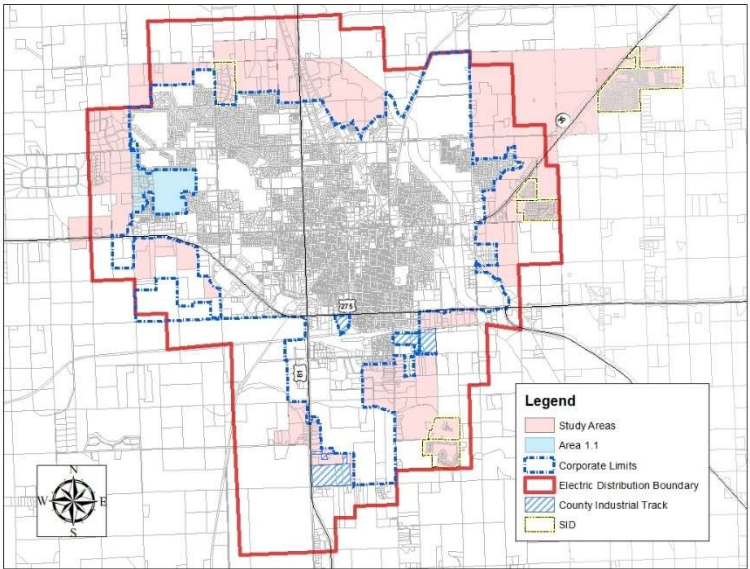
No impact is anticipated as a result of annexation. A majority of Study Area 1.1 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

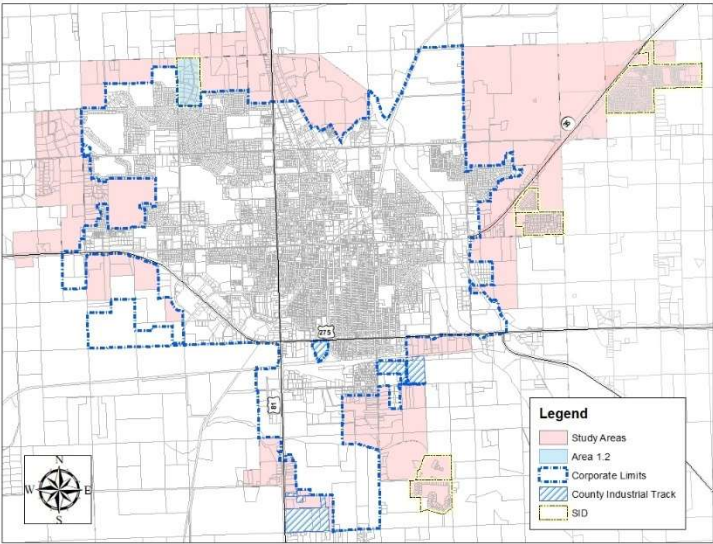
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.1 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 1.2

Norfolk Corporate Limits Study Area 1.2 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590161954	590162055	590162276	590140884
590161962	590162136	590162284	590291394
590161970	590162144	590162268	590160327
590161989	590162152	590162241	590160319
590161997	590162314	590162233	590167464
590162004	590162306	590162225	590147293
590156748	590162292	590162217	590227955
590156721	590162160	590162128	590222201
590162020	590162179	590162101	590305469
590162012	590162187	590162098	590222295
590162039	590162209	590162071	590162063
590162047	590162195		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.2 has approximately 4,209 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.2 contains platted land and developed residential structures. In addition, public roads and utility infrastructure is adjacent and installed to adequately serve the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Attorney & Police (based on Population)	
Police Services	\$17,906
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$23,696.79
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$41,602

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$16,963
Property Tax - Norfolk General Fund	\$13,960
Property Tax - Norfolk Regional Airport	\$2,984
Property Tax - Norfolk ED Fund	\$1,845
Property Tax - Debt Service Fund	\$2,698
Sales Tax	\$1,915
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

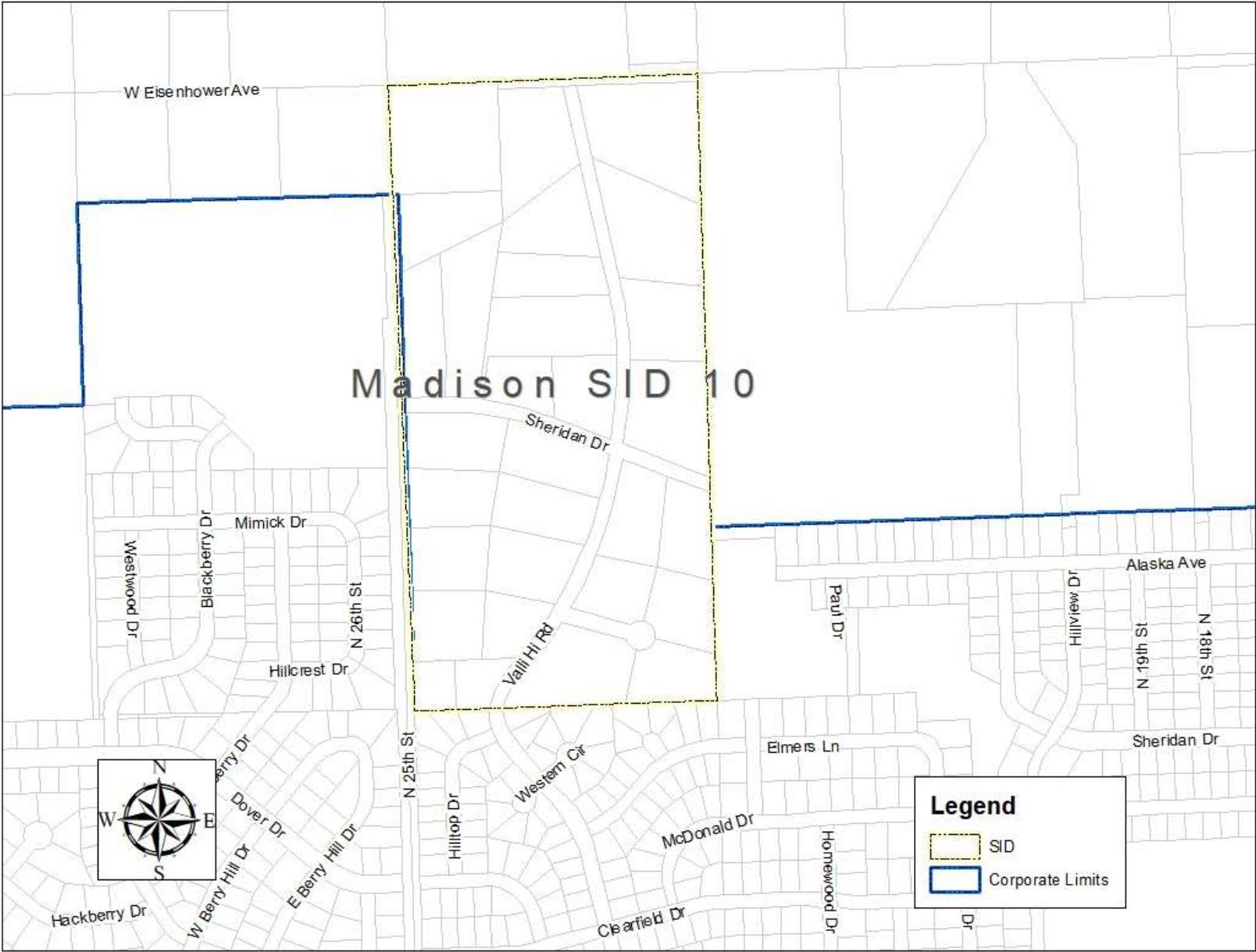
TOTAL BENEFIT \$40,365

NET COST/BENEFIT \$1,237

SANITARY AND IMPROVEMENT DISTRICT

MADISON SID 10

Study Area 1.2 encompasses Madison SID 10. Revised Nebraska State Statute 31-763 provides, “Whenever any city or village annexes all the territory within the boundaries of any sanitary and improvement district organized under the provisions of sections 31-701 to 31-726.01 as such sections existed prior to July 19, 1996, or under sections 31-727 to 31-762, the district shall merge with the city or village and the city or village shall succeed to all the property and property rights of every kind, contracts, obligations, and choses in action of every kind, held by or belonging to the district, and the city or village shall be liable for and recognize, assume, and carry out all valid contracts and obligations of the district. All taxes, assessments, claims, and demands of every kind due or owing to the district shall be paid to and collected by the city or village. Any special assessments which the district was authorized to levy, assess, relevy, or reassess, but which were not levied, assessed, relevied, or reassessed, at the time of the merger, for improvements made by it or in the process of construction or contracted for may be levied, assessed, relevied, or reassessed by the annexing city or village to the same extent as the district may have levied or assessed but for the merger. Nothing in this section shall authorize the annexing city or village to revoke any resolution, order, or finding made by the district in regard to special benefits or increase any assessments made by the district, but such city or village shall be bound by all such findings or orders and assessments to the same extent as the district would be bound. No district so annexed shall have power to levy any special assessments after the effective date of such annexation.”



IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provide library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

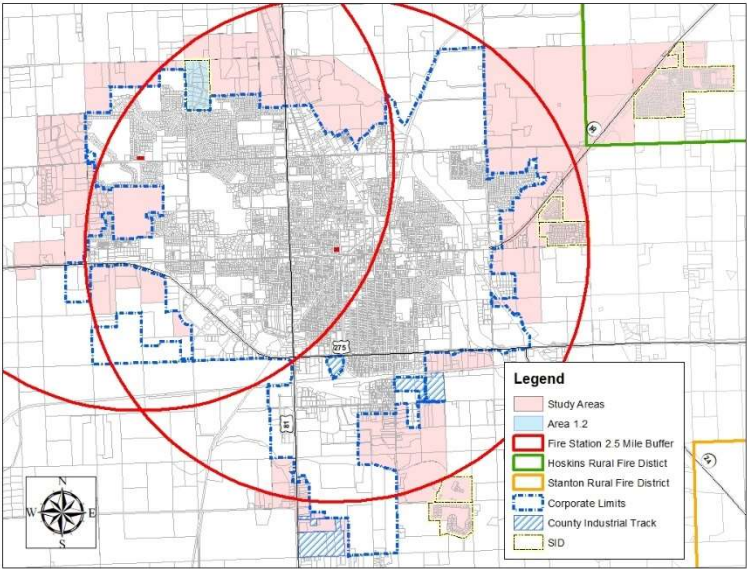
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.2 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

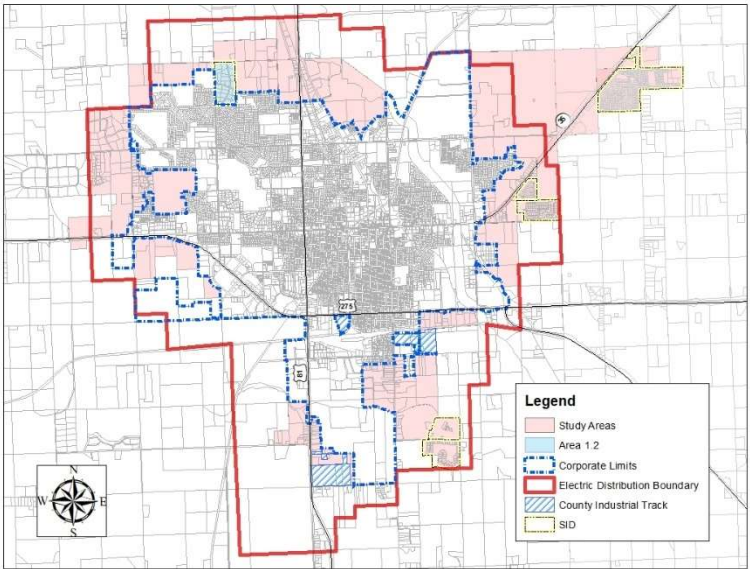
No impact is anticipated as a result of annexation. A majority of Study Area 1.2 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

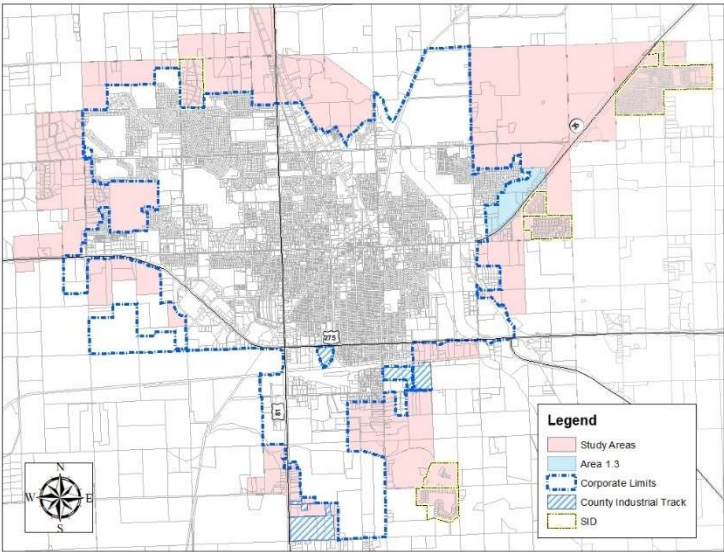
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.2 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 1.3

Norfolk Corporate Limits Study Area 1.3 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590288148	590160923	590234315	590160990
590147471	590160931	590147633	590288140
590147528	590160958	590147617	590160923
590147501	590160966	590147641	590160931
590147439	590160974	590147625	590160958
590147404	590160982	590160915	590160966

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.3 has approximately 6,734 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.3 contains approximately 87 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Attorney & Police (based on Population)	
Police Services	\$15,041
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$46,209
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$61,249

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$33,078
Property Tax - Norfolk General Fund	\$4,308
Property Tax - Norfolk Regional Airport	\$921
Property Tax - Norfolk ED Fund	\$569
Property Tax - Debt Service Fund	\$833
Sales Tax	\$1,608
NPPD Lease	\$0
NDOT Maintenance Agreement	\$9,240

TOTAL BENEFIT \$50,557

NET COST/BENEFIT \$10,692

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

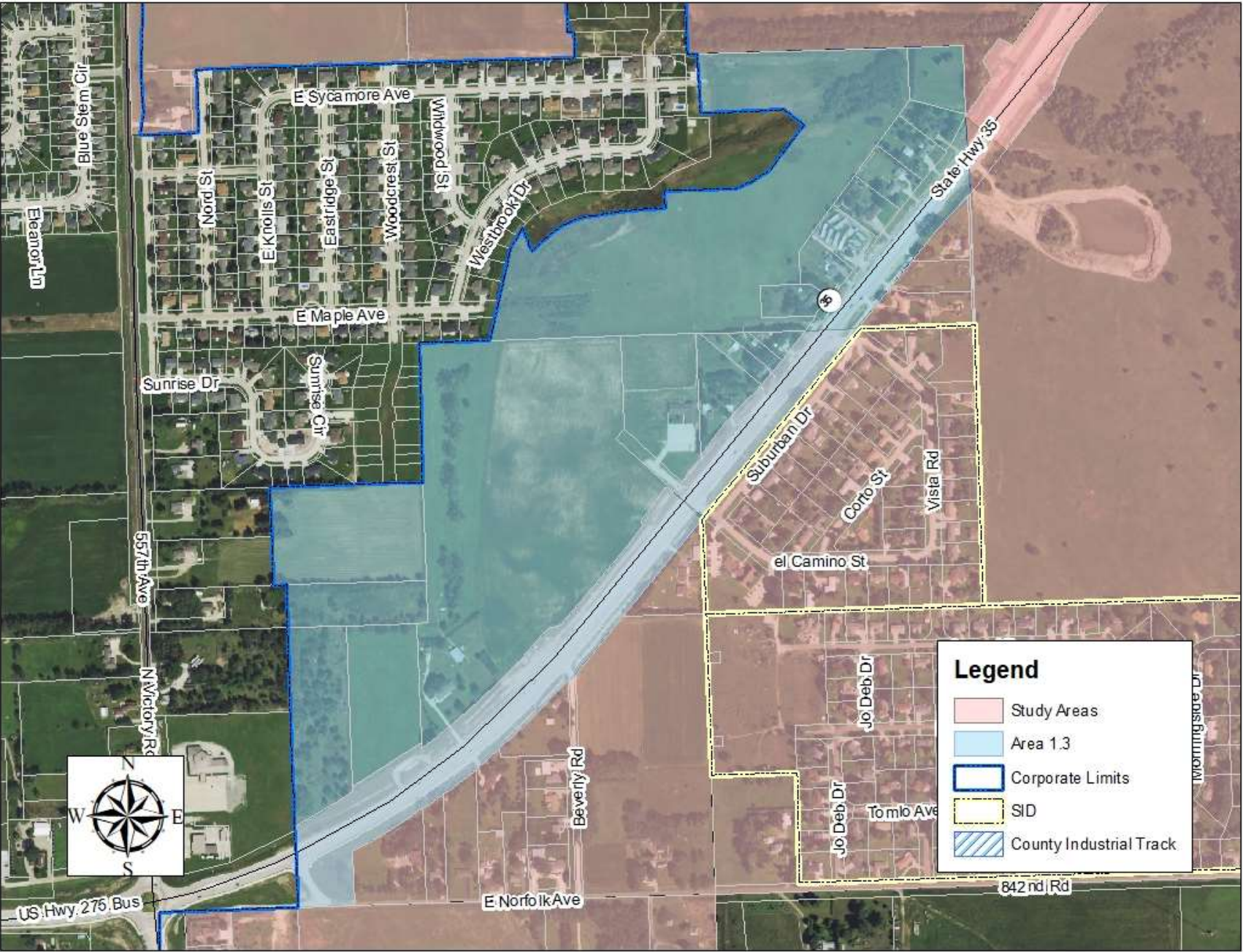
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provide library services and does not



charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.

POLICE PROTECTION SERVICES

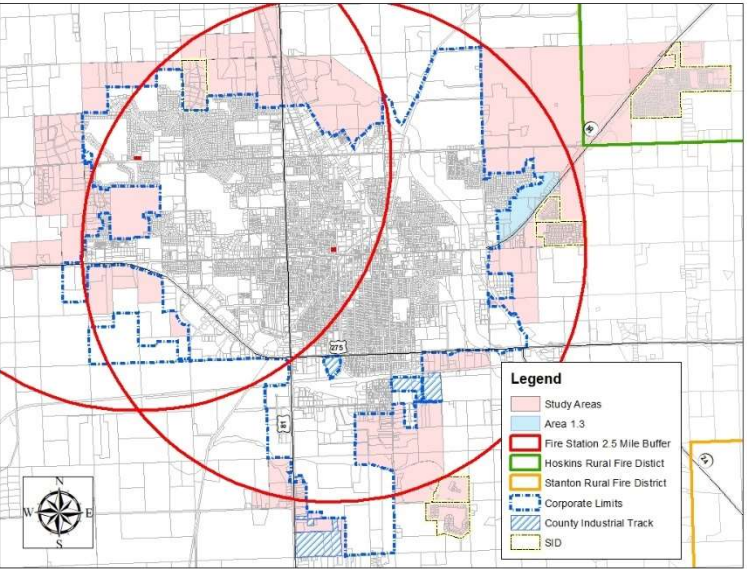
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.3 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

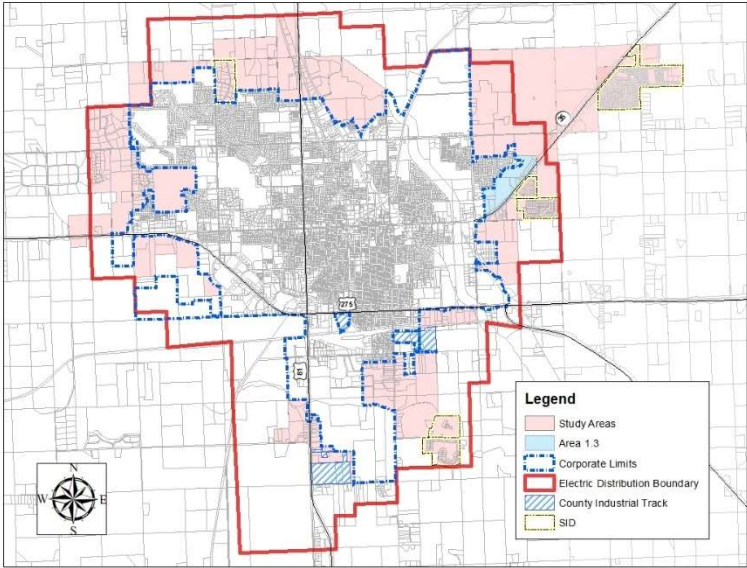
No impact is anticipated as a result of annexation. A majority of Study Area 1.3 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

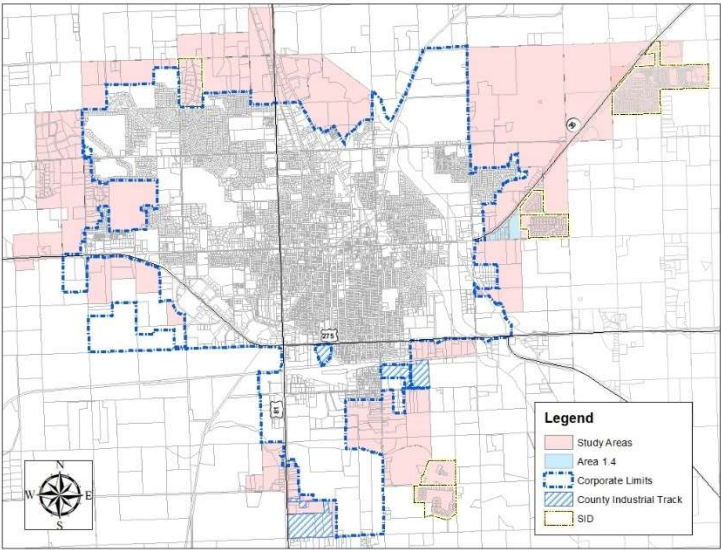
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.3 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 1.4

Norfolk Corporate Limits Study Area 1.4 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590147498	590147447	590168002	590147560
590147544	590168029	590147579	590147609
590147552	590168010	590147587	590168037
590147595			

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.4 has approximately 384 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.4 contains approximately 18 acres of unplatted and undeveloped land that is entirely bordered by platted and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$9,311
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$32,188
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$41,499

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$23,042
Property Tax - Norfolk General Fund	\$4,995
Property Tax - Norfolk Regional Airport	\$1,068
Property Tax - Norfolk ED Fund	\$660
Property Tax - Debt Service Fund	\$965
Sales Tax	\$996
NPPD Lease	\$0
NDOT Maintenance Agreement	\$5,040

TOTAL BENEFIT \$36,767

NET COST/BENEFIT \$4,732

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

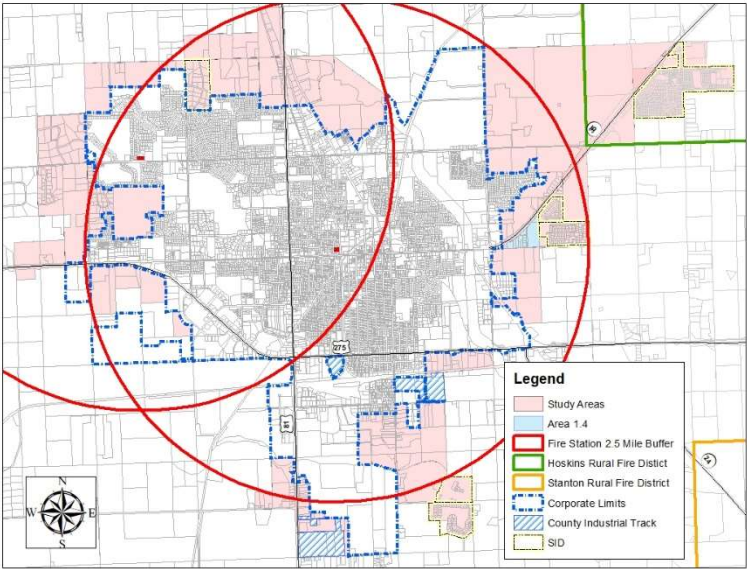
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.4 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

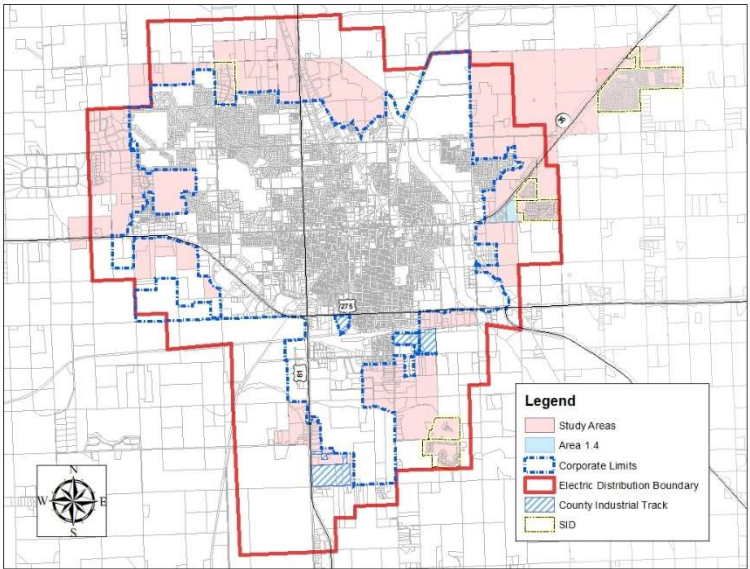
No impact is anticipated as a result of annexation. A majority of Study Area 1.4 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

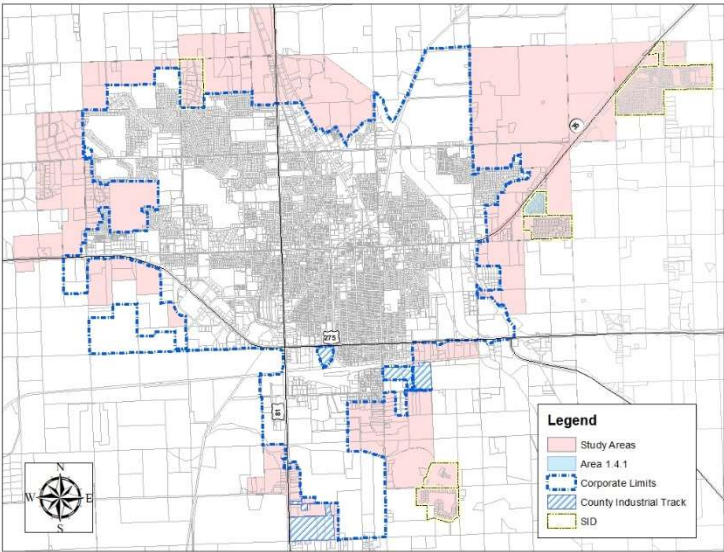
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.4 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 1.4.1

Norfolk Corporate Limits Study Area 1.4.1 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



STUDY AREA 1.4.1 – PROPERTY PARCELS

590167723	590167928	590167952	590167545
590167731	590167901	590167685	590167537
590167758	590167898	590167677	590167529
590167766	590167871	590167669	590167510
590167774	590167863	590167650	590167499
590167782	590167855	590167642	590099280
590167790	590167847	590167634	590167472
590167804	590167839	590167626	590167480
590167812	590167995	590167596	590167618
590167820	590167987	590167588	590167502
590167936	590167979	590167561	590167553
590167944	590167960		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.4.1 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 1.3 and/or Study Area 1.4 were simultaneously considered for annexation as Study Area 1.4.1, Study Area 1.4.1 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.4.1 platted land and developed residential structures. In addition, public roads and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$30,081
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$26,659
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$56,740

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$19,084
Property Tax - Norfolk General Fund	\$13,325
Property Tax - Norfolk Regional Airport	\$2,848
Property Tax - Norfolk ED Fund	\$1,761
Property Tax - Debt Service Fund	\$2,575
Sales Tax	\$3,217
NPPD Lease	\$0
NDOT Maintenance Agreement	\$2,100

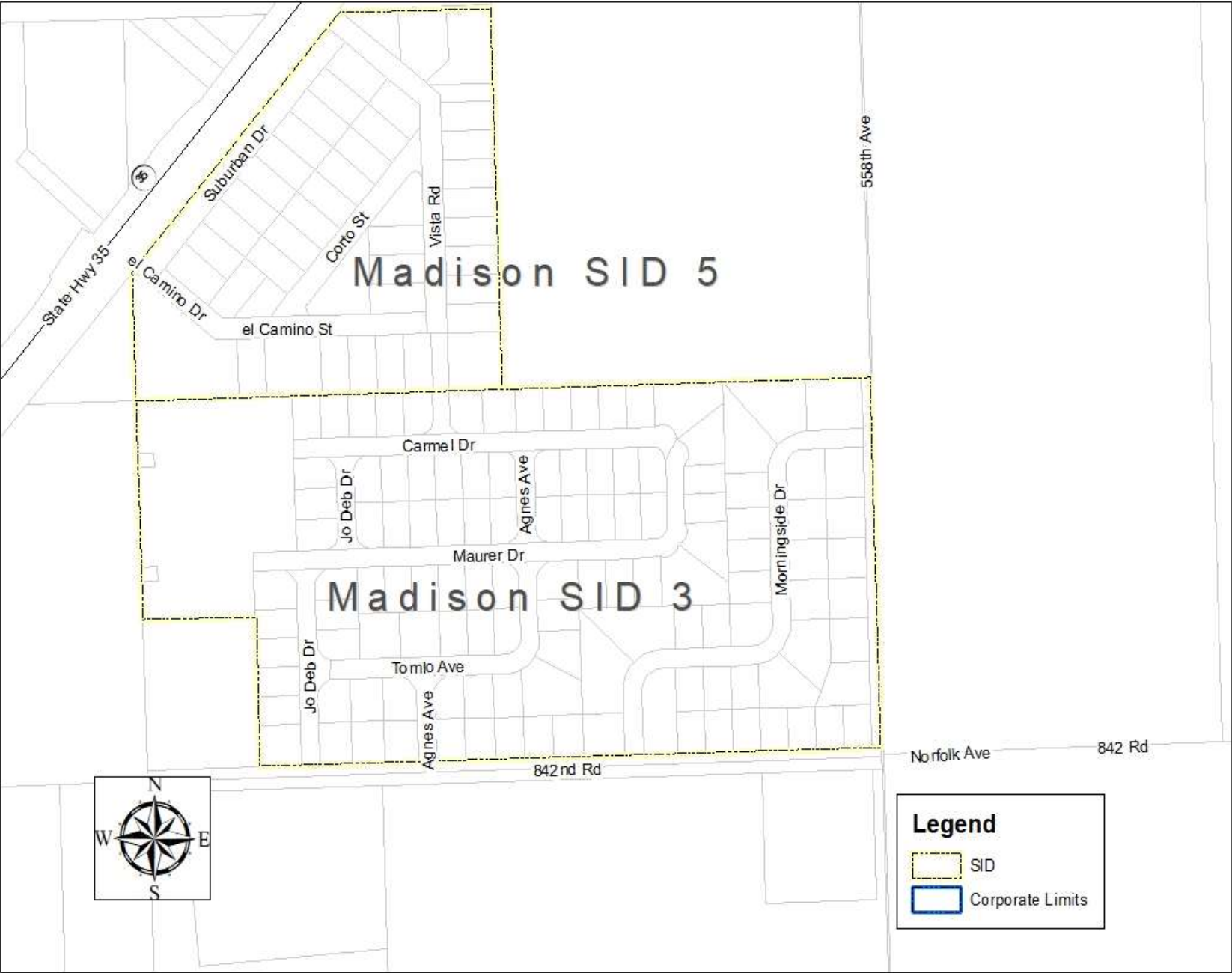
TOTAL BENEFIT \$44,910

NET COST/BENEFIT \$11,830

SANITARY AND IMPROVEMENT DISTRICT

MADISON SID 5

Study Area 1.4.1 encompasses Madison SID 5. Revised Nebraska State Statute 31-763 provides, “Whenever any city or village annexes all the territory within the boundaries of any sanitary and improvement district organized under the provisions of sections 31-701 to 31-726.01 as such sections existed prior to July 19, 1996, or under sections 31-727 to 31-762, the district shall merge with the city or village and the city or village shall succeed to all the property and property rights of every kind, contracts, obligations, and choses in action of every kind, held by or belonging to the district, and the city or village shall be liable for and recognize, assume, and carry out all valid contracts and obligations of the district. All taxes, assessments, claims, and demands of every kind due or owing to the district shall be paid to and collected by the city or village. Any special assessments which the district was authorized to levy, assess, relevel, or reassess, but which were not levied, assessed, relevelled, or reassessed, at the time of the merger, for improvements made by it or in the process of construction or contracted for may be levied, assessed, relevelled, or reassessed by the annexing city or village to the same extent as the district may have levied or assessed but for the merger. Nothing in this section shall authorize the annexing city or village to revoke any resolution, order, or finding made by the district in regard to special benefits or increase any assessments made by the district, but such city or village shall be bound by all such findings or orders and assessments to the same extent as the district would be bound. No district so annexed shall have power to levy any special assessments after the effective date of such annexation.”



IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

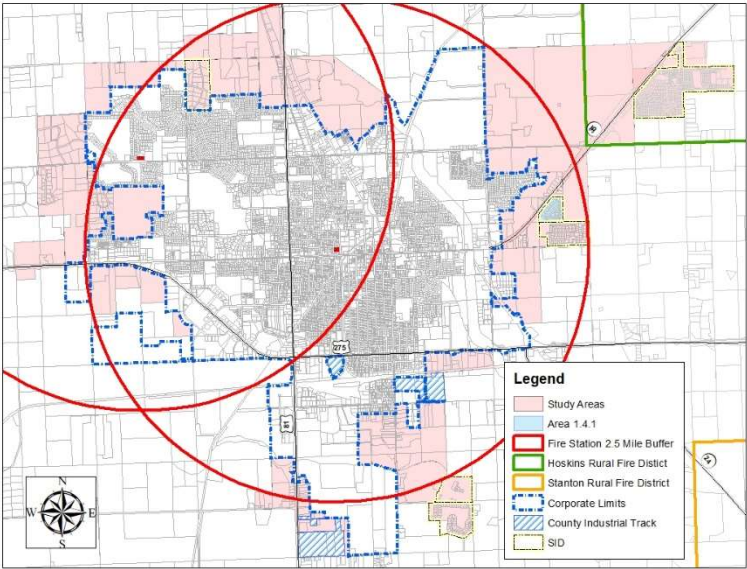
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FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.4.1 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

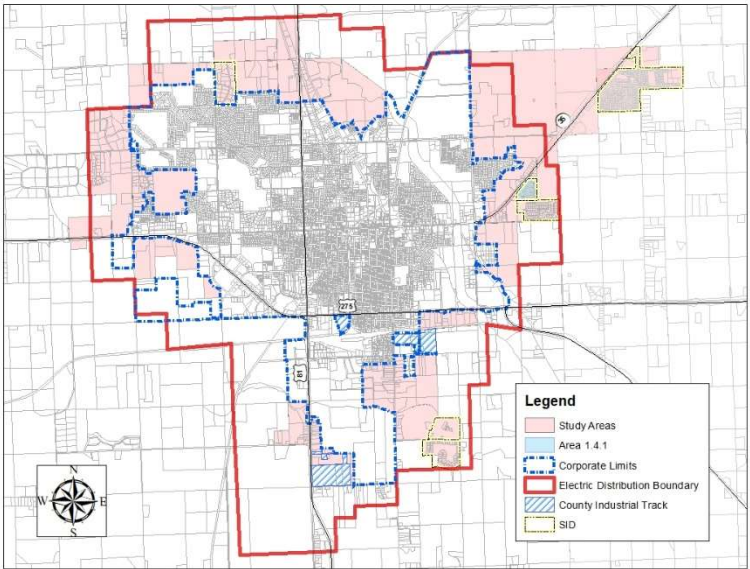
No impact is anticipated as a result of annexation. A majority of Study Area 1.4.1 is currently served by the City of Norfolk's water and wastewater system. Connection to City's wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn't be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, "All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located."

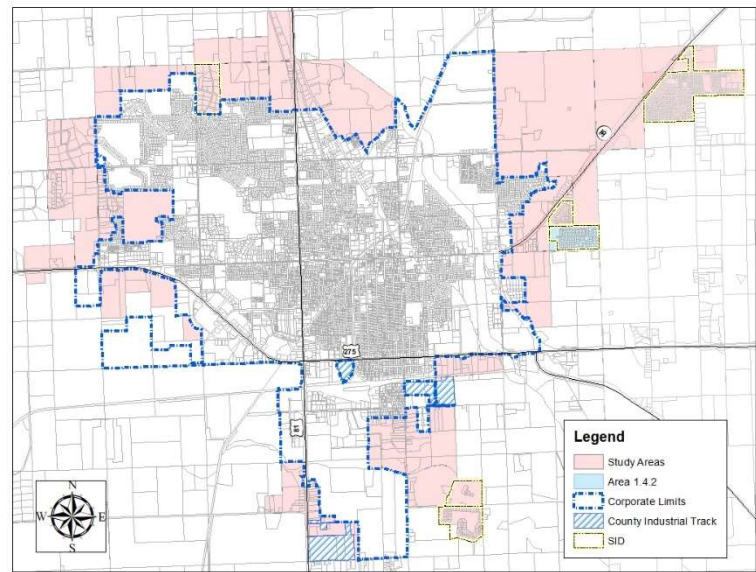
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.4.1 is currently within the City of Norfolk's distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk's electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk's electrical distribution system.



STUDY AREA 1.4.2

Norfolk Corporate Limits Study Area 1.4.2 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



590168800	590161423	590161725	590161822
590168797	590161415	590161717	590161318
590168797	590161407	590161393	590161296
590147668	590161830	590161385	590161504
590161911	590161849	590161814	590161199
590161903	590161857	590161806	590161180
590161881	590161644	590161792	590161512
590161873	590161636	590161784	590161520
590161865	590161628	590161776	590161539
590161490	590161601	590161709	590161547
590161482	590161598	590161695	590161555
590161474	590161571	590161687	590161563
590161466	590161768	590161679	590161326
590161458	590161741	590161660	590161334
590161431	590161733	590161652	590161342
590161350	590161261	590161113	590168185

590161369	590161253	590161121	590168258
590161377	590161156	590161148	590168231
590168274	590161164	590168142	590168355
590168282	590161172	590168134	590168347
590168290	590161059	590168126	590168371
590168169	590161067	590168118	590168363
590161105	590161075	590168096	590168401
590161091	590161083	590168088	590168398
590161202	590168150	590168061	590168436
590161210	590161008	590168053	590168428
590161229	590161016	590168223	590168444
590161237	590161024	590168215	590168452
590161245	590161032	590168207	590168460
590161288	590161040	590168193	590168304
590168312	590168320	590168339	590168266

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.4.2 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 1.3, Study Area 1.4 and/or Study Area 1.4.1 were simultaneously considered for annexation as Study Area 1.4.2, Study Area 1.4.2 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.4.2 contains approximately 9 acres of unplatted and undeveloped land that is bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy

the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$84,514
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$43,774
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$128,288

Benefit

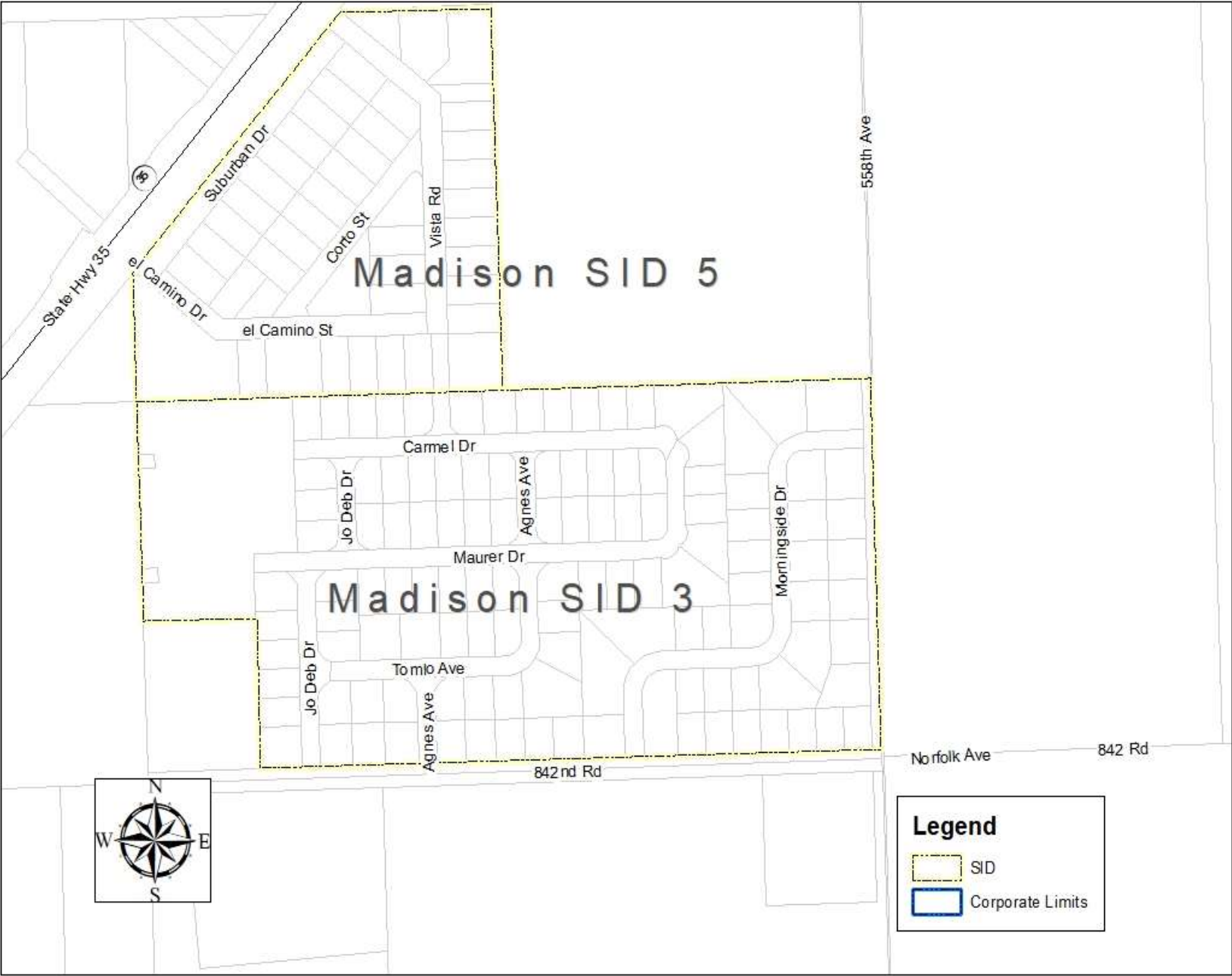
	Annual Benefit
City Highway Allocation Fund (CHAF)	\$31,335
Property Tax - Norfolk General Fund	\$40,057
Property Tax - Norfolk Regional Airport	\$8,562
Property Tax - Norfolk ED Fund	\$5,295
Property Tax - Debt Service Fund	\$7,741
Sales Tax	\$9,038
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$102,027
NET COST/BENEFIT \$26,261

SANITARY AND IMPROVEMENT DISTRICT

MADISON SID 3

Study Area 1.4.2 encompasses Madison SID 3. Revised Nebraska State Statute 31-763 provides, “Whenever any city or village annexes all the territory within the boundaries of any sanitary and improvement district organized under the provisions of sections 31-701 to 31-726.01 as such sections existed prior to July 19, 1996, or under sections 31-727 to 31-762, the district shall merge with the city or village and the city or village shall succeed to all the property and property rights of every kind, contracts, obligations, and choses in action of every kind, held by or belonging to the district, and the city or village shall be liable for and recognize, assume, and carry out all valid contracts and obligations of the district. All taxes, assessments, claims, and demands of every kind due or owing to the district shall be paid to and collected by the city or village. Any special assessments which the district was authorized to levy, assess, relevy, or reassess, but which were not levied, assessed, relevied, or reassessed, at the time of the merger, for improvements made by it or in the process of construction or contracted for may be levied, assessed, relevied, or reassessed by the annexing city or village to the same extent as the district may have levied or assessed but for the merger. Nothing in this section shall authorize the annexing city or village to revoke any resolution, order, or finding made by the district in regard to special benefits or increase any assessments made by the district, but such city or village shall be bound by all such findings or orders and assessments to the same extent as the district would be bound. No district so annexed shall have power to levy any special assessments after the effective date of such annexation.”



IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

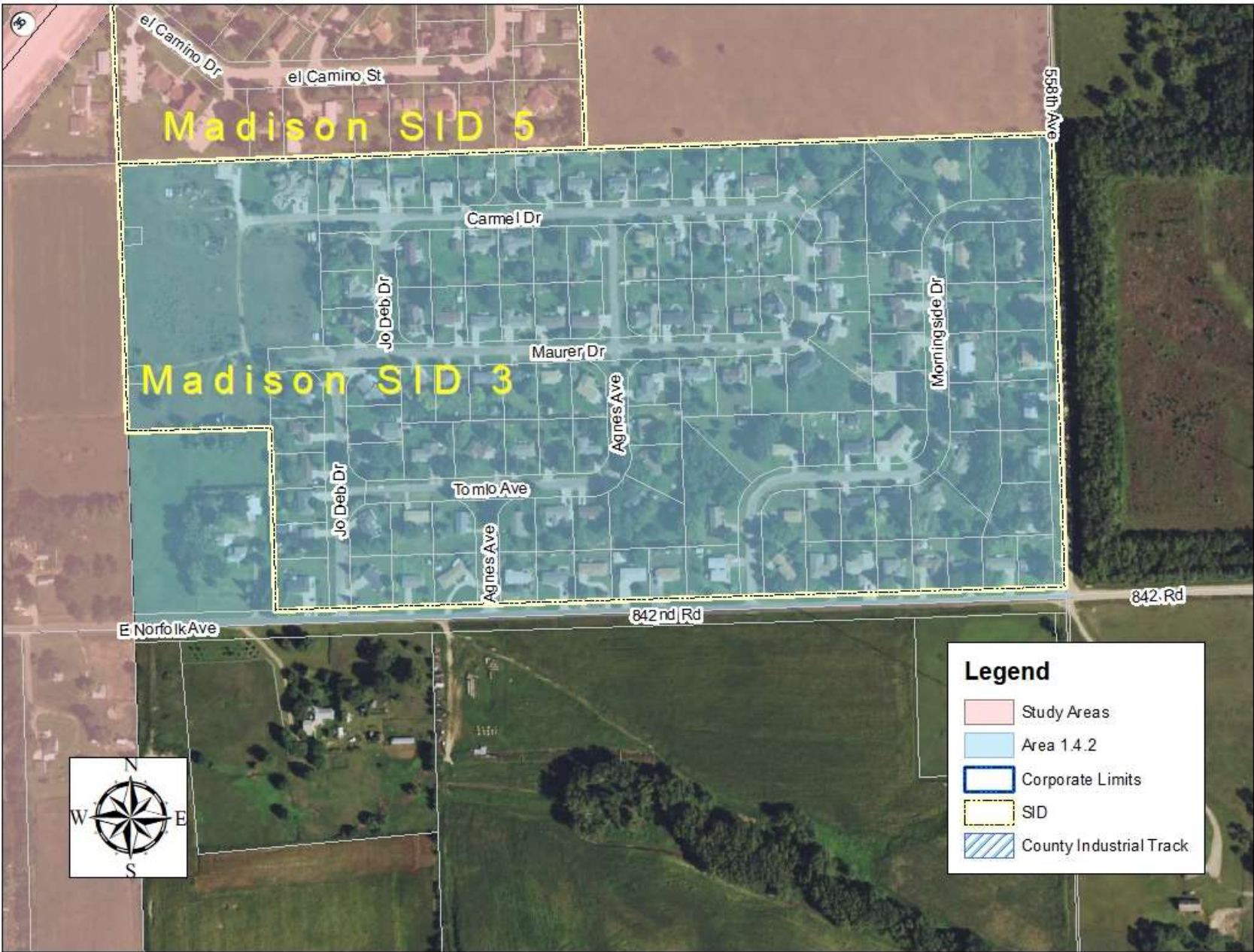
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

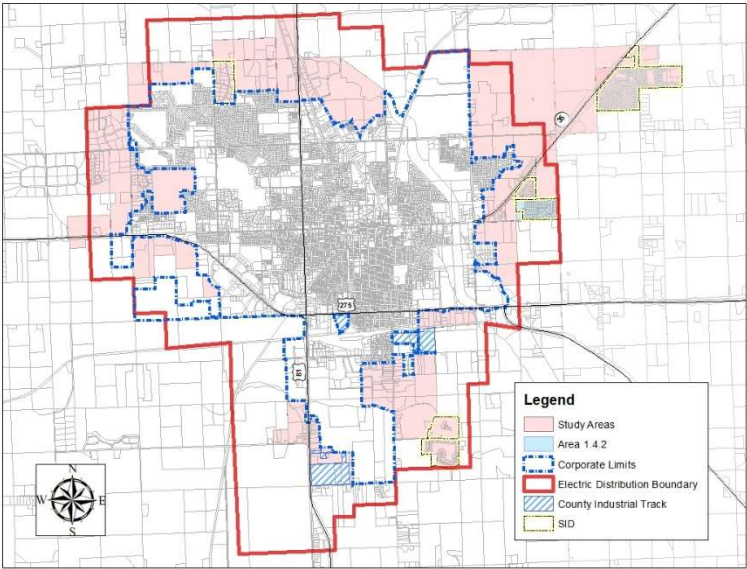
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.4.2 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

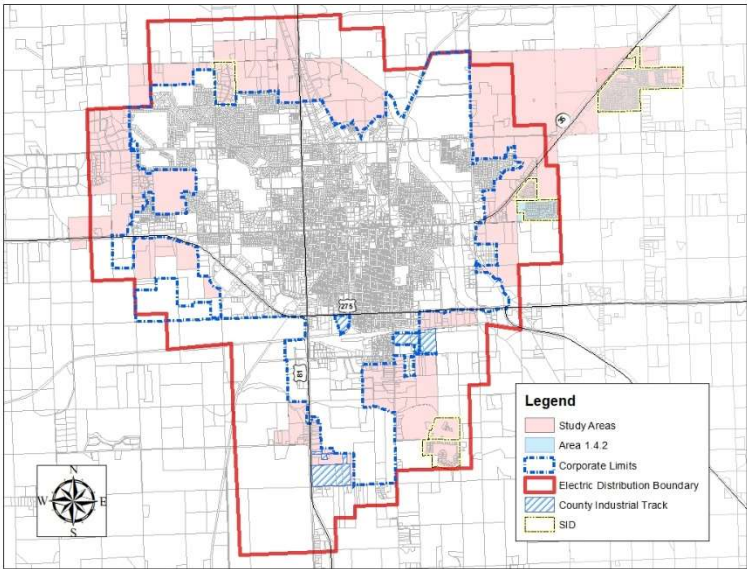
No impact is anticipated as a result of annexation. A majority of Study Area 1.4.2 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

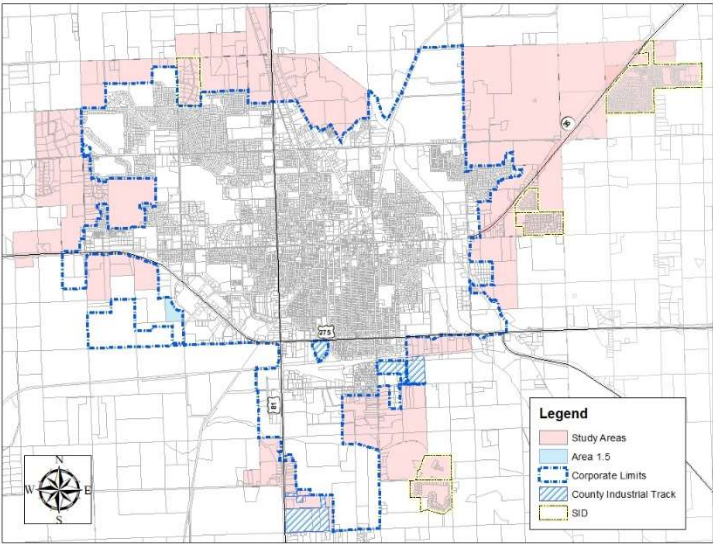
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.4.2 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 1.5

Norfolk Corporate Limits Study Area 1.5 is generally in the western portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590169297

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.5 has approximately 2,000 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.5 contains approximately 21 acres of unplatted and undeveloped land that is entirely bordered by platted and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$0
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$0
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$0

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$0
Property Tax - Norfolk General Fund	\$285
Property Tax - Norfolk Regional Airport	\$61
Property Tax - Norfolk ED Fund	\$38
Property Tax - Debt Service Fund	\$55
Sales Tax	\$0
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$439

NET COST/BENEFIT \$439

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

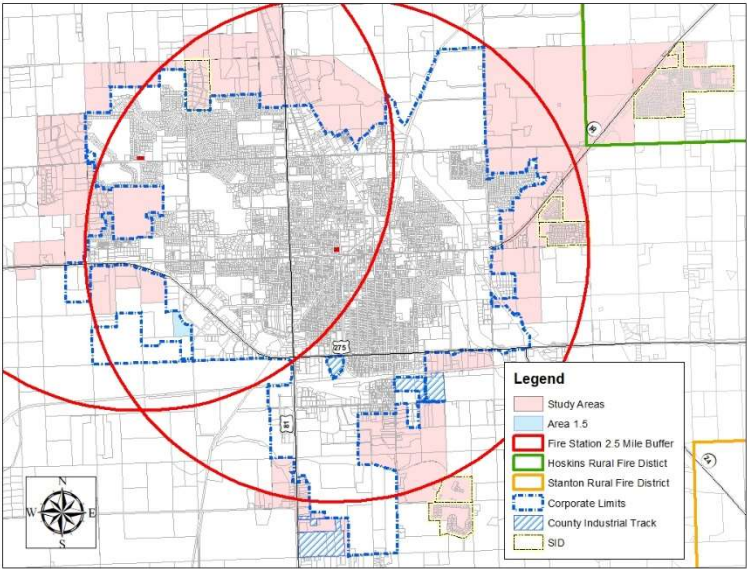
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.5 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

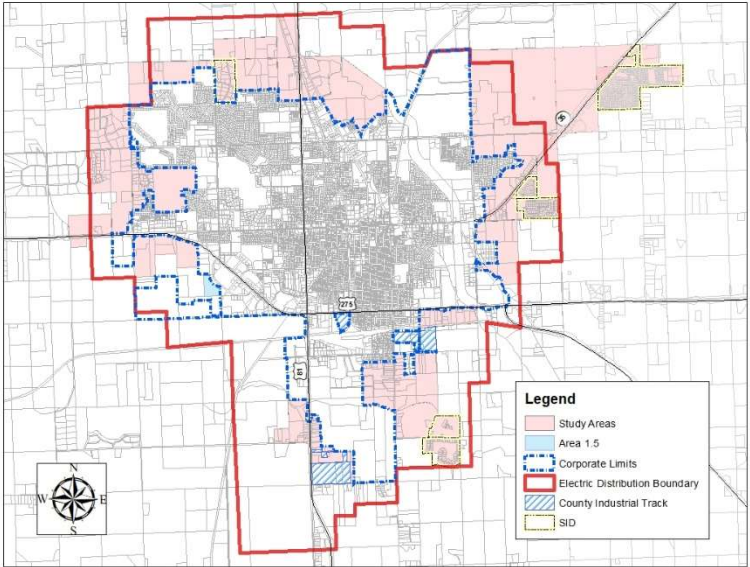
No impact is anticipated as a result of annexation. A majority of Study Area 1.5 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

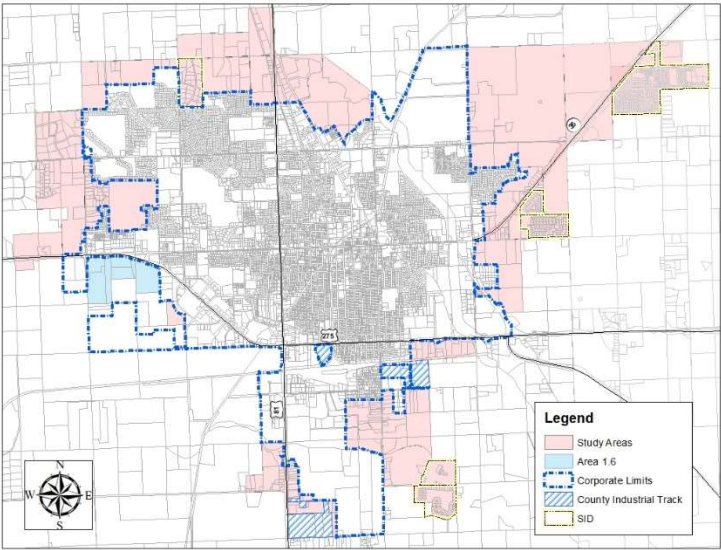
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.5 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 1.6

Norfolk Corporate Limits Study Area 1.6 is generally in the western portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590169157	590169661	590169212	590015567
590169196	590169238	590169238	590169181
590169203			

STUDY AREA 1.6 FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 1.6 has approximately 7,457 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 1.6 contains approximately 126 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$0
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$9,676
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$9,676

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$6,927
Property Tax - Norfolk General Fund	\$4,663
Property Tax - Norfolk Regional Airport	\$997
Property Tax - Norfolk ED Fund	\$616
Property Tax - Debt Service Fund	\$901
Sales Tax	\$18,289
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$32,394
NET COST/BENEFIT \$22,717

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

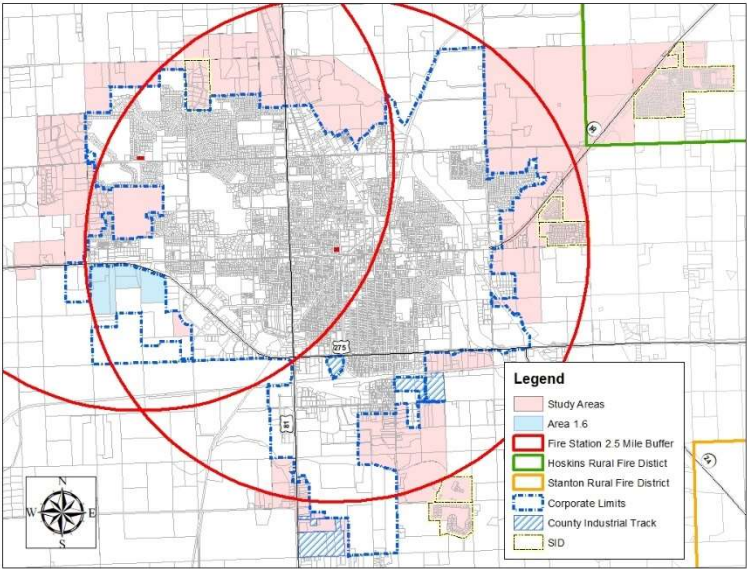
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 1.6 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

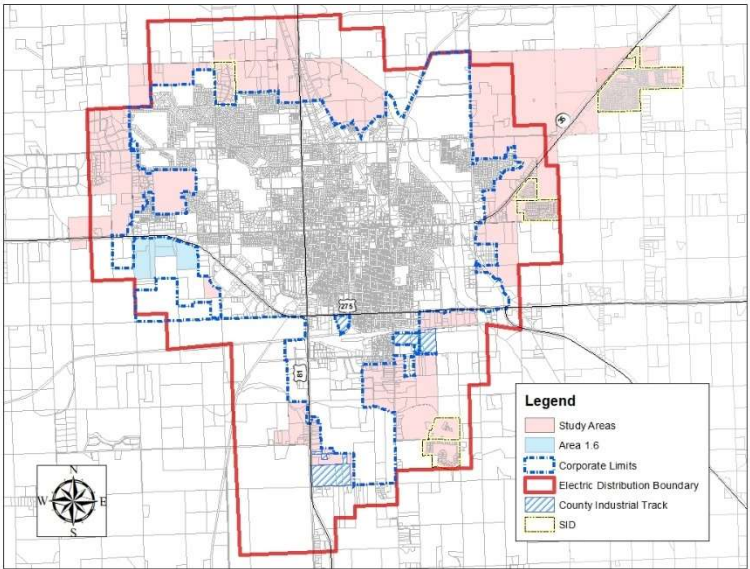
No impact is anticipated as a result of annexation. A majority of Study Area 1.6 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

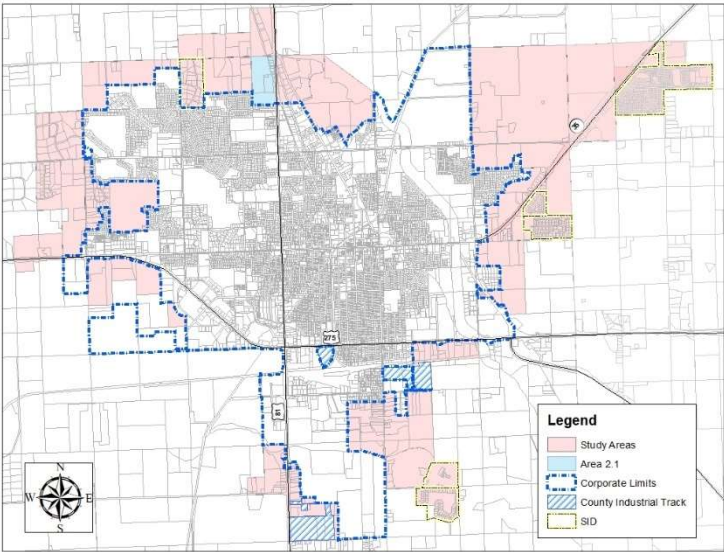
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 1.6 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.1

Norfolk Corporate Limits Study Area 2.1 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590164287	590060449	590222643	590049070
590301136	590160362	590164252	590164244
590301144	590160370	590164279	590160354
590164325	590160389	590164260	590060449

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.1 has approximately 2,077 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.1 contains approximately 49 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$2,865
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$56,390
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$59,254

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$19,649
Property Tax - Norfolk General Fund	\$1,633
Property Tax - Norfolk Regional Airport	\$349
Property Tax - Norfolk ED Fund	\$216
Property Tax - Debt Service Fund	\$316
Sales Tax	\$37,300
NPPD Lease	\$0
NDOT Maintenance Agreement	\$5,250

TOTAL BENEFIT \$64,712

NET COST/BENEFIT \$5,458

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

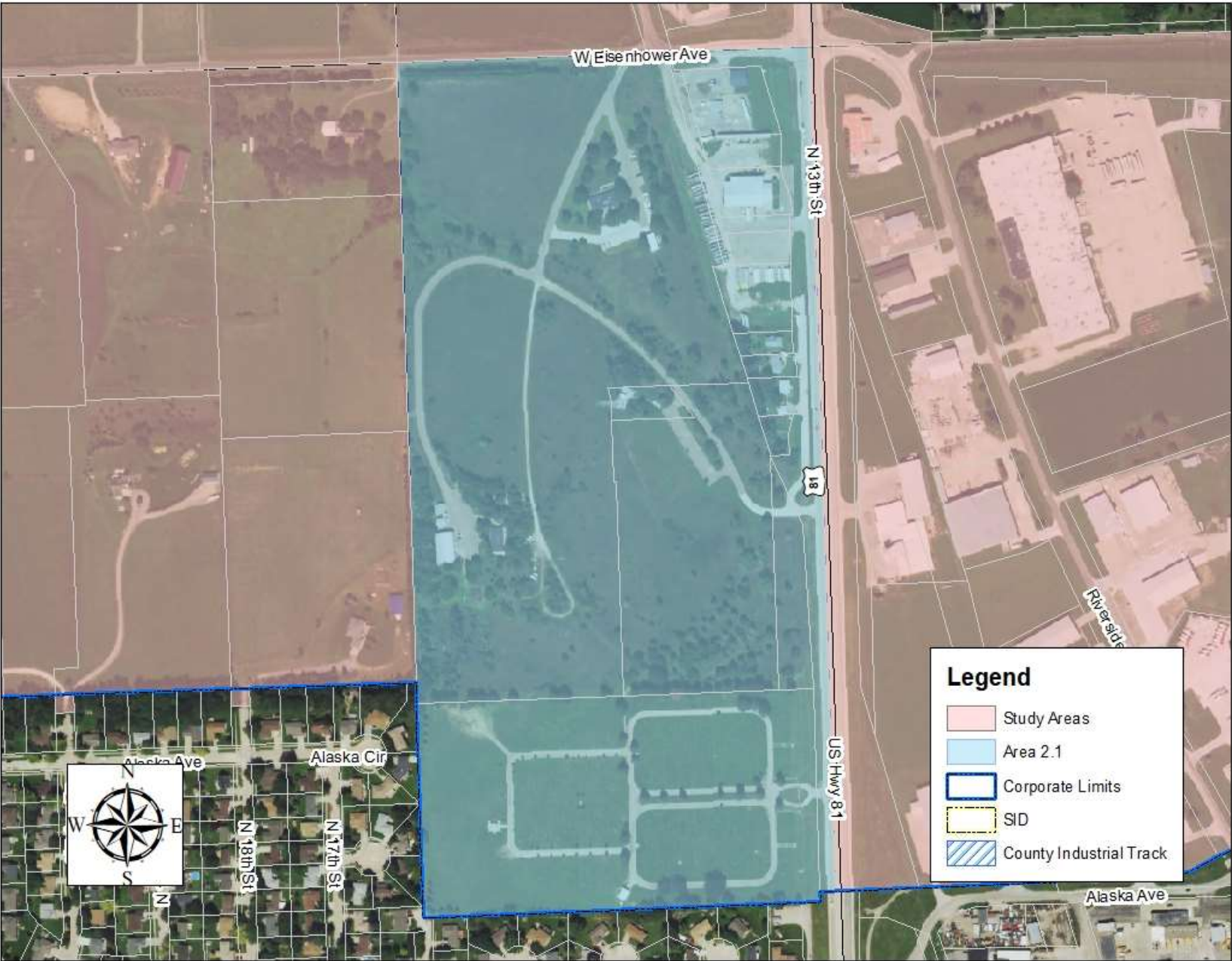
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

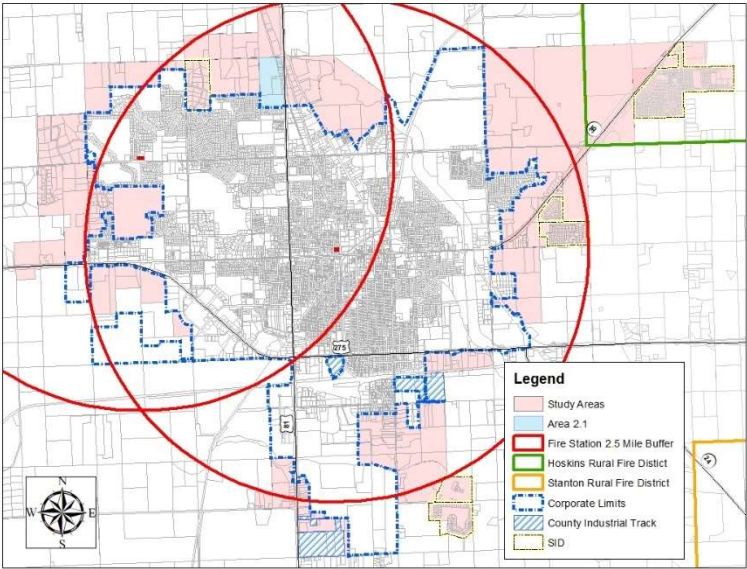
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.1 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

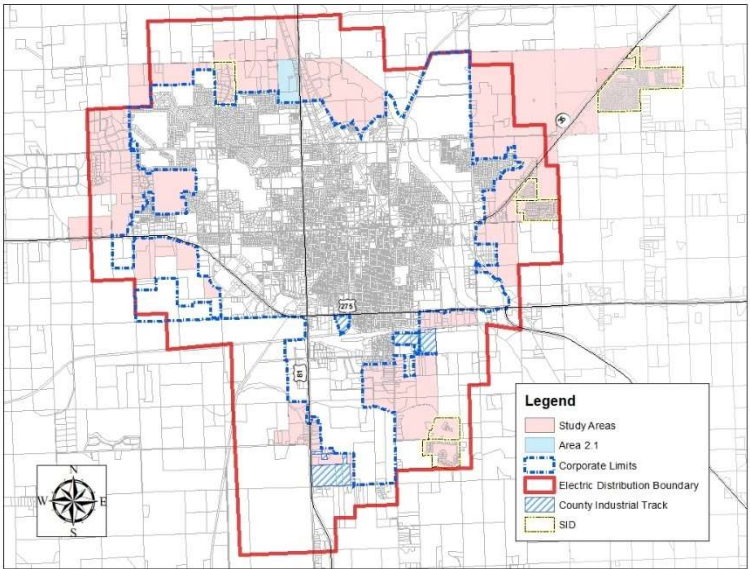
No impact is anticipated as a result of annexation. A majority of Study Area 2.1 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

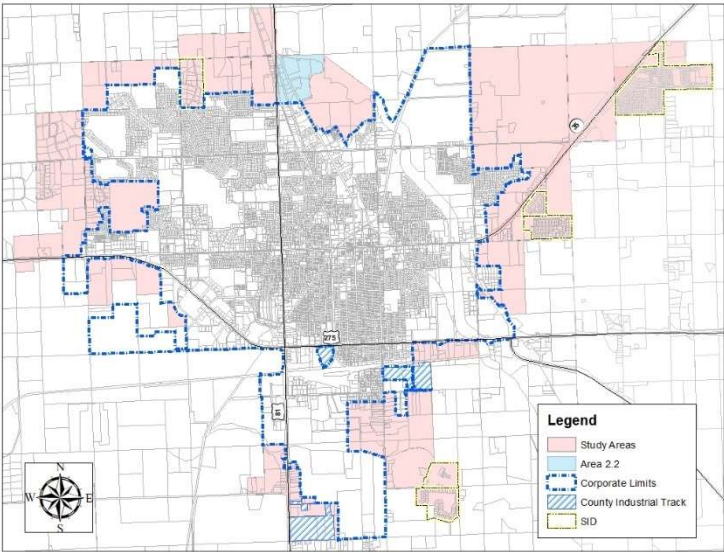
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 2.1 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.2

Norfolk Corporate Limits Study Area 2.2 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590163922	590167405	590163981	590167448
590167359	590167391	590212540	590167383
590167367	590164031	590300121	590167413
590292838	590163973	590163957	590058665
590167375	590036653	590167421	590214284
590164007			

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.2 has approximately 1,346 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.2 contains approximately 44 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$0
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$28,527
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$28,527

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$9,940
Property Tax - Norfolk General Fund	\$15,127
Property Tax - Norfolk Regional Airport	\$3,233
Property Tax - Norfolk ED Fund	\$2,000
Property Tax - Debt Service Fund	\$2,923
Sales Tax	\$53,878
NPPD Lease	\$0
NDOT Maintenance Agreement	\$5,250

TOTAL BENEFIT \$92,351

NET COST/BENEFIT \$63,824

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

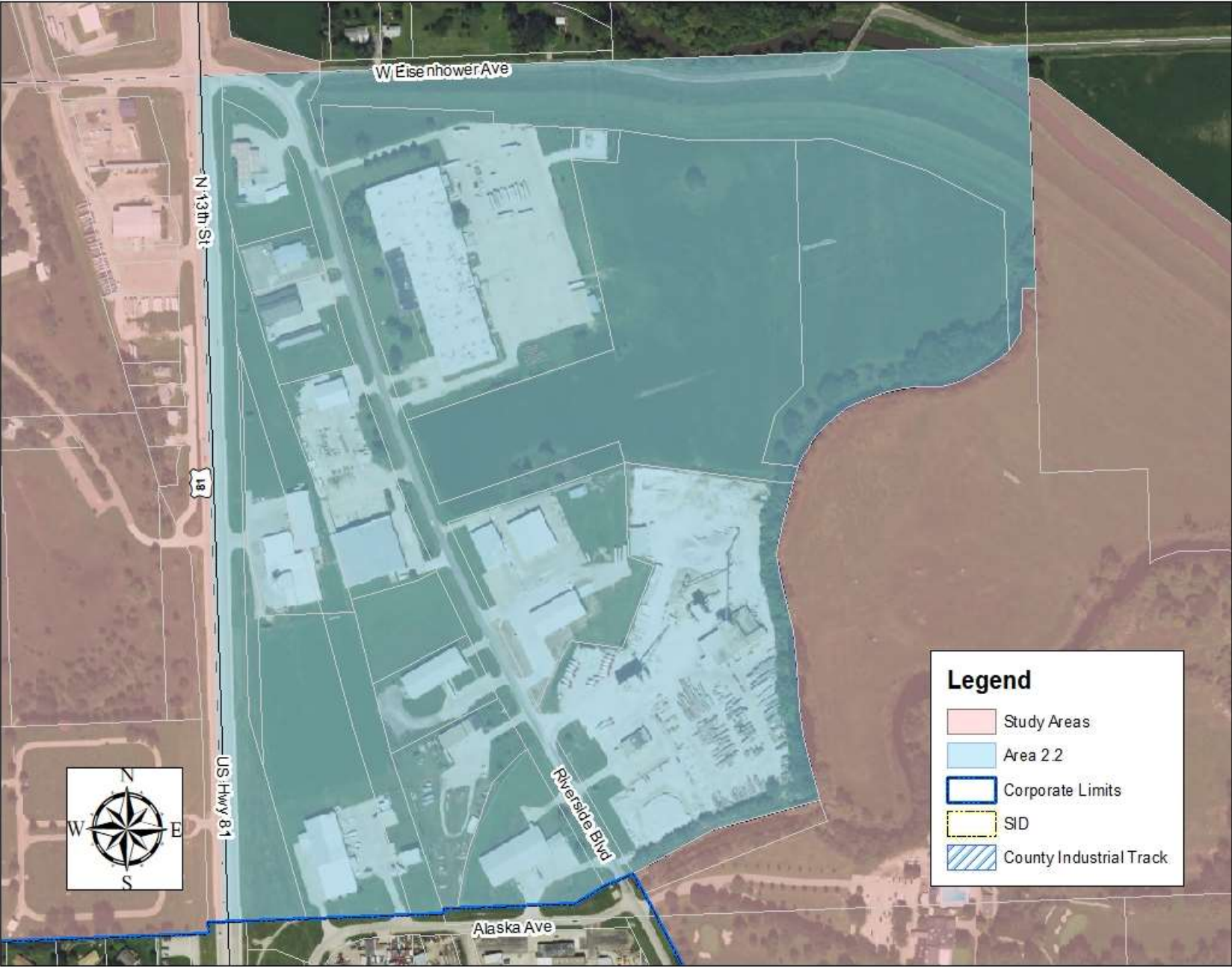
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

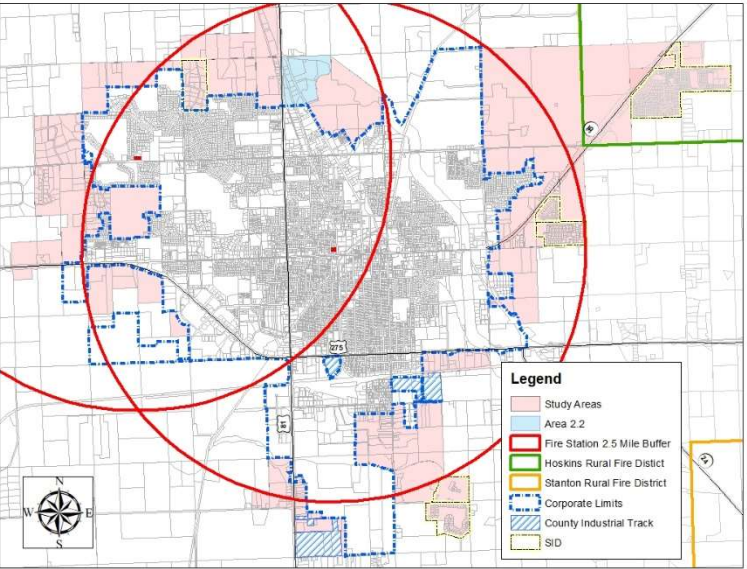
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.2 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

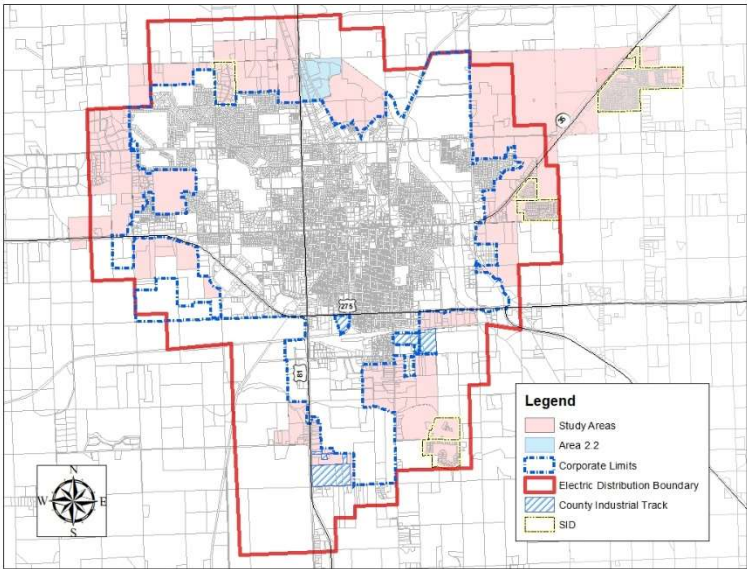
No impact is anticipated as a result of annexation. A majority of Study Area 2.2 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

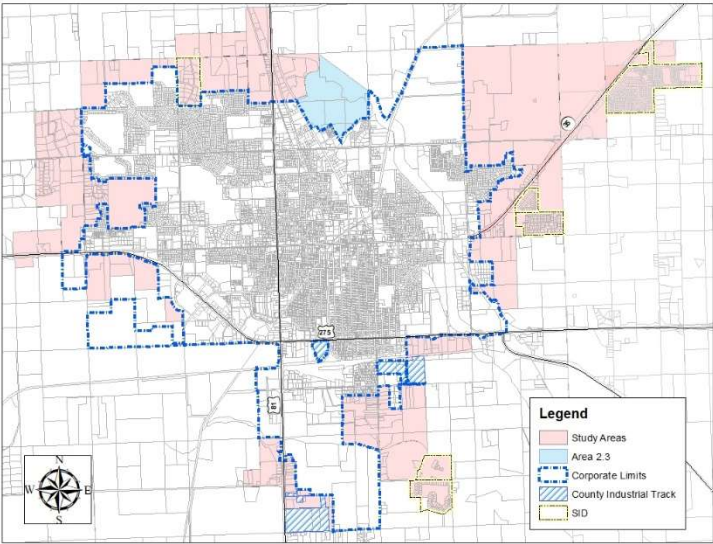
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 2.2 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.3

Norfolk Corporate Limits Study Area 2.3 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590163892	590223143	590164171	590164201
590163914	590164228	590164236	590164058
590164198	590164074		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.3 has approximately 7,999 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.3 contains approximately 65 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$0
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$0
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$0

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$0
Property Tax - Norfolk General Fund	\$2,632
Property Tax - Norfolk Regional Airport	\$563
Property Tax - Norfolk ED Fund	\$348
Property Tax - Debt Service Fund	\$509
Sales Tax	\$11,144
NPPD Lease	\$0
Occupation Tax (Lodging and Resturant)	\$4,458
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$19,653

NET COST/BENEFIT \$19,653

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

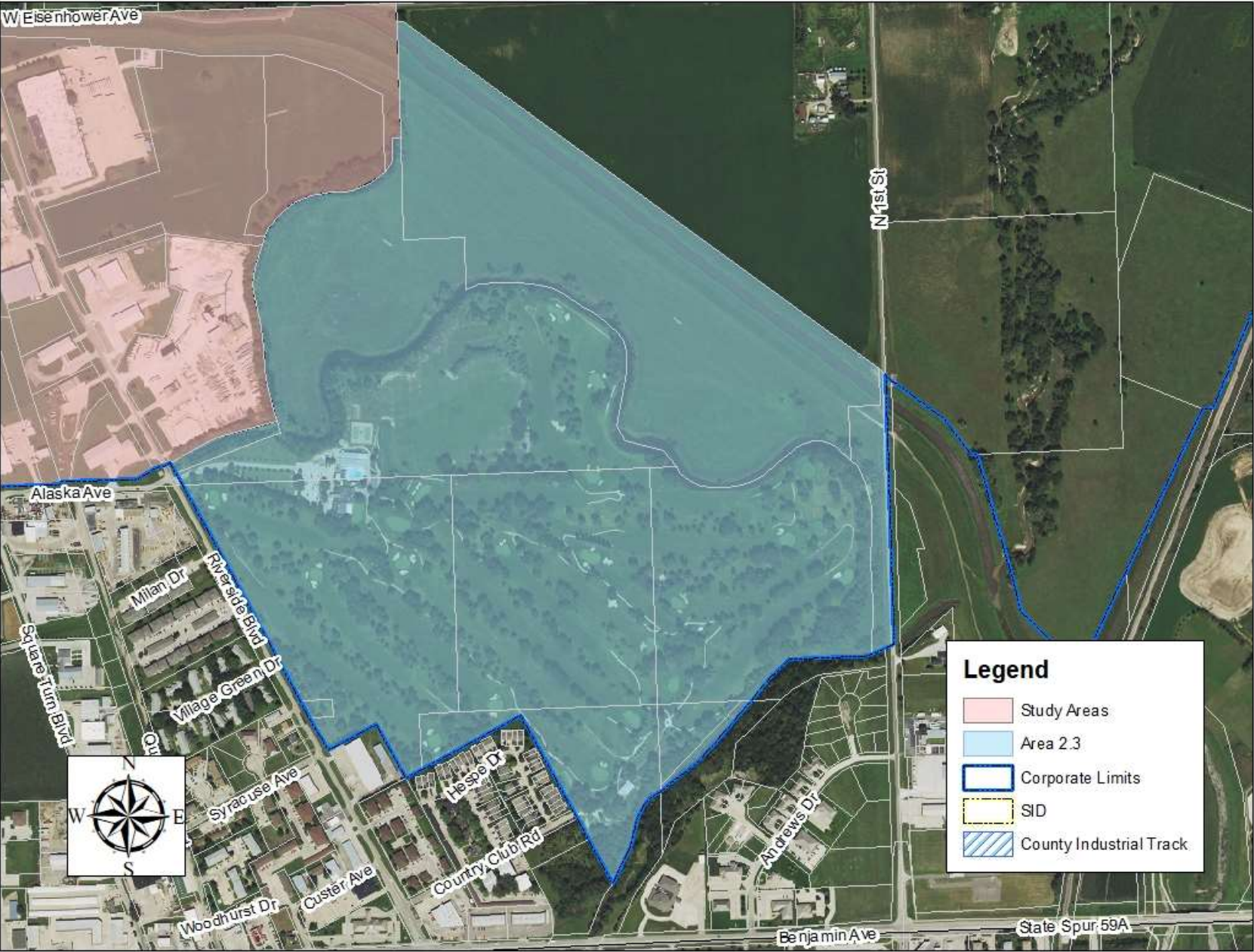
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

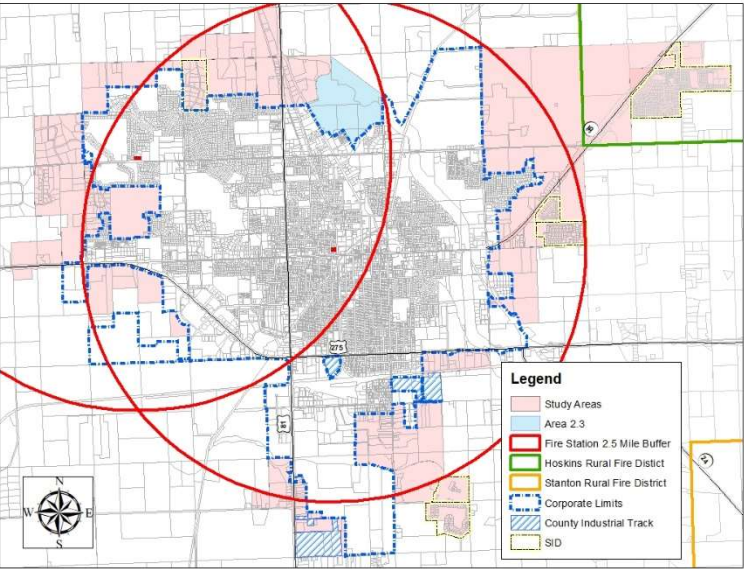
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.3 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

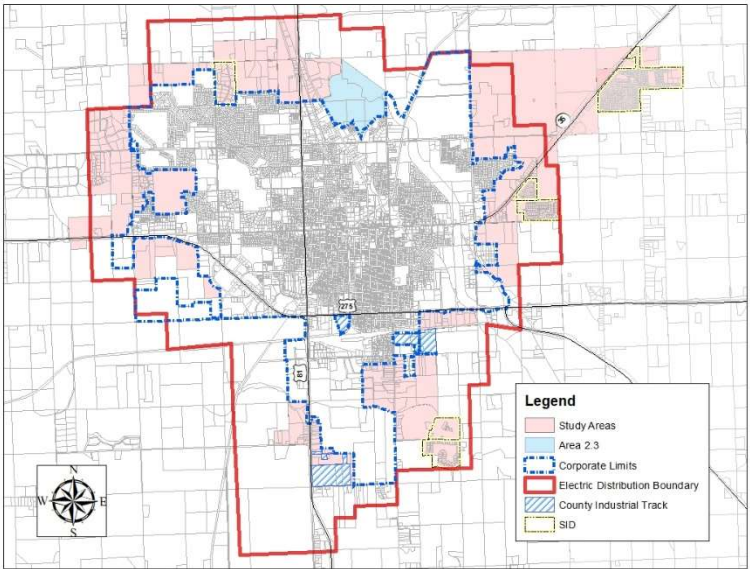
No impact is anticipated as a result of annexation. A majority of Study Area 2.3 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

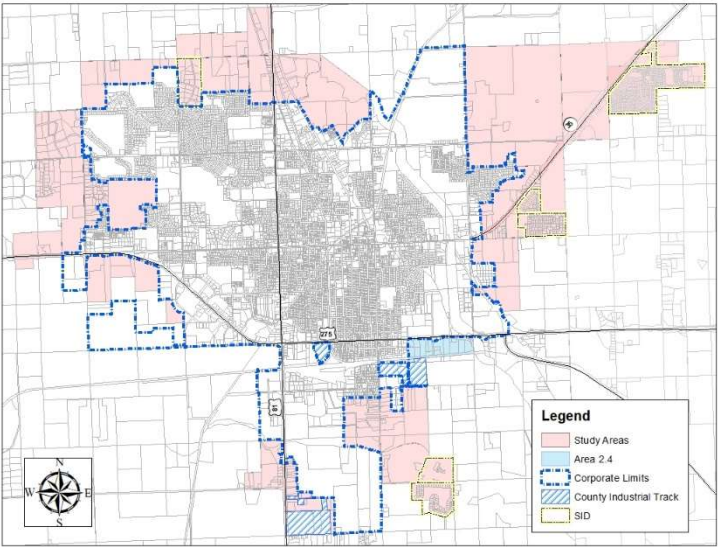
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 2.3 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.4

Norfolk Corporate Limits Study Area 2.4 is generally in the south eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590168762	590296507	590167170	590167162
590170155	590296493	590167189	590301209
590168789	590042517	590167227	590167243
590170163	590301225	590167219	590167200
590170139	590301217	590169947	

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.4 has approximately 4,913 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.4 contains approximately 22 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$1,432
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$9,911
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$11,343

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$3,453
Property Tax - Norfolk General Fund	\$10,246
Property Tax - Norfolk Regional Airport	\$2,190
Property Tax - Norfolk ED Fund	\$1,354
Property Tax - Debt Service Fund	\$1,980
Sales Tax	\$45,589
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$64,812

NET COST/BENEFIT \$53,469

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

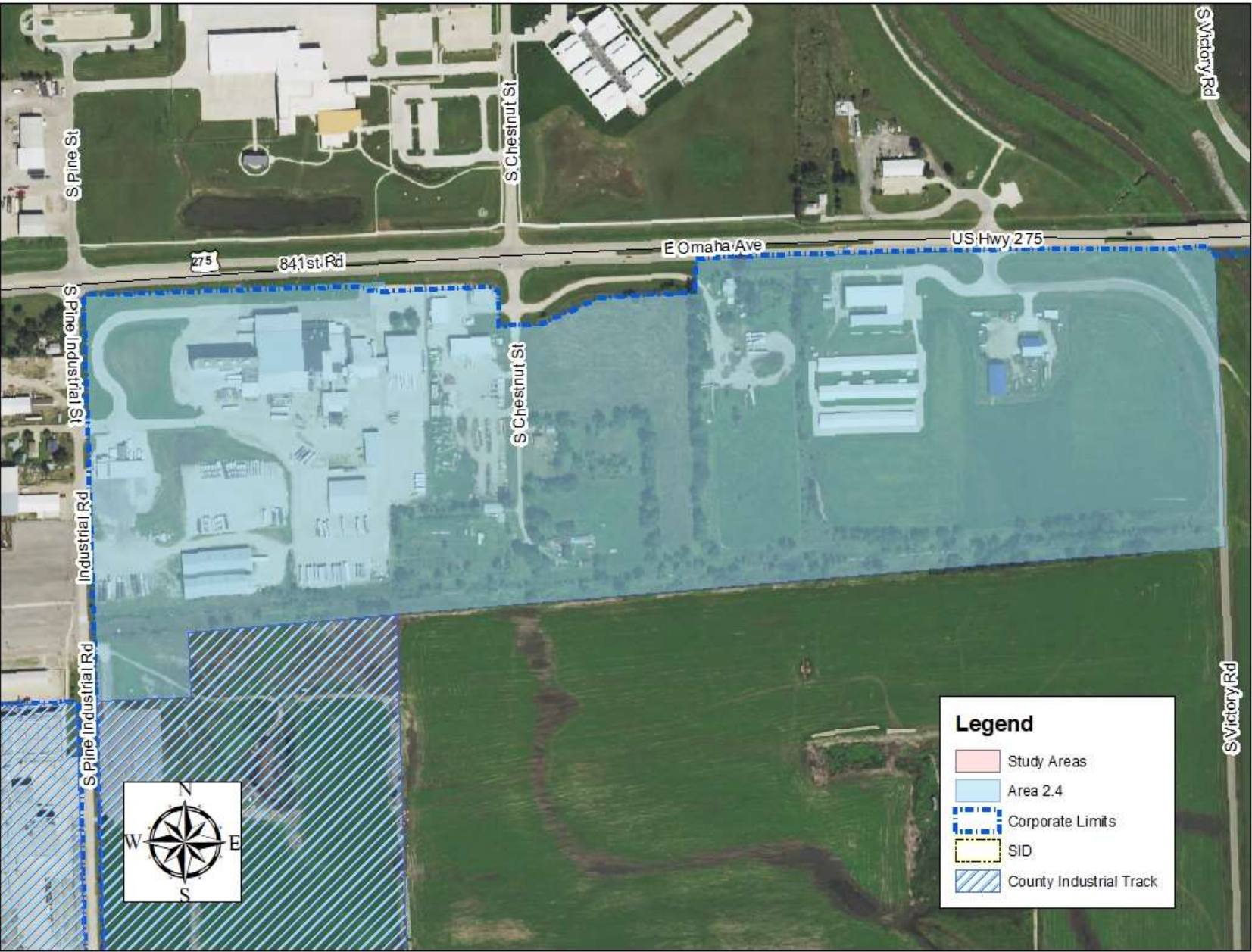
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

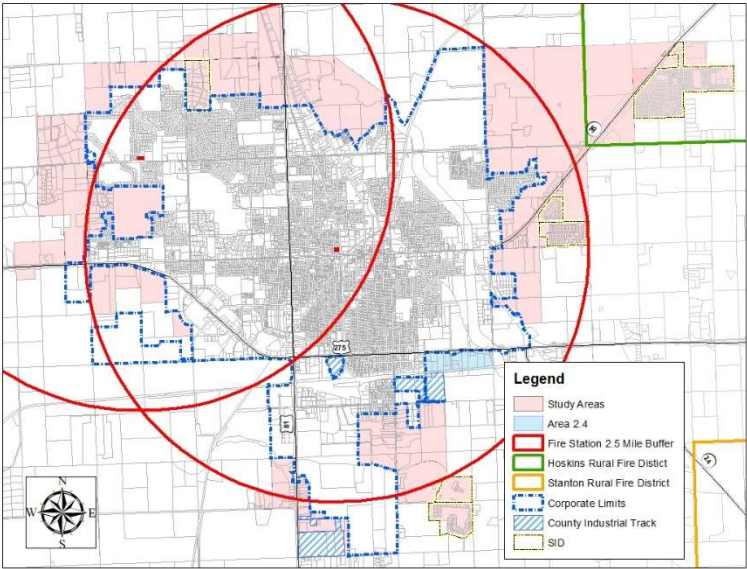
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.4 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

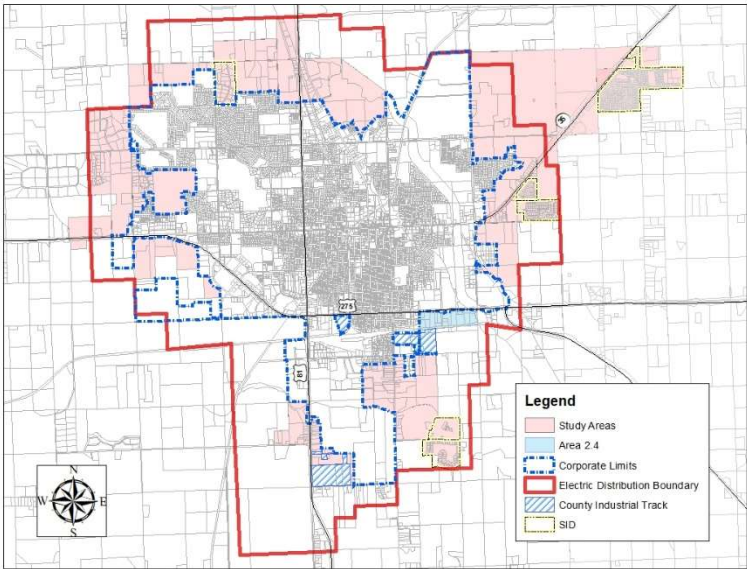
No impact is anticipated as a result of annexation. A majority of Study Area 2.4 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

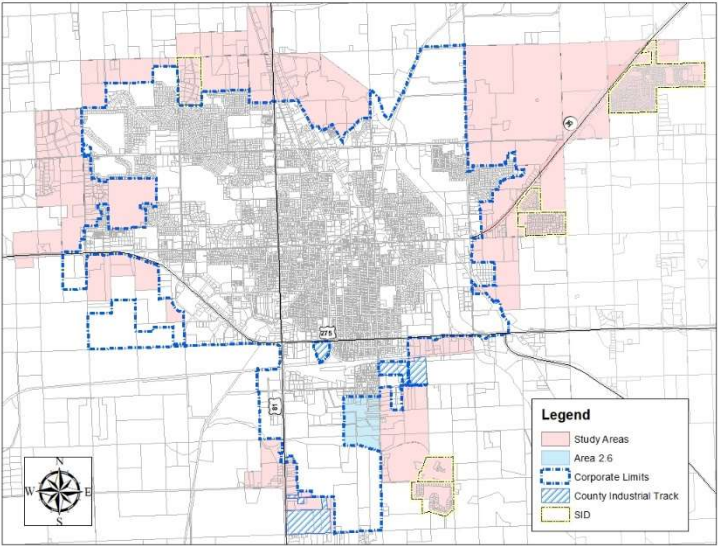
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 2.4 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.6

Norfolk Corporate Limits Study Area 2.6 is generally in the southern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590213423	590166905	590238860	590166867
590213415	590166913	590156276	590166875
590213458	590166921	590156284	590166883
590213431	590166948	590156304	590166891
590167111	590167154	590166972	590167081
590167103	590167044	590167030	590166964
590167073	590166956	590167038	590166980

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.6 has approximately 6,650 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.6 contains approximately 64 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$6,446
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$14,178
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$20,624

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$4,940
Property Tax - Norfolk General Fund	\$1,592
Property Tax - Norfolk Regional Airport	\$340
Property Tax - Norfolk ED Fund	\$210
Property Tax - Debt Service Fund	\$308
Sales Tax	\$8,289
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$15,680

NET COST/BENEFIT 4,944

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

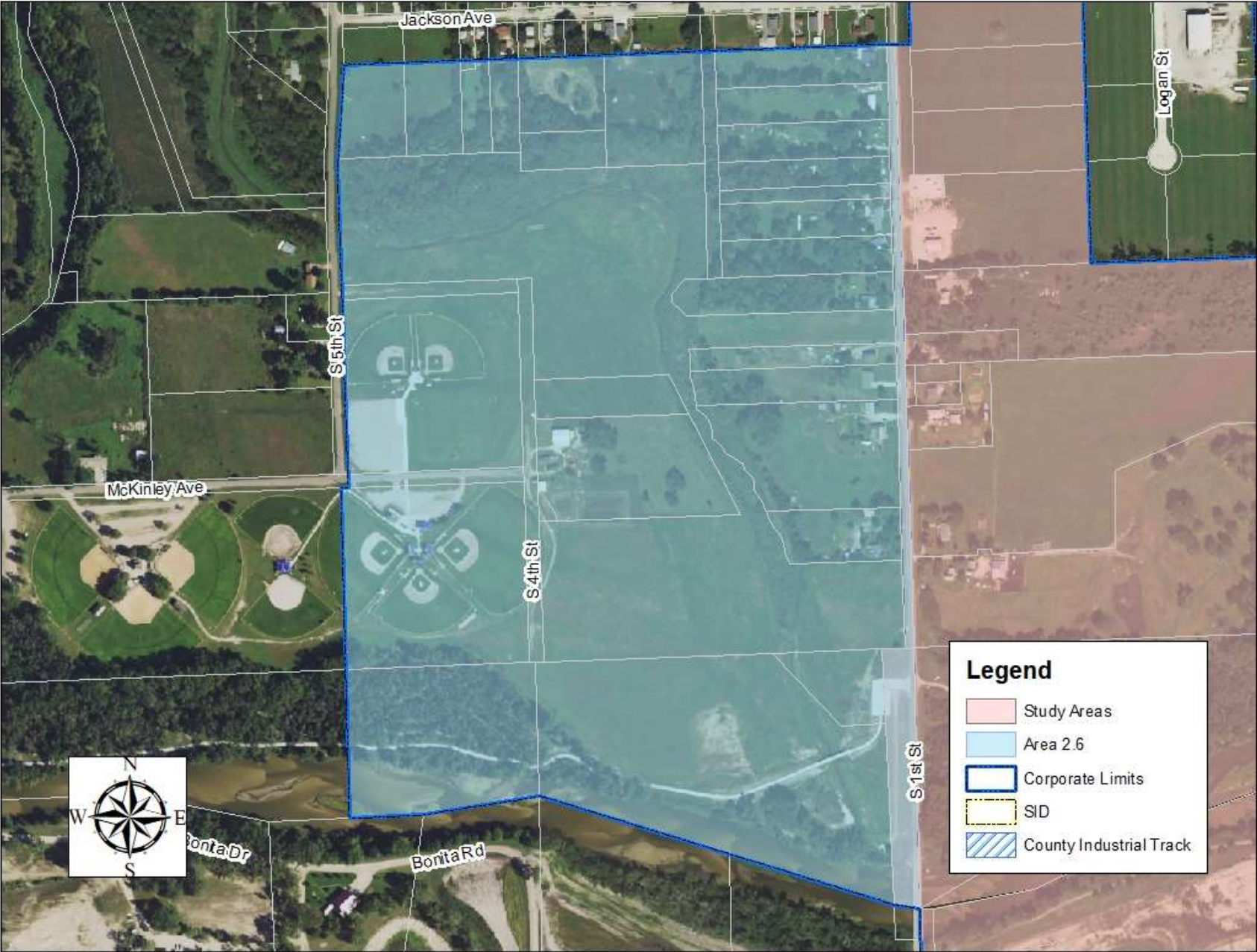
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

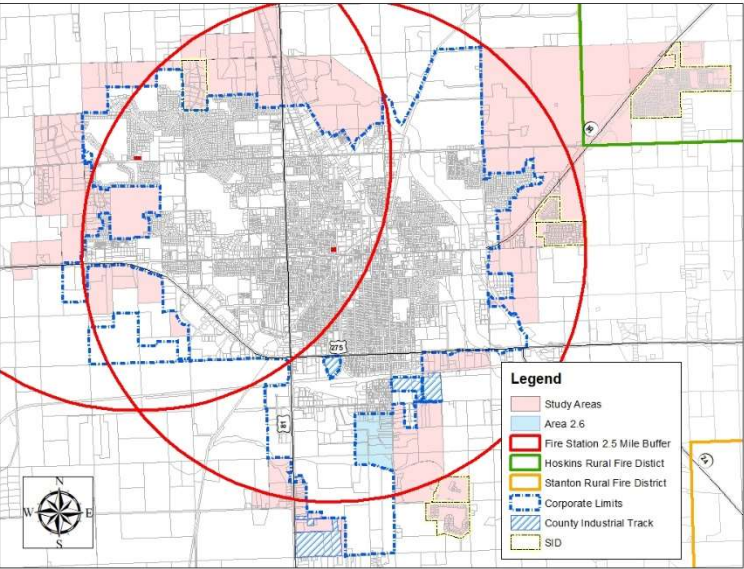
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.6 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

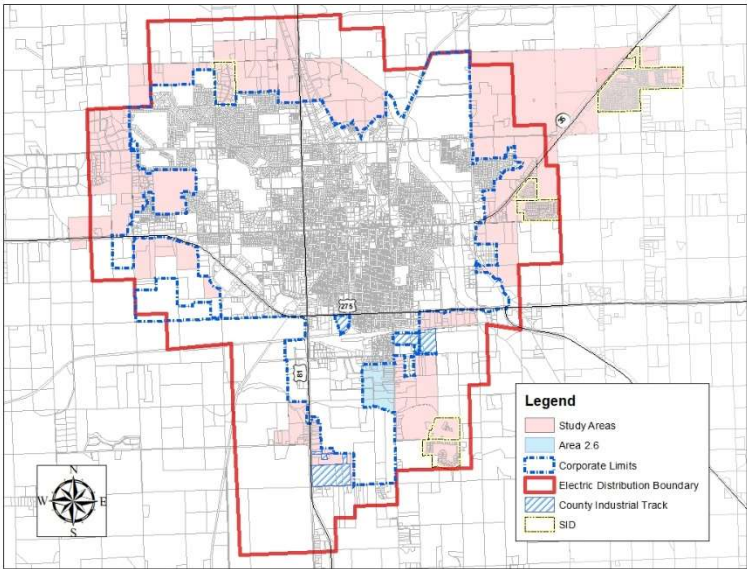
No impact is anticipated as a result of annexation. A majority of Study Area 2.6 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

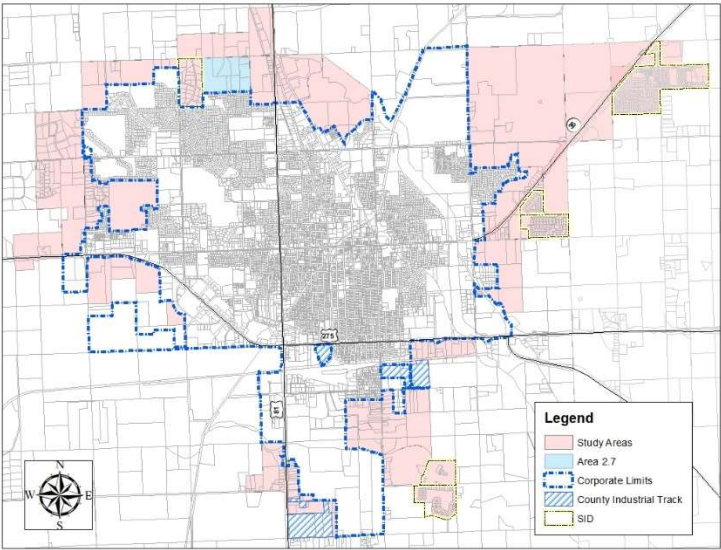
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 2.6 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.7

Norfolk Corporate Limits Study Area 2.7 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590304240	590304275	999	590304267
590304216	590304232	590304224	590304259
590027336	590304526		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.7 has approximately 2,628 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.7 contains approximately 10 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	5,014
Fire Protection	0
Emergency Medical Services	0
Wastewater	0
Water	0
Road and Street	20,284
Parks, Playground and Swimming Pool	0
Building Regulations	0
Code Compliance	0
Library	0
School District	0
SID Debt Service	0

TOTAL COST 25,298

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	7,068
Property Tax - Norfolk General Fund	5,486
Property Tax - Norfolk Regional Airport	1,173
Property Tax - Norfolk ED Fund	725
Property Tax - Debt Service Fund	1,060
Sales Tax	536
NPPD Lease	0
NDOT Maintenance Agreement	0

TOTAL BENEFIT 16,047

NET COST/BENEFIT 9,250

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

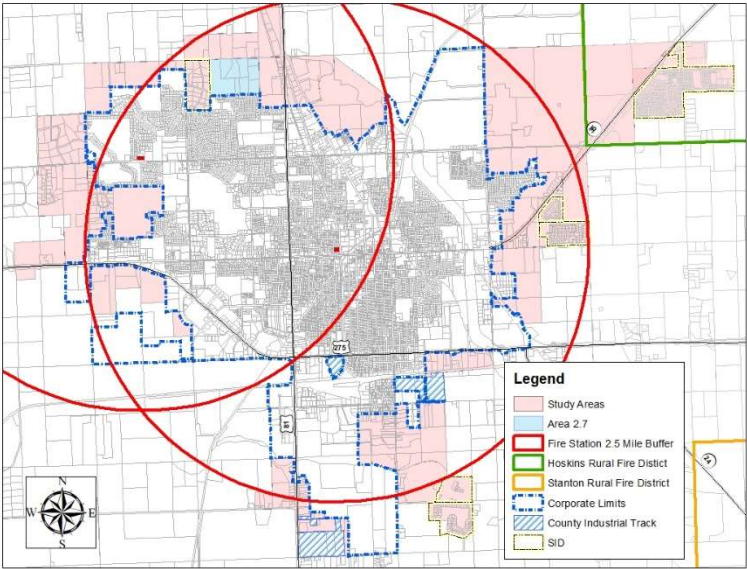
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.7 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

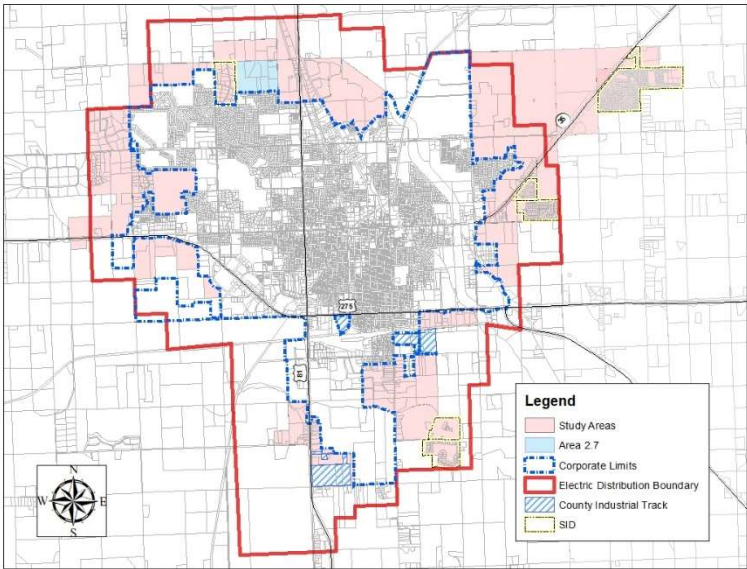
No impact is anticipated as a result of annexation. A majority of Study Area 2.7 is currently served by the City of Norfolk’s wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

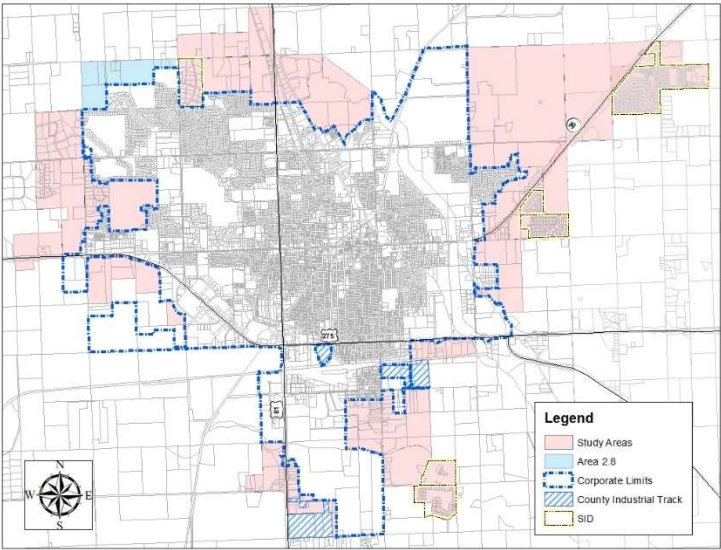
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 2.7 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.8

Norfolk Corporate Limits Study Area 2.8 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590164414	999	590164449	590164465
590164392	590254804	590254790	590164457
590164406	590164422	590143115	590194569

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.8 has approximately 7,546 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.8 contains approximately 107 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$3,581
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$64,503
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$68,084

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$22,476
Property Tax - Norfolk General Fund	\$2,435
Property Tax - Norfolk Regional Airport	\$520
Property Tax - Norfolk ED Fund	\$322
Property Tax - Debt Service Fund	\$471
Sales Tax	\$8,289
NPPD Lease	\$1,673
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$36,186

NET COST/BENEFIT \$31,898

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

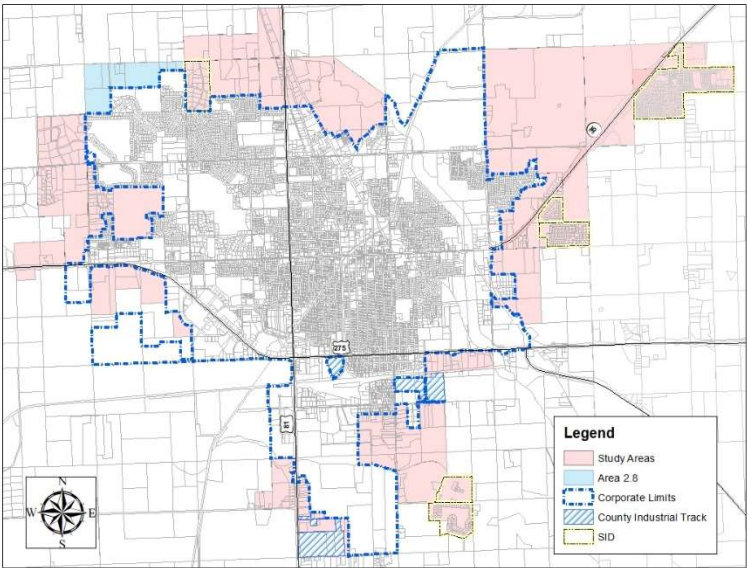
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.8 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service in the city (EMS) and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

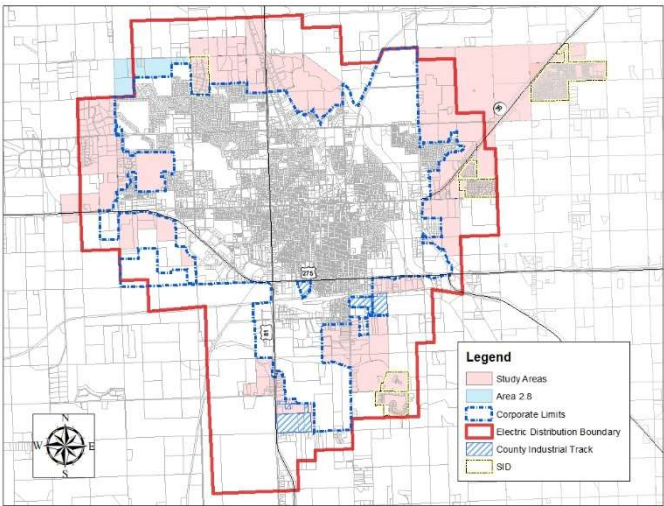
No impact is anticipated as a result of annexation. A majority of Study Area 2.8 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

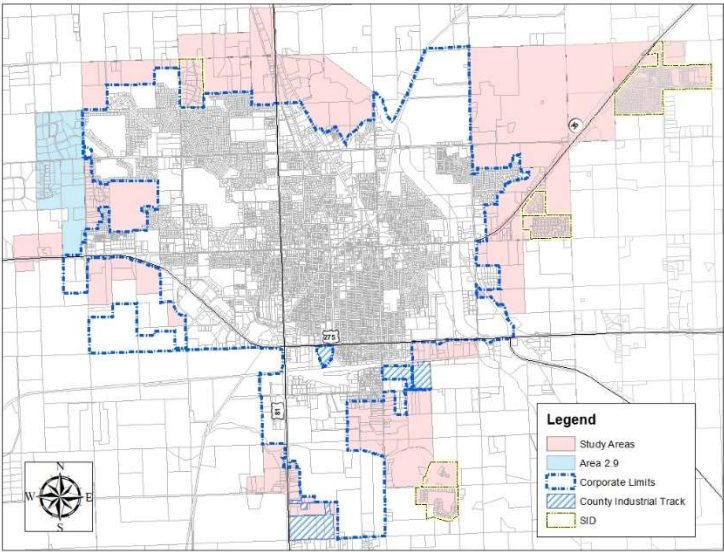
ELECTRIC SERVICES

Study Area 2.8 contains approximately 80.59 acres that is outside the electric service boundary of the City of Norfolk. The City of Norfolk would acquire such distribution facilities within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.9

Norfolk Corporate Limits Study Area 2.9 is generally in the western portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590160605	590160885	590160745	590147021
590160869	590160664	590160737	590147072
590160850	590160680	590160729	590147048
590160842	590160621	590160710	590282530
590160591	590160648	590168754	590282549
590160834	590160656	590168592	590282557
590160826	590160672	590168495	590168576
590212745	590160702	590168509	590234323
590160796	590160699	590282522	590168606
590212737	590160788	590282514	590168517
590160877	590160761	590147056	590168525
590160613	590160753	590147064	590168614
590168622	590168630	590254820	590168711
590168533	590254828	590168657	590168738

590168541	590168568	590168746	590168681
590254812	590146998	590194720	590147099
590147161	590147080		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.9 has approximately 5,368 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.9 contains approximately 139 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$36,527
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$163,083
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$199,611

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$56,827
Property Tax - Norfolk General Fund	\$38,630
Property Tax - Norfolk Regional Airport	\$8,257
Property Tax - Norfolk ED Fund	\$5,106
Property Tax - Debt Service Fund	\$7,465
Sales Tax	\$8,289
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$124,573

NET COST/BENEFIT \$75,037

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

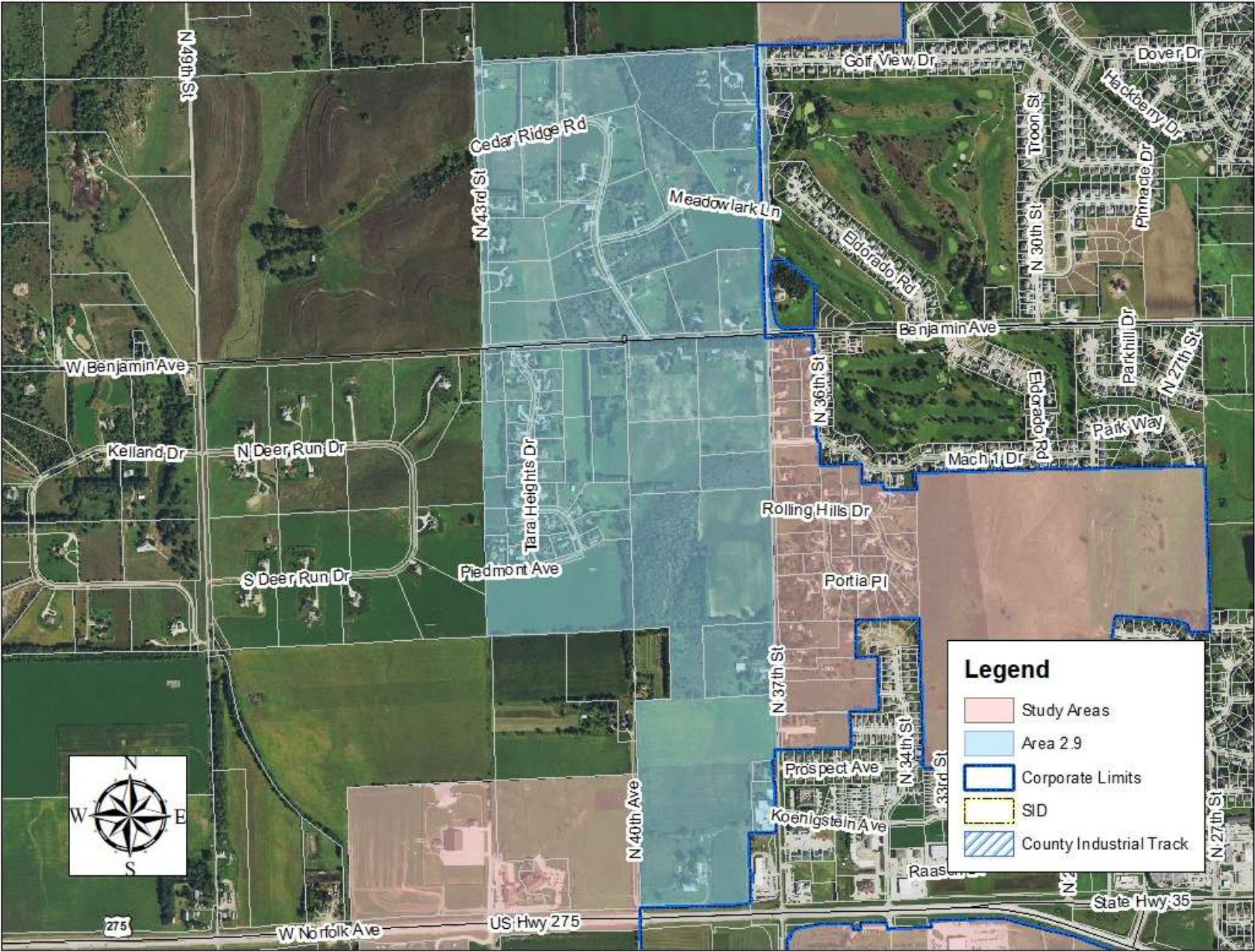
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

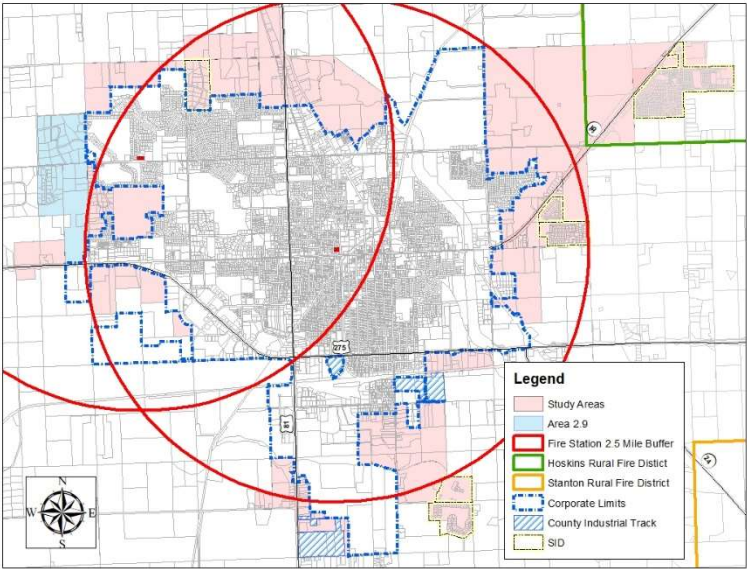
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.9 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

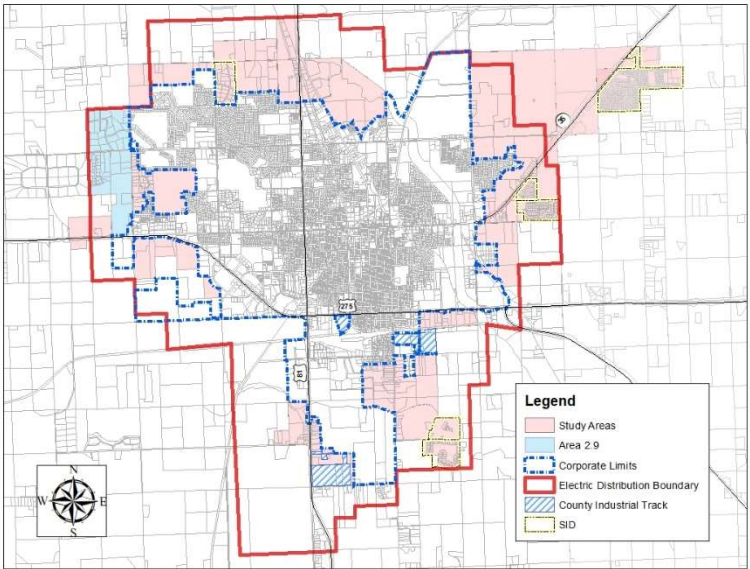
No impact is anticipated as a result of annexation. A majority of Study Area 2.9 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

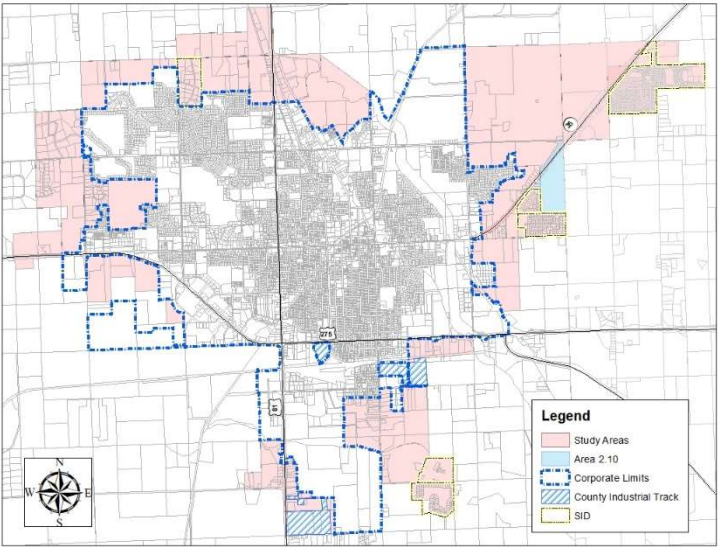
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 2.9 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.10

Norfolk Corporate Limits Study Area 2.10 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590147374	590297767	590147382	590147358
590147386	590297775		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.10 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 1.3, Study Area 1.4 and/or Study Area 1.4.1 were simultaneously considered for annexation as Study Area 2.10, Study Area 2.10 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.10 contains approximately 99 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$1,432.44
Fire Protection	\$6,204
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$48,682
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$56,351

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$16,963
Property Tax - Norfolk General Fund	\$1,080
Property Tax - Norfolk Regional Airport	\$231
Property Tax - Norfolk ED Fund	\$143
Property Tax - Debt Service Fund	\$209
Sales Tax	\$153
NPPD Lease	\$836
NDOT Maintenance Agreement	\$4,410

TOTAL BENEFIT \$24,026

NET COST/BENEFIT \$32,326

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

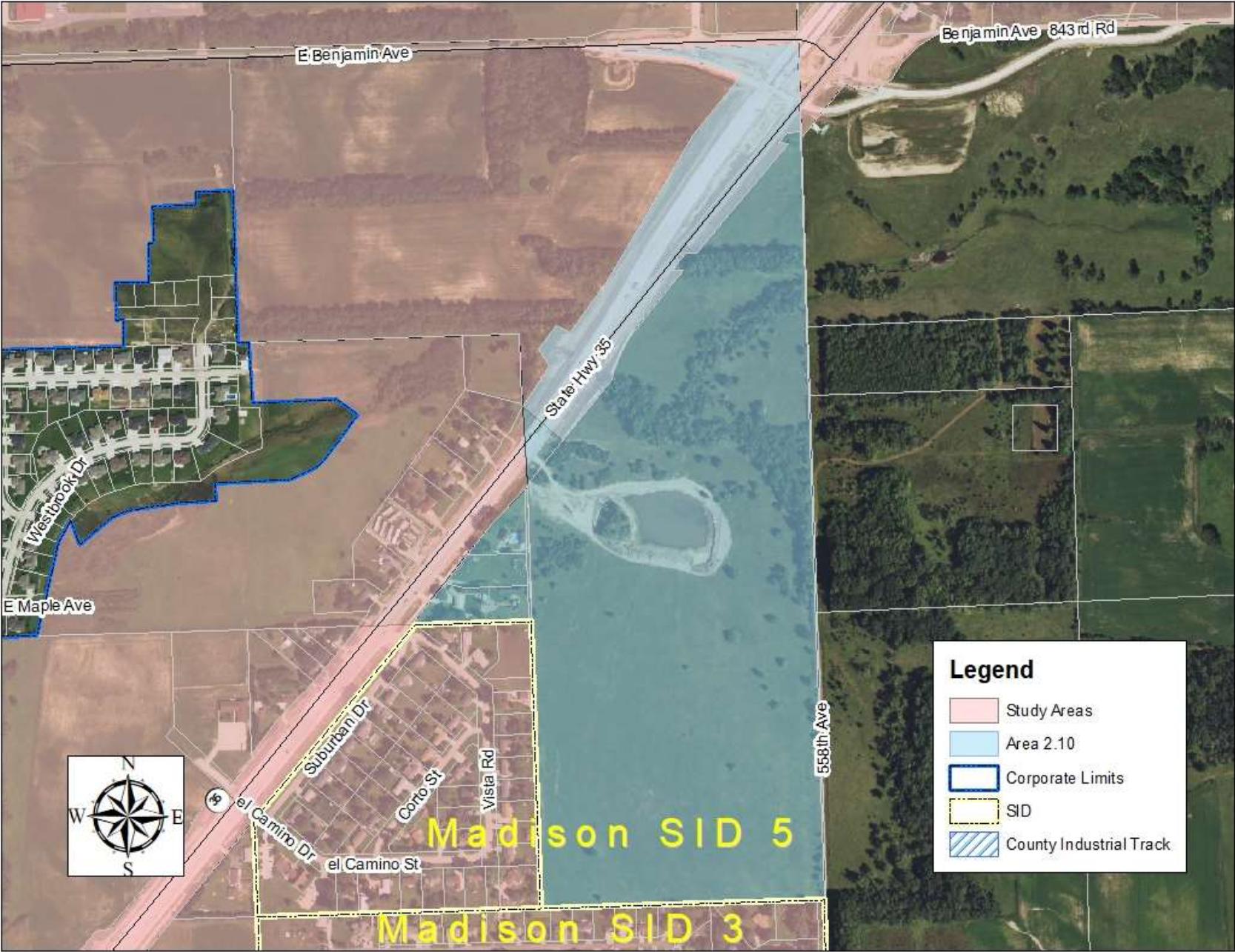
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

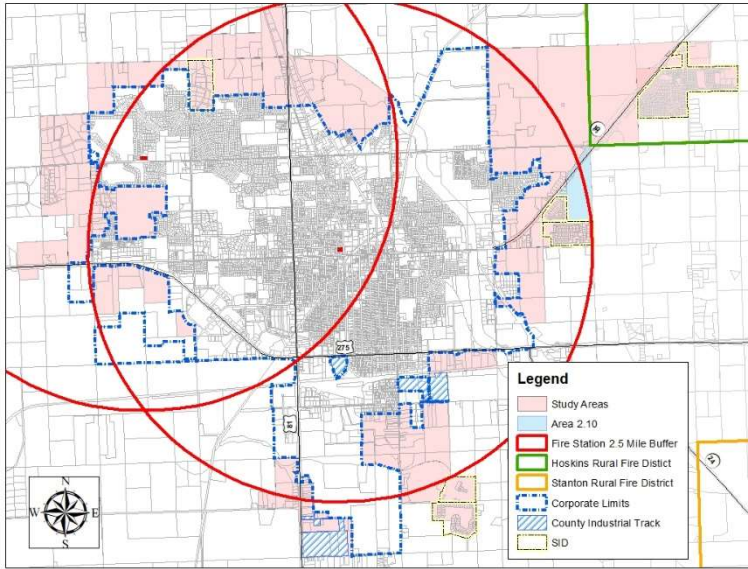
The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.10 encompasses approximately 103.89 total acres, of which 33.51 acres are outside the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 2.10 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater



system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

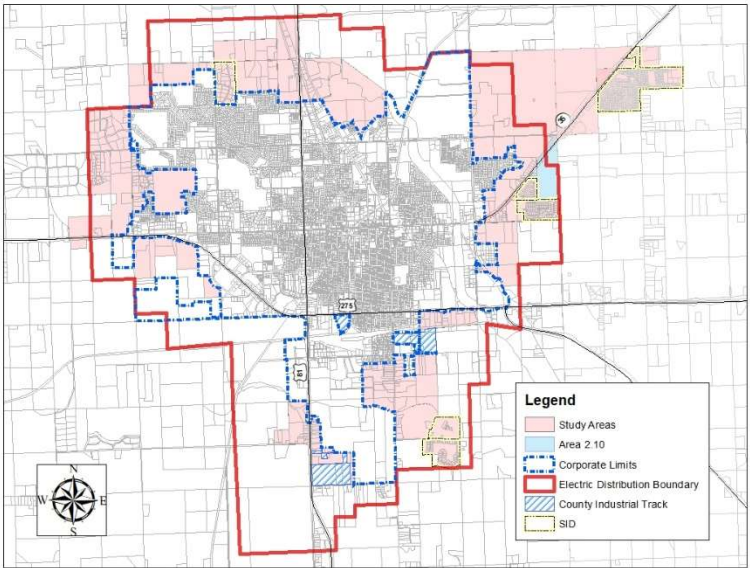
Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial

or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

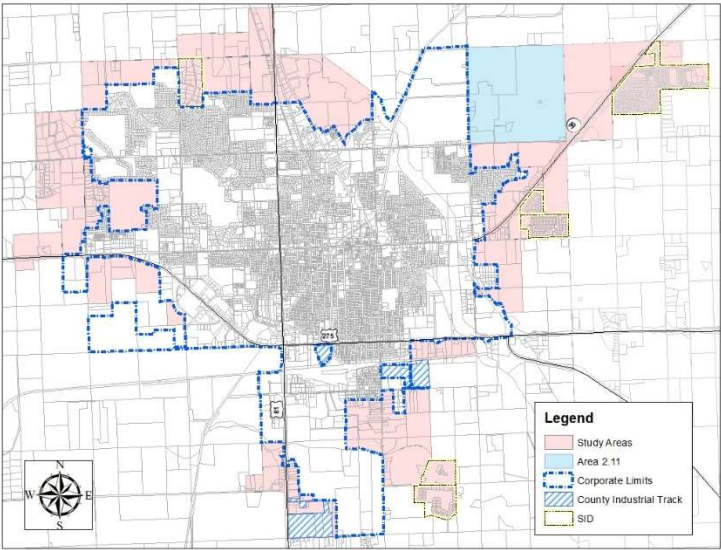
ELECTRIC SERVICES

Study Area 2.10 contains approximately 27.15 acres that is outside the electric service boundary of the City of Norfolk. The City of Norfolk would acquire such distribution facilities within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 2.11

Norfolk Corporate Limits Study Area 2.11 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590163809	590283316	590239406	590163849
590163821	590034835	590283308	590163817

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 2.11 has approximately 5,238 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 2.11 contains approximately 417 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$0
Fire Protection	\$59,624
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$33,266
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$93,208

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$11,591
Property Tax - Norfolk General Fund	\$16
Property Tax - Norfolk Regional Airport	\$3
Property Tax - Norfolk ED Fund	\$2
Property Tax - Debt Service Fund	\$3
Sales Tax	\$8,289
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$19,905

NET COST/BENEFIT \$73,303

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

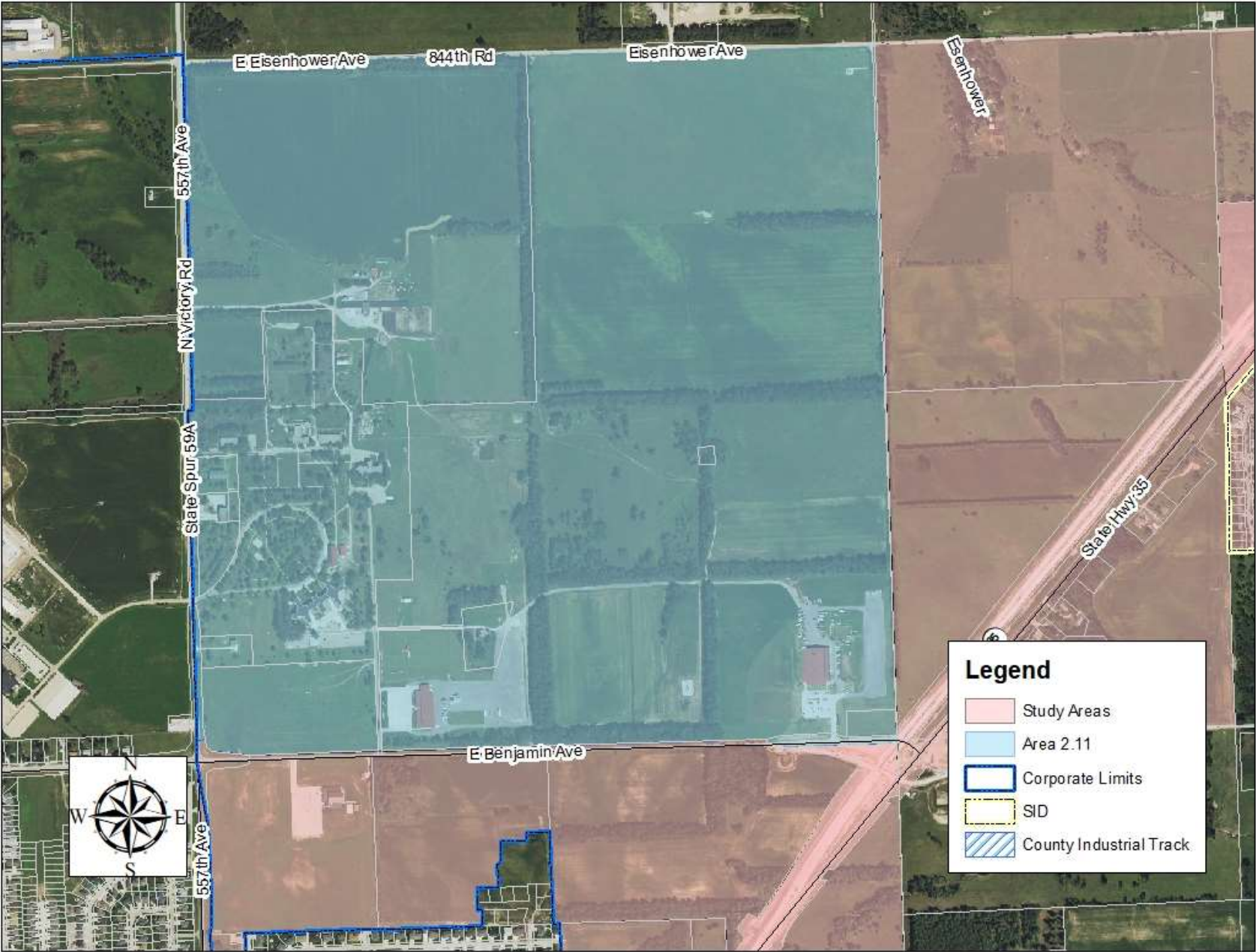
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 2.11 encompasses approximately 640.32 total acres, of which 318.29 acres are outside the fire protection radius.

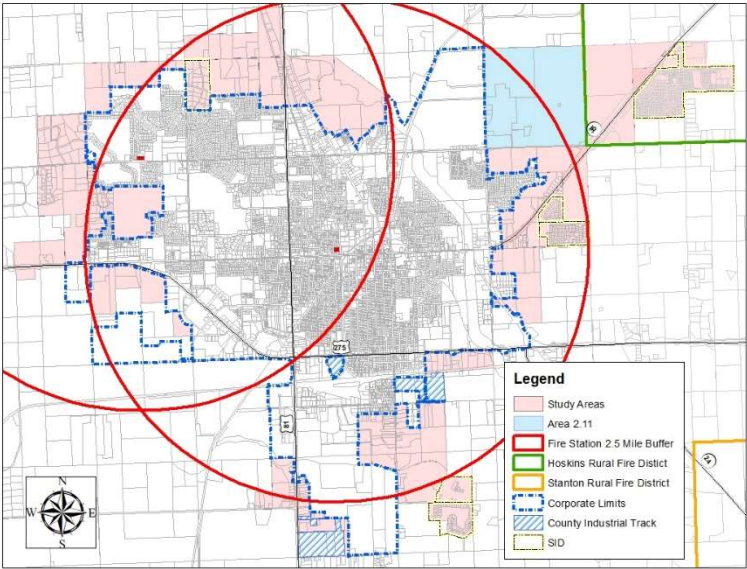
EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 2.11 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater

system is available and, once connected, will generate



water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

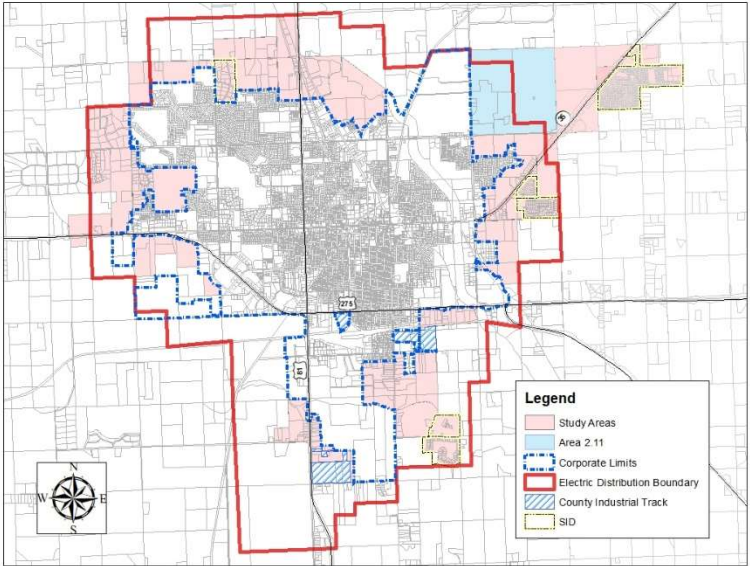
Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial

or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

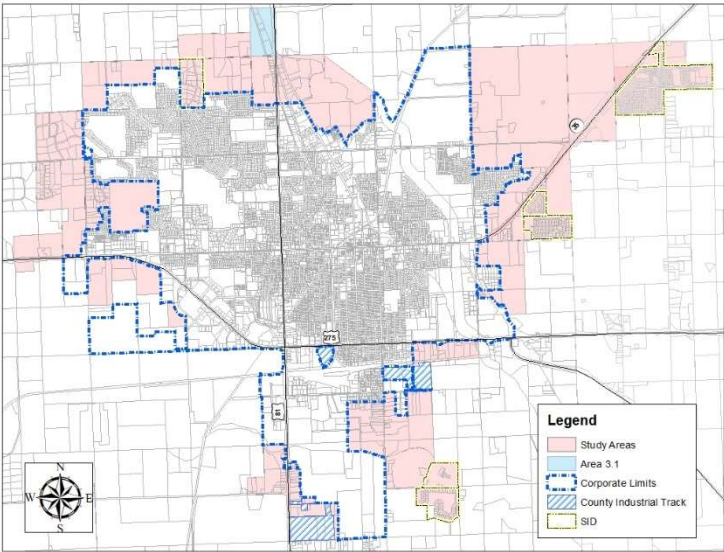
ELECTRIC SERVICES

Study Area 2.11 contains approximately 340.80 acres that is outside the electric service boundary of the City of Norfolk. The City of Norfolk would acquire such distribution facilities within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.1

Norfolk Corporate Limits Study Area 3.1 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590163388	590163388	590167278	590163369
590163199	590019007	590192787	590081691
590163361	590071483		

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.1 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 2.1 and/or Study Area 2.2 were simultaneously considered for annexation as Study Area 3.1, Study Area 3.1 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.1 contains approximately 46 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$0
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$81,947
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$81,947

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$28,555
Property Tax - Norfolk General Fund	\$5,975
Property Tax - Norfolk Regional Airport	\$1,277
Property Tax - Norfolk ED Fund	\$790
Property Tax - Debt Service Fund	\$1,155
Sales Tax	\$24,867
NPPD Lease	\$0
NDOT Maintenance Agreement	\$5,250

TOTAL BENEFIT \$67,868

NET COST/BENEFIT \$14,080

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

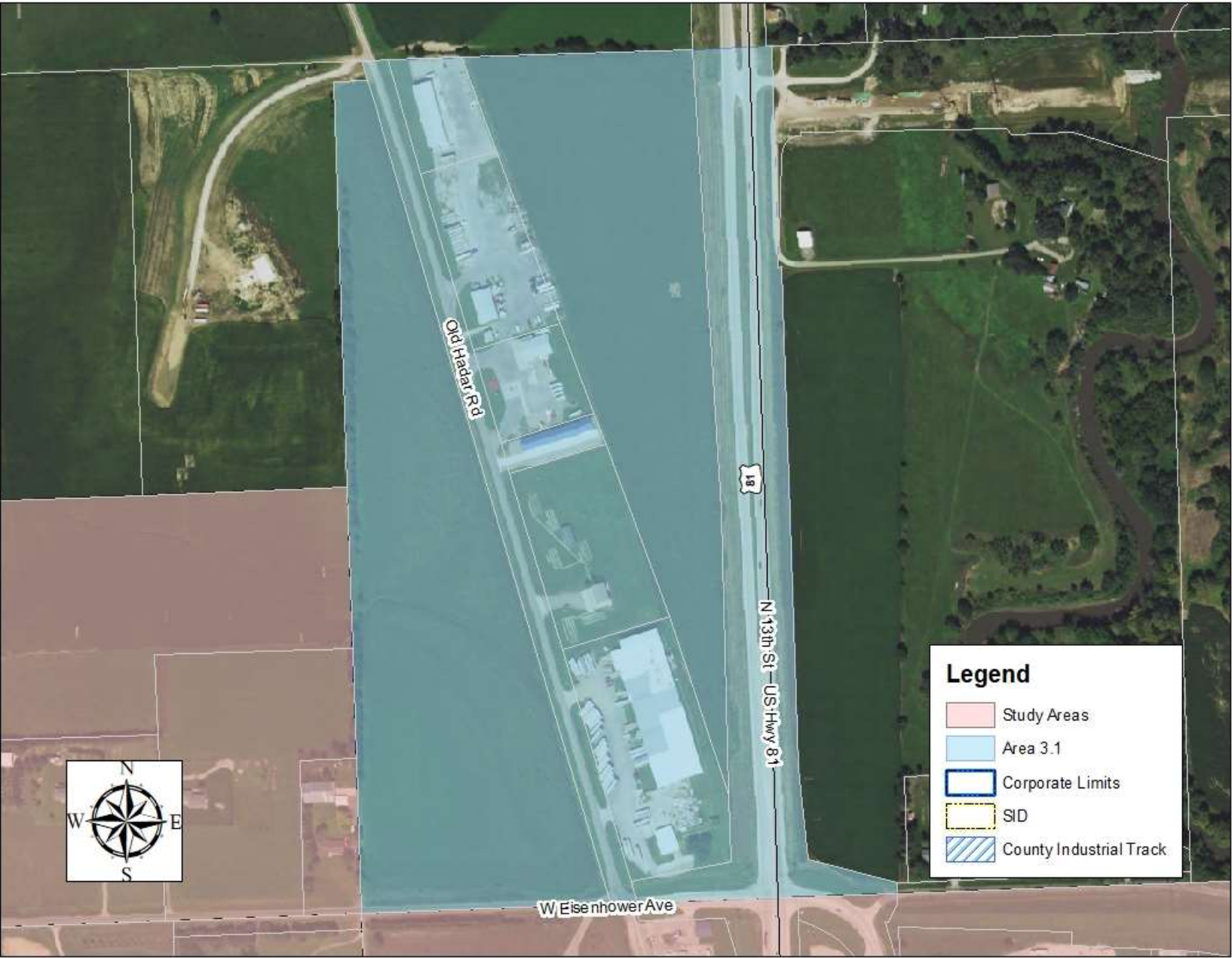
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

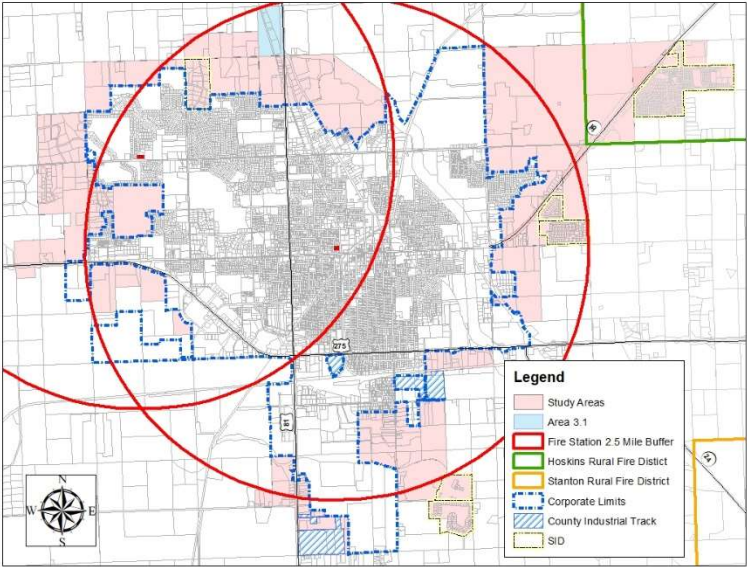
The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.1 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 3.1 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate



water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

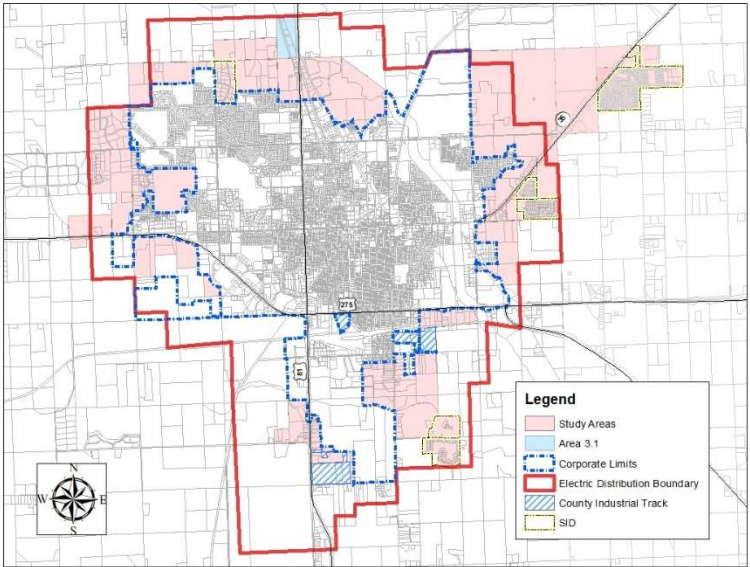
Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or

used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

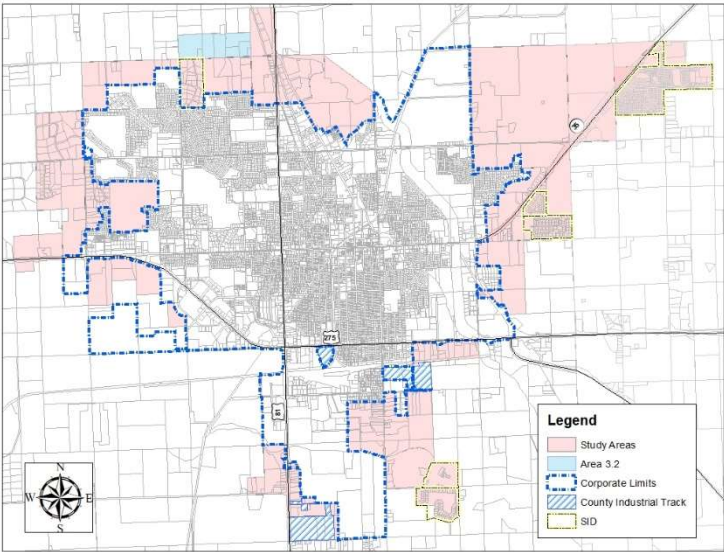
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 3.1 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.2

Norfolk Corporate Limits Study Area 3.2 is generally in the northern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590163434	590163426	590163339	590163345
590087347	590298577	590163341	

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.2 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 1.2 and/or Study Area 2.7 were simultaneously considered for annexation as Study Area 3.2, Study Area 3.2 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.2 contains approximately 56 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$4,297
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$40,568
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$44,865

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$14,136
Property Tax - Norfolk General Fund	\$4,072
Property Tax - Norfolk Regional Airport	\$870
Property Tax - Norfolk ED Fund	\$538
Property Tax - Debt Service Fund	\$787
Sales Tax	\$460
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$20,864

NET COST/BENEFIT \$24,002

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

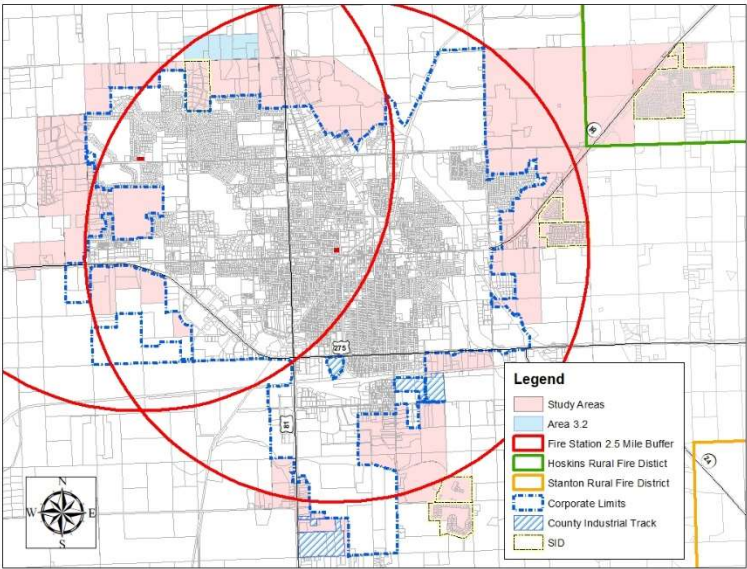
The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.2 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 3.2 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate



water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

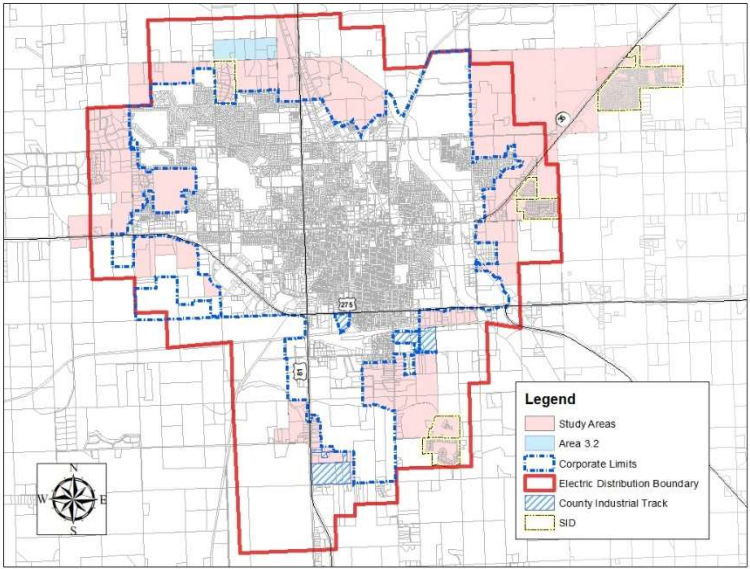
Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or

used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

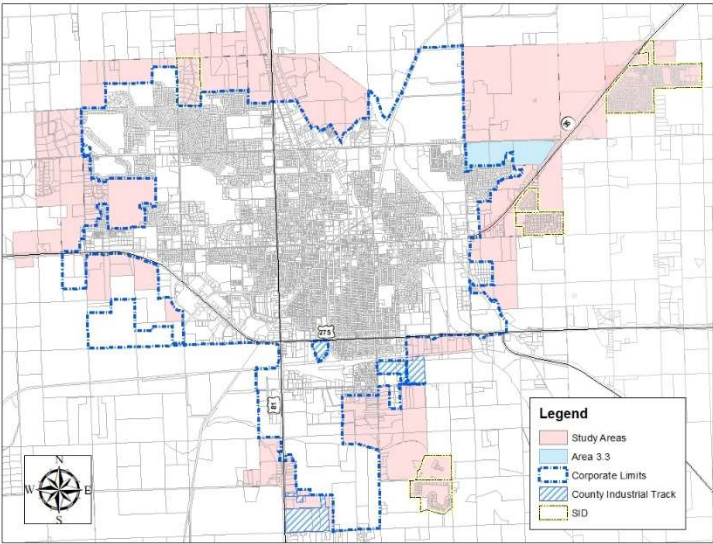
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 3.2 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.3

Norfolk Corporate Limits Study Area 3.3 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590147358	590036661	590147412	590036688
590147366	590173499	590147420	590147390

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.3 has approximately 6,187 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.3 contains approximately 97 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$716
Fire Protection	\$2,746
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$80,325
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$83,802

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$27,989
Property Tax - Norfolk General Fund	\$1,070
Property Tax - Norfolk Regional Airport	\$229
Property Tax - Norfolk ED Fund	\$141
Property Tax - Debt Service Fund	\$207
Sales Tax	\$4,144
NPPD Lease	\$0
NDOT Maintenance Agreement	\$4,200

TOTAL BENEFIT \$37,980

NET COST/BENEFIT \$45,822

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

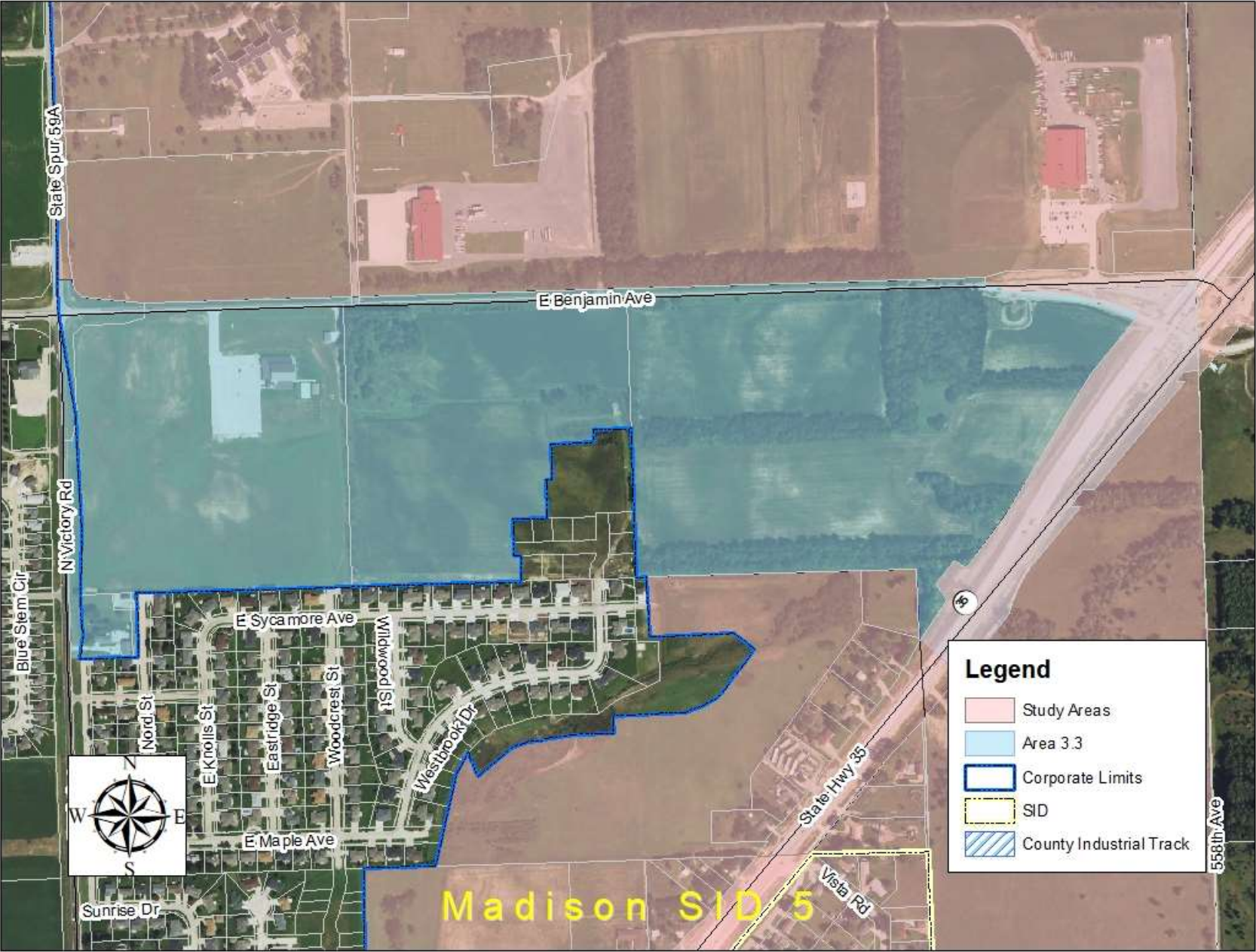
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

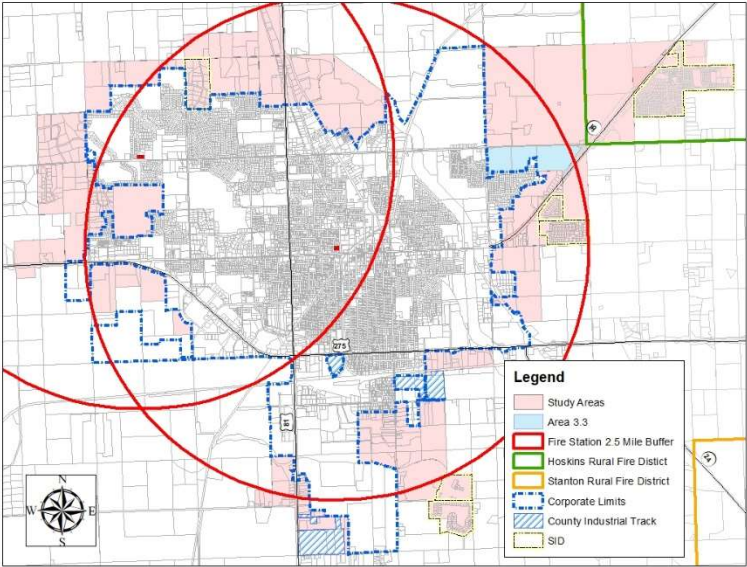
The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.3 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 3.3 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate



water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

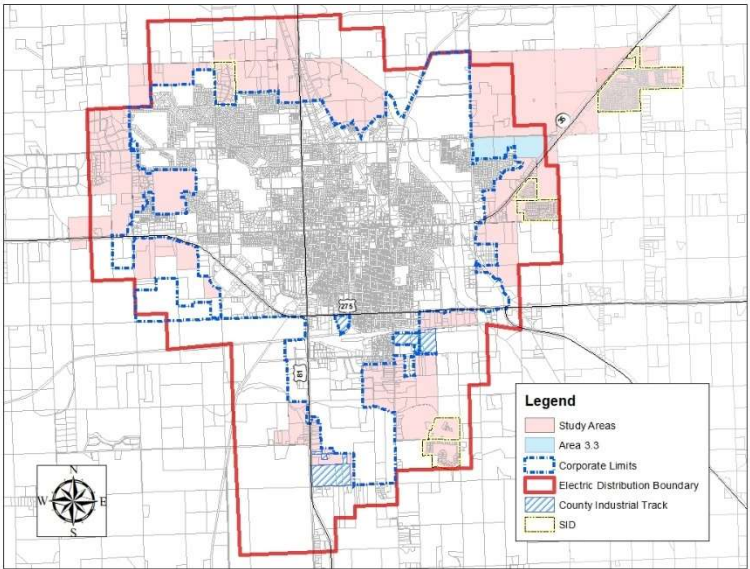
Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or

used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

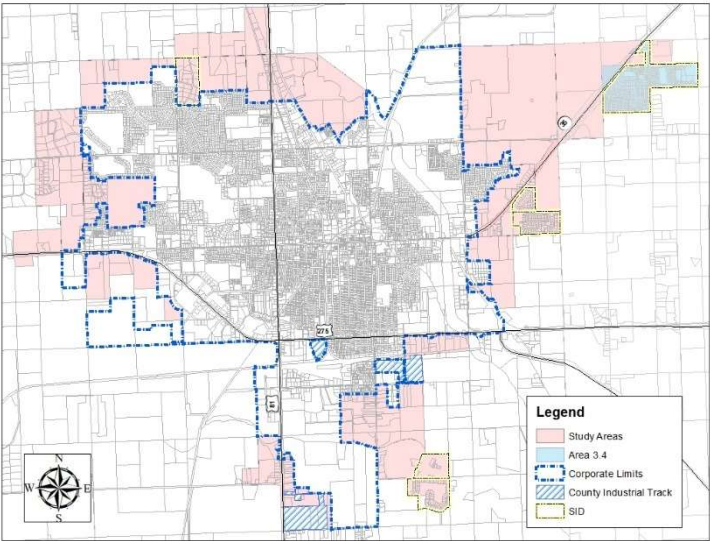
ELECTRIC SERVICES

Study Area 3.3 contains approximately 13.57 acres that is outside the electric service boundary of the City of Norfolk. The City of Norfolk would acquire such distribution facilities within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.4

Norfolk Corporate Limits Study Area 3.4 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

1753.01	1966	5604283	5604802.01
1755.03	1967	5604283.01	5604444
1755.02	5604184	5604257	5604632
1755.01	5604183	5604258	5604633
1755	5604182	5604407	5604634
1755.03	5604181	5604406	5604635
1748	5604180	5604405	5604636
1754	5604179	5604404	5604442
1748.01	5604250	5604403	5604441
1754.01	5604251	5604652	5604440
1961	5604252	5604653	5604439
1962	5604253	5604656	5604438
1963	5604254	5604658	5604413
1964	5604255	5604761	5604411

1965	5604256	5604801	5604410
5604409	5604262	5604377	5604317
5604408	5604261	5604378	1758.03
5604437	5604260	5604379	1757
5604436	5604259	5604380	5603890
5604435	5604281	5604381	5603891
5604434	5604213	5604382	5603892
5604433	5604214	5604383	5603893
5604432	5604215	5604384	5603894
5604431	5604216	5604385	5603895
5604430	5604217	5604386	5603897
5604428	5604218	5604387	5603989
5604414	5604219	5604388	5603896
5604415	5604220	5604354.08	5604046
5604416	5604221	5604364.01	5604047
5604417	5604222	5604361.01	5604048
5604418	5604223	5604364	5604049
5604419	5604224	5604363	5604050
5604420	5604225	5604362.01	5604149
5604421	5604226	5604362	5604148
5604445	5604202	5604163	5604147
5604446	5604201	5604361	5604146
5604448	5604200	5604354.01	5604144
5604802.02	5604199	5604236	5604143
5604538	5604198	5604235	5604142
5604537	5604203	5604234	5604141
5604909.01	5604204	5604233	5604140
5604909.02	5604205	5604232	5604139
5604909.03	5604206	5604231	5604138
5604909.04	5604207	5604230	5604137
5604909.05	5604208	5604468	5604136
5604909.07	5604209	5604468.02	5604135
5604909.06	5604210	5604469	5604134
1750.01	5604211	5604469.02	5604133
5604802.08	5604212	5604470	5604132
5604808.05	5604185	5604470.02	5604131

5604808.04	5604186	5604472	5604130
5604808.03	5604187	5603903	5604129
5604808.02	5604188	5603904	5604128
5604808.01	5604189	5603905	5604127
5604512	5604190	5603906	5604126
5604511	5604191	5603907	5604125
5604452	5604192	5603908	5604124
5604451	5604193	5603909	5604123
5604450	5604194	5603910	5604122
5604449	5604195	5603911	5604121
5604443	5604196	5603912	5604120
5604427	5604197	5603913	5604119
5604426	5604246	5603914	5604118
5604425	5604245	5603875	5604117
5604424	5604244	5603876	5604116
5604423	5604241	5603877	5604115
5604273	5604240	5603878	5604114
5604274	5604239	5603879	5604113
5604282	5604238	5603880	5604112
5604275	5604237	1758.02	5604111
5604276	5604341	5603916	5604110
5604277	5604340	5603917	5604109
5604278	5604339	5603918	5604108
5604279	5604338	5603867	5604107
5604280	5604337	5603868	5604106
5603865	5604336	5603869	5604105
5604053	5604335	5603870	5604104
5604227	5604334	5603871	5604103
5604247	5604333	5603872	5604102
5604248	5604332	5603873	5604101
5604249	5604331	5603874	5604100
5604272	5604330	5603881	5604099
5604271	5604329	5603882	5604098
5604270	5604328	5603883	5604097
5604269	5604327	5603884	5604096
5604268	5604326	5603885	5604095

5604267	5604324	5603886	5604094
5604266	5604323	5603887	5604093
5604265	5604321	5603888	5604092
5604264	5604320	5603889	5604059
5604263	5604322	5604319	5604060
5604091	5604303	5603986	5603948
5604089	5604304	5603985	5603947
5604088	5604305	5603984	5603946
5604087	5604306	5603983	5603945
5604086	5604307	5603982	5603944
5604085	5604308	5603981	5603943
5604061	5604070	5603980	5603942
5604062	5604071	5603979	5603941
5604063	5604072	5603978	5603940
5604281.01	5604073	5603977	5603939
5604283.01	5604074	5603976	5603938
5604284	5604075	5603975	5603937
5604285	5604076	5603974	5603936
5604286	5604077	5603973	5603935
5604287	5604078	5603972	5603934
5604288	5604079	5603971	5603933
5604289	5604080	5603970	5603932
5604309	5604081	5603969	5603931
5604310	5604082	5603968	5603930
5604311	5604083	5603967	5603929
5604312	5604084	5603966	5603928
5604313	5604003	5603965	5603927
5604314	5604002	5603964	5603926
5604315	5604001	5603963	5603925
5604316	5604000	5603962	5603924
5604064	5603999	5603961	5603923
5604065	5603998	5603960	5603922
5604066	5603997	5603959	5603921
5604067	5603996	5603958	5603920
5604068	5603995	5603957	5603919
5604069	5603994	5603956	5604004

5604296	5603993	5603955	5604005
5604297	5603992	5603954	5604006
5604298	5603991	5603953	5604007
5604299	5603990	5603952	5604008
5604300	5603989	5603951	5604009
5604301	5603988	5603950	5604010
5604302	5603987	5603949	5604011
5604012	5604164	5603866	5604054
5604013	5604165	5603900	5604055
5604014	5604166	5603901	5604056
5604015	5604167	5603902	5604057
5604016	5604168	5604031	5604058
5604017	5604169	5604032	5604150
5604018	5604170	5604033	5604151
5604019	5604172	5604034	5604152
5604020	5604173	5604035	5604153
5604021	5604174	5604036	5604154
5604022	5604175	5604037	5604155
5604023	5604177	5604038	5604156
5604024	5604178	5604039	5604359.05
5604025	5604027	5604040	5604467.02
5604026	5604028	5604041	5604467.01
5604157	5604029	5604042	5604466.22
5604158	5604030	5604043	5604465.12
5604159	5603861	5604044	5604471
5604160	5603862	5604045	5603864
5604161	5603863	5604051	5604052
5604162			

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.4 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on page one (1). The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 1.3, Study Area 1.4, Study Area 1.4.1, Study Area 1.4.2, Study Area 2.10, Study Area 2.11, Study Area 3.3 and/or Study Area 3.11 were simultaneously considered for annexation as Study Area 3.4, Study Area 3.4 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN CHARTER

Study Area 3.4 contains approximately zero acres of unplatted and undeveloped land. Study Area 3.4 is platted land and developed residential structures. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$402,516
Fire Protection	\$49,032
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$322,921
Parks, Playground and Swimming Pool	\$71,407
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service (Principal & Interest)	\$0

TOTAL COST \$846,139

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$112,522
Property Tax - Norfolk General Fund	\$125,379
Property Tax - Norfolk Regional Airport	\$26,798
Property Tax - Norfolk ED Fund	\$16,573
Property Tax - Debt Service Fund	\$24,229
Sales Tax	\$43,044
NPPD Lease	\$235,052
NDOT Maintenance Agreement	\$5,040

TOTAL BENEFIT \$588,638

NET COST/BENEFIT \$257,501

SANITARY AND IMPROVEMENT DISTRICT

STANTON SID 1

Study Area 3.4 encompasses Stanton SID 1. Revised Nebraska State Statute 31-763 provides, “Whenever any city or village

annexes all the territory within the boundaries of any sanitary and improvement district organized under the provisions of sections 31-701 to 31-726.01 as such sections existed prior to July 19, 1996, or under sections 31-727 to 31-762, the district shall merge with the city or village and the city or village shall



succeed to all the property and property rights of every kind, contracts, obligations, and choses in action of every kind, held by or belonging to the district, and the city or village shall be liable for and recognize, assume, and carry out all valid contracts and obligations of the district. All taxes, assessments, claims, and demands of every kind due or owing to the district shall be paid to and collected by the city or village. Any special assessments which the district was authorized to levy, assess, relevy, or reassess, but which were not levied, assessed, relevied, or reassessed, at the time of the merger, for improvements made by it or in the process of construction or contracted for may be levied, assessed, relevied, or reassessed by the annexing city or village to the same extent as the district may have levied or assessed but for the merger. Nothing in this section shall authorize the annexing city or village to revoke any resolution, order, or finding made by the district in regard to special benefits or increase any assessments made by the district, but such city or village shall be bound by all such findings or orders and assessments to the same extent as the district would be bound. No district so annexed shall have power to levy any special assessments after the effective date of such annexation.”

STANTON SID 1 – STATEMENT OF NET POSITION

As of June 30, 2018, Stanton SID 1 total assets for cash and cash equivalents were \$804,523 for governmental activities and \$28,906 for business-type activities. Stanton SID 1 has a total liability and net position of \$833,429, according to the Independent Auditors’ Report in accordance with *Government Auditing Standards* conducted by McMill CPA PC.

STANTON SID 1 – LONG-TERM DEBT

Loan No. D311059

On January 21, 2003, Stanton SID 1 was approved for a loan from the Nebraska Department of Environmental Quality (NDEQ) not to exceed \$400,000. The interest rate is fixed at 4.00%. An annual administration fee of 1.00% per annum of the

loan amount is paid to NDEQ. The principal balance of this loan as of June 30, 2018 is \$136,714.

Loan No. C317985

On April 27, 2017, Stanton SID 1 was approved for a loan from the Nebraska Department of Environmental Quality (NDEQ) for \$668,164. The interest rate is fixed at 1.50%. An annual administration fee of 1.00% per annum of the loan amount is paid to NDEQ. The principal balance of this loan as of June 30, 2018 is \$638,428.

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

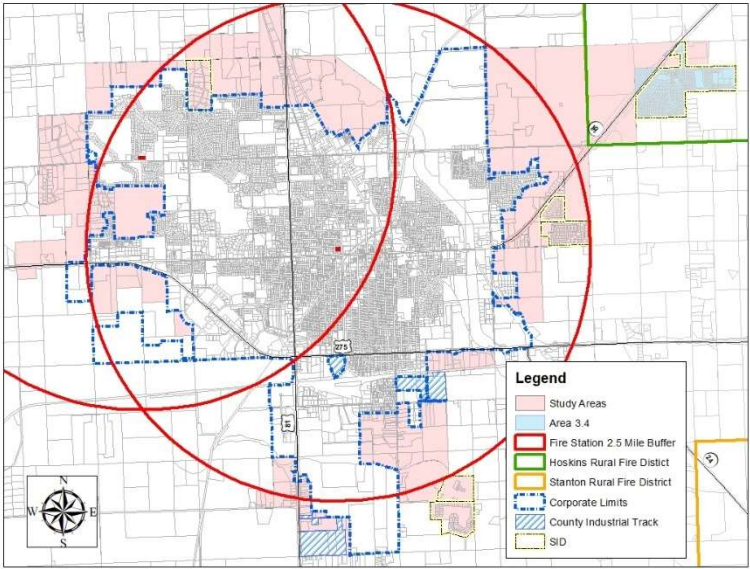
The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.



FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Hoskins Rural Fire Protection District has no bonded indebtedness or other debt, therefore, no debt impact is anticipated as a result of annexation. Also, fire protection

services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.4 is entirely outside the fire protection radius.

POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

LIBRARY SERVICES

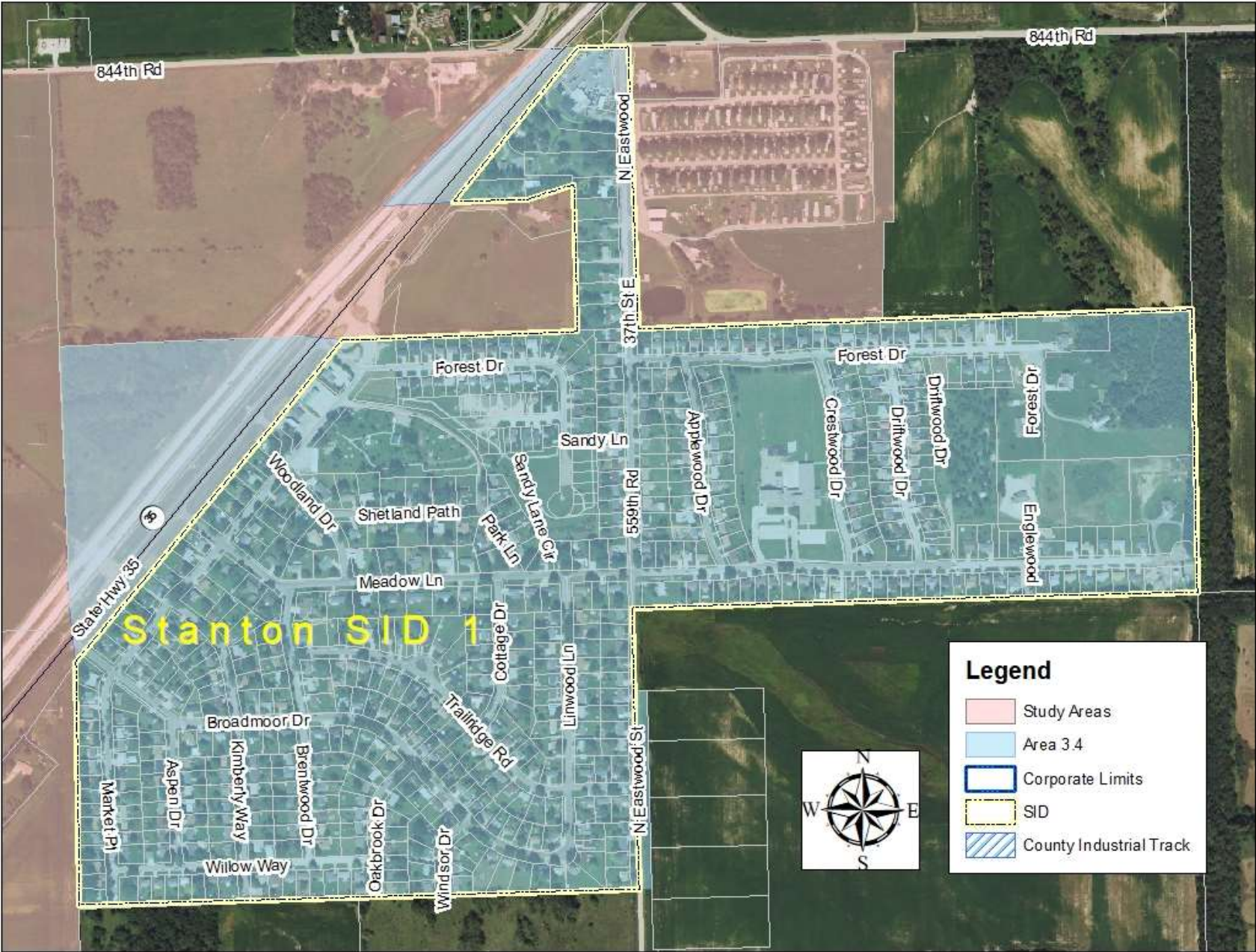
No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 3.4 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure



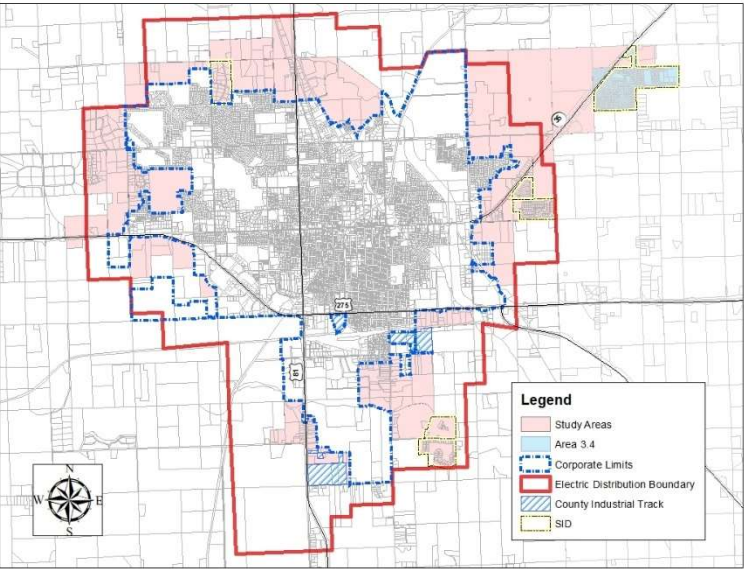
wouldn't be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, "All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located."

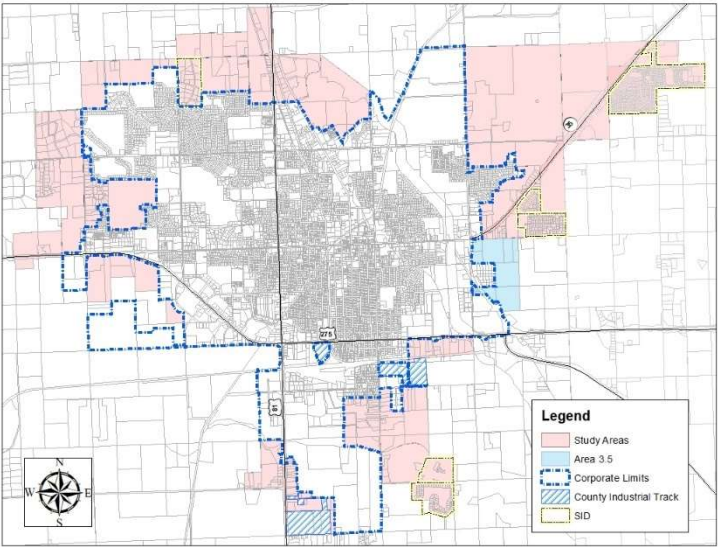
ELECTRIC SERVICES

Study Area 3.4 entirely outside the electric service boundary of the City of Norfolk. The City of Norfolk would acquire such distribution facilities within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. Nebraska Public Power District (NPPD) leases the City of Norfolk's electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk's electrical distribution system.



STUDY AREA 3.5

Norfolk Corporate Limits Study Area 3.4 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590168851	590168991	590168843	590169025
590168886	590168983	590168959	590169017
590168878	590168975	590169009	590168916
590168908	590168894	590180002	590168924
590282603			

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.5 has approximately 10,702 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.5 contains approximately 150 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$7,162
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$24,949
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$32,112

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$8,694
Property Tax - Norfolk General Fund	\$3,959
Property Tax - Norfolk Regional Airport	\$846
Property Tax - Norfolk ED Fund	\$523
Property Tax - Debt Service Fund	\$765
Sales Tax	\$4,144
NPPD Lease	
NDOT Maintenance Agreement	\$1,638

TOTAL BENEFIT \$20,569

NET COST/BENEFIT \$11,542

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

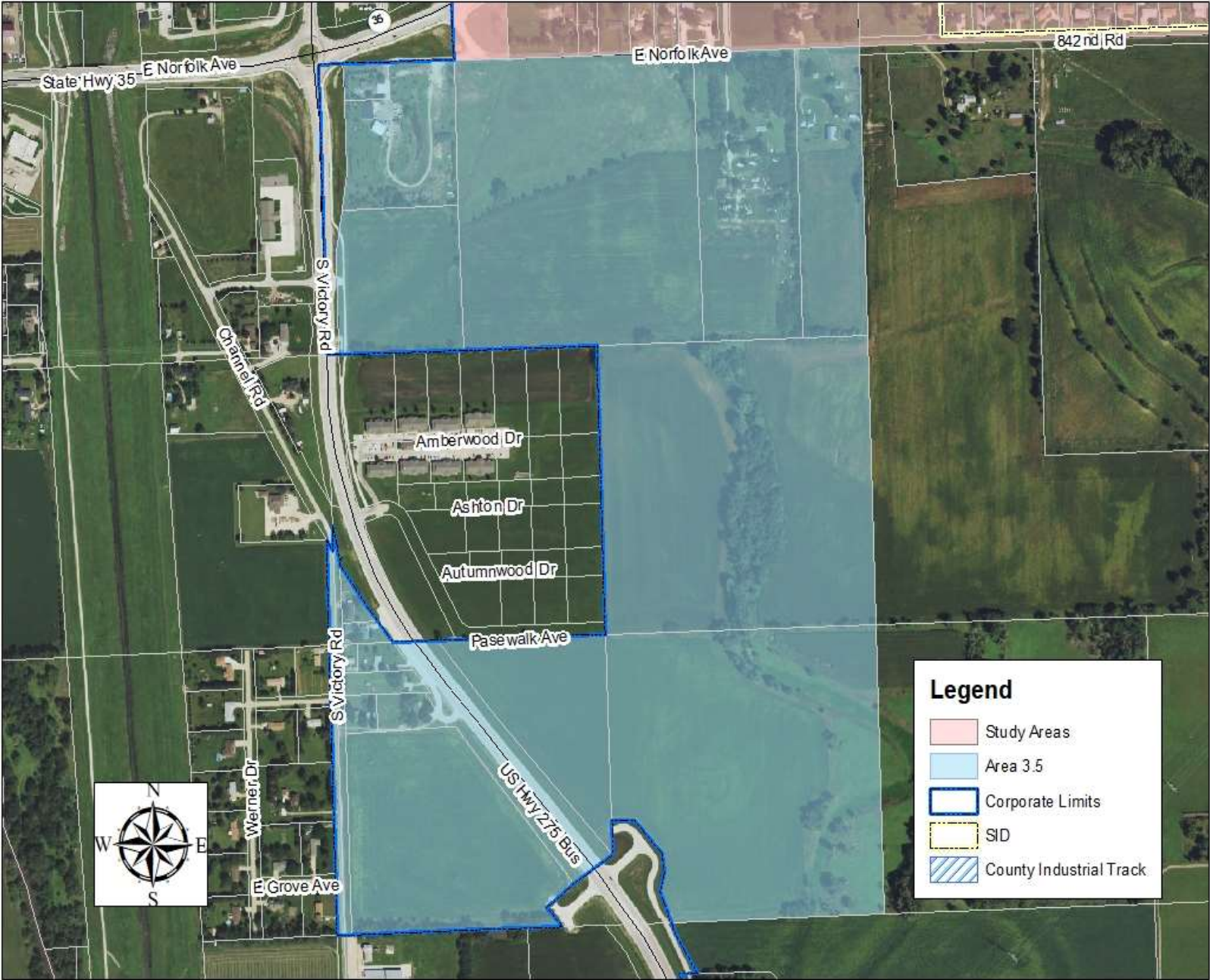
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

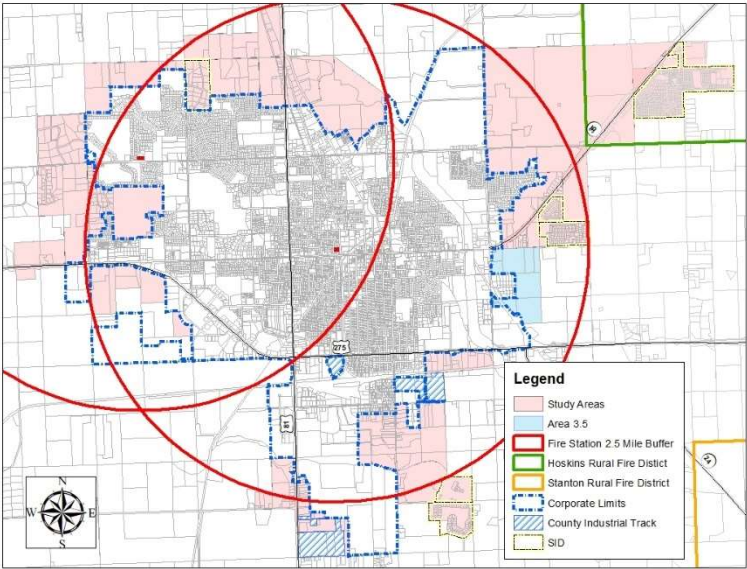
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.5 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

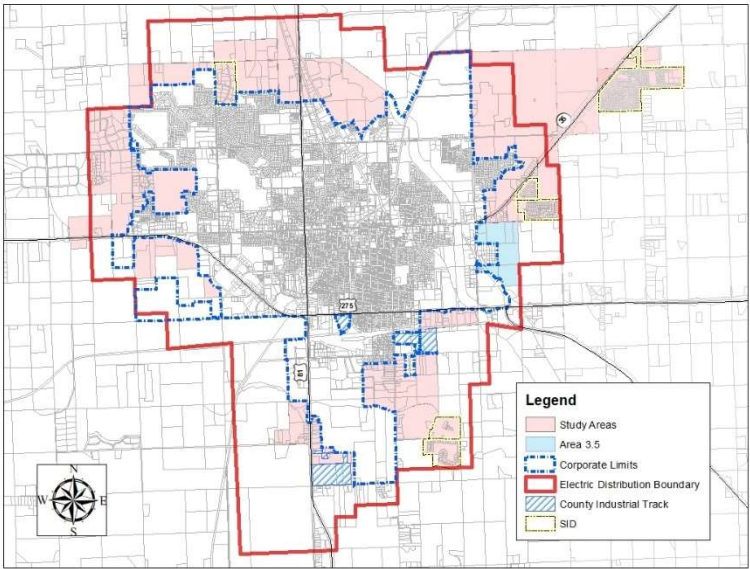
No impact is anticipated as a result of annexation. A majority of Study Area 3.5 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

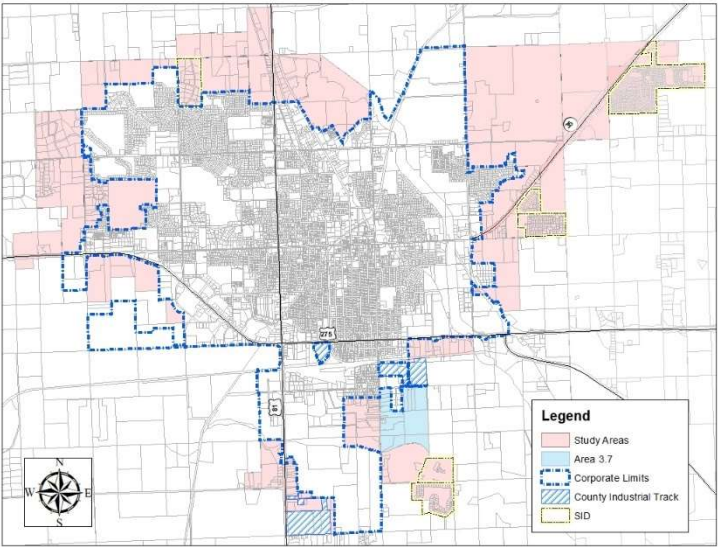
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 3.5 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.7

Norfolk Corporate Limits Study Area 3.7 is generally in the southern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590170287	590169999	590169971	590170317
590170260	590170015	590156098	590287828
590170279	590170031	590156109	590287820
590170252	590170007	590156101	590287812
590222813	590170066	590170001	590287804
590170244	590170058	590157108	590170309

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.7 has approximately 5,989 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.7 contains approximately 56 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$7,162
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$32,860
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$40,022

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$11,450
Property Tax - Norfolk General Fund	\$2,393
Property Tax - Norfolk Regional Airport	\$511
Property Tax - Norfolk ED Fund	\$316
Property Tax - Debt Service Fund	\$462
Sales Tax	\$4,144
NPPD Lease	
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$19,277

NET COST/BENEFIT \$20,745

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

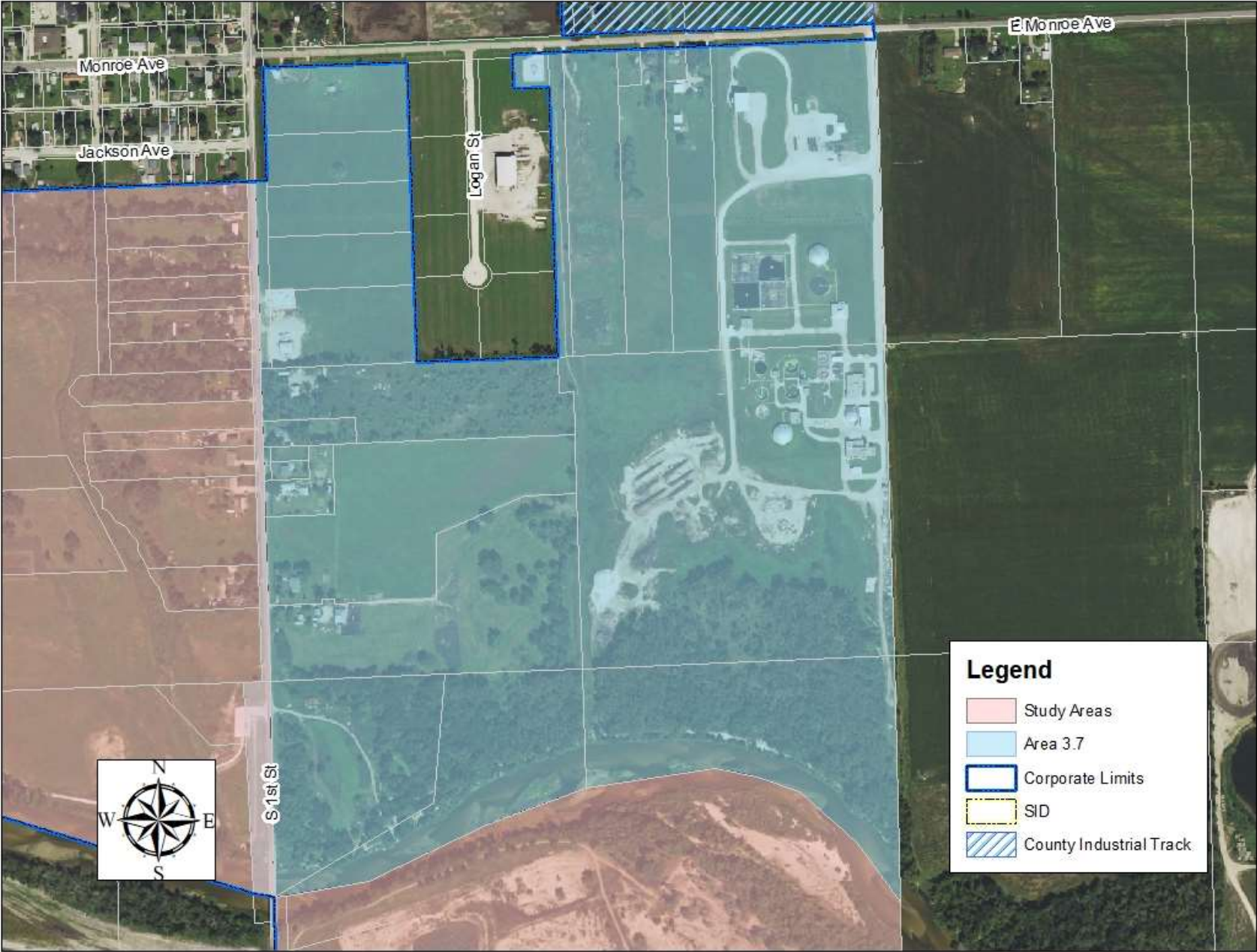
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

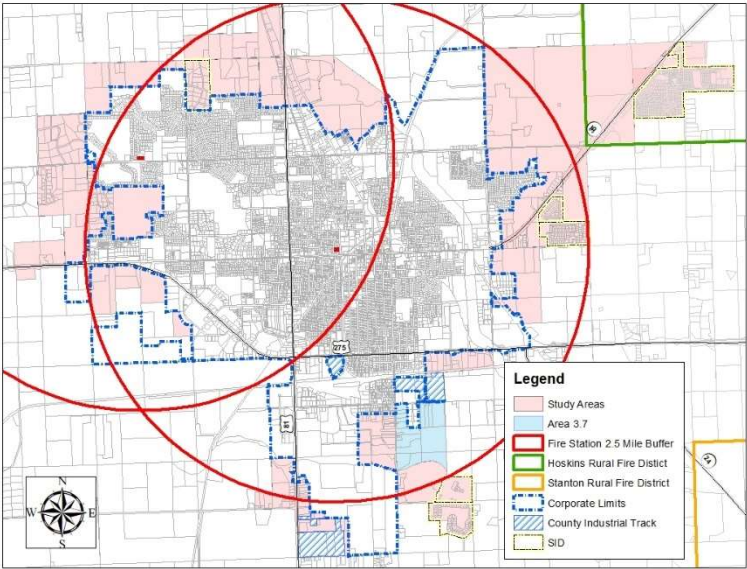
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.7 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

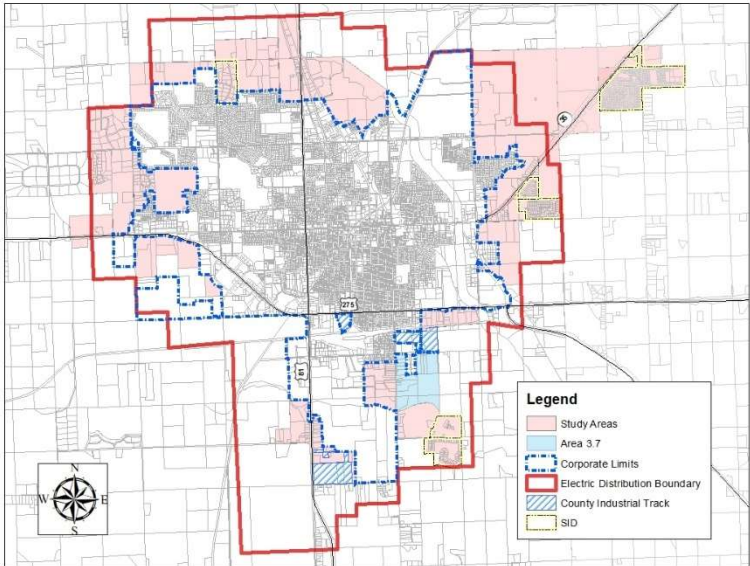
No impact is anticipated as a result of annexation. A majority of Study Area 3.7 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

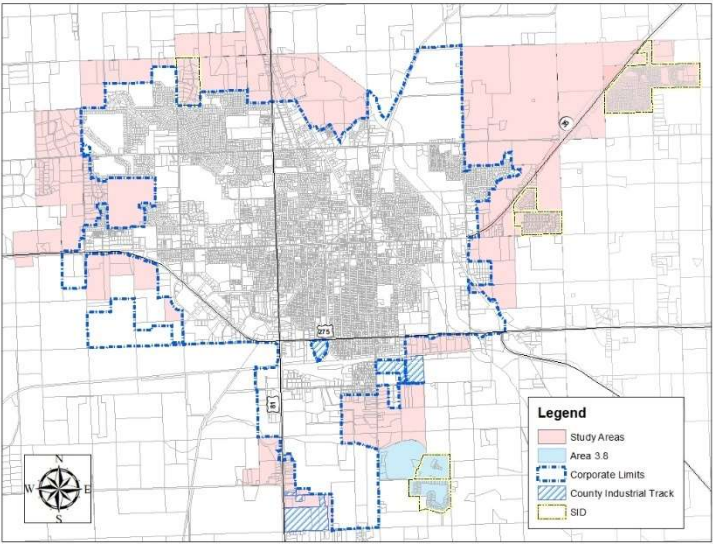
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 3.7 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.8

Norfolk Corporate Limits Study Area 3.8 is generally in the southern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590156127	590213776	590210750	590149741
590287876	590213784	590210653	590015966
590287836	590213792	590210572	590233688
590287844	590213806	590223879	590233696
590287852	590305440	590223887	590233718
590287860	590212079	590223895	590233726
590156136	590009478	590223909	590233734
590287868	590213814	590224255	590233742
590190148	590213822	590224174	590233750
590181726	590213830	590224182	590233769
590188704	590213849	590224190	590233777
590156268	590213857	590224204	590233785
590156071	590213865	590224212	590233793
590156217	590213873	590224220	590233807

590156233	590213881	590145932	590233815
590223712	590211986	590211579	590233819
590194917	590211897	590213083	590233819
590158511	590211803	590213091	590233890
590156241	590211714	590213105	590233882
590226738	590211625	590213113	590233874
590156209	590211544	590213121	590233866
590234307	590211447	590213148	590233866
590210920	590211366	590213156	590233831
590213717	590211277	590125737	590233823
590213725	590211188	590156500	590224239
590213768	590210483	590156489	590149741

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.8 has approximately 1,741 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.8 contains approximately 46 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$29,365
Fire Protection	\$31,746
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$55,984
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$117,264

Benefit

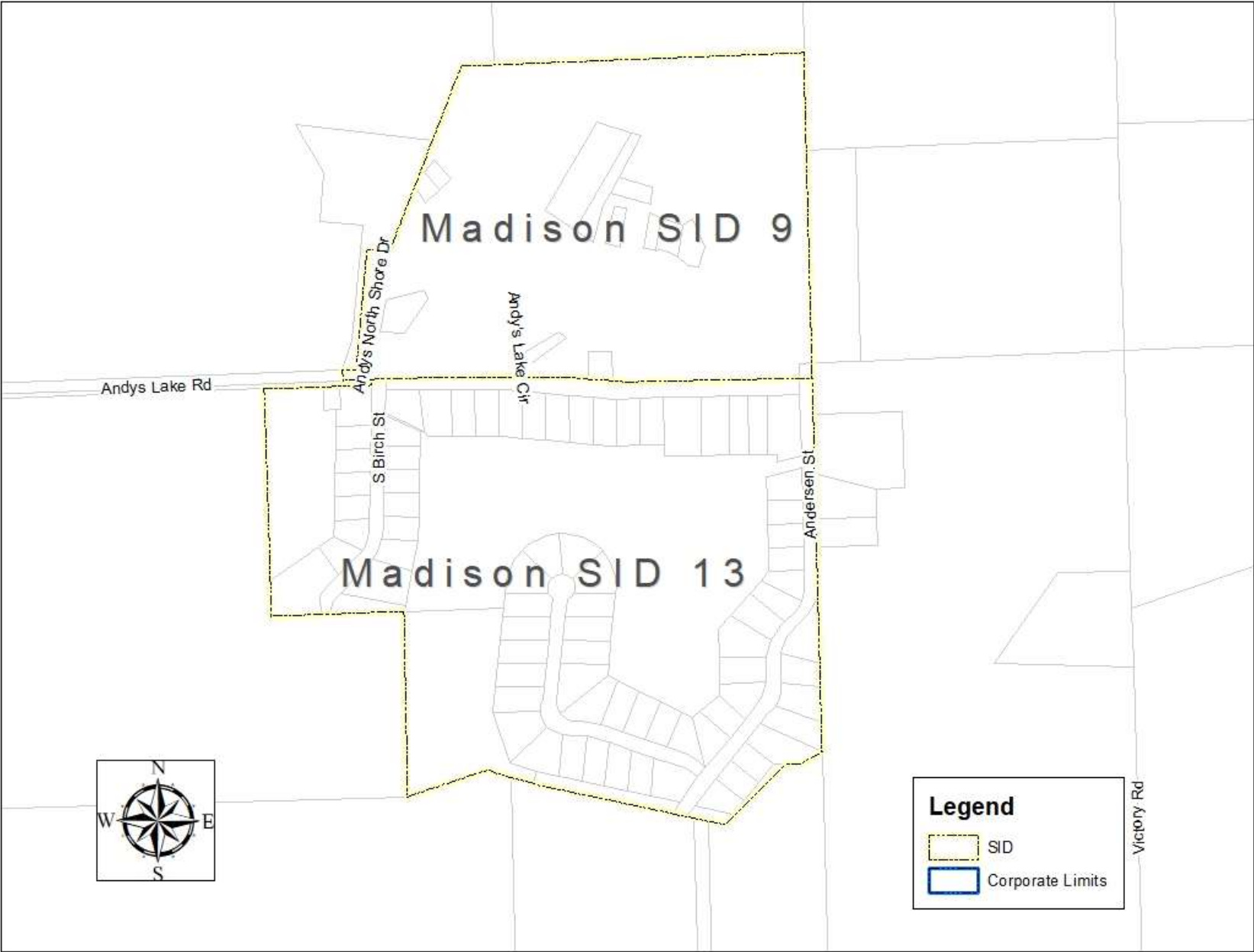
	Annual Benefit
City Highway Allocation Fund (CHAF)	\$19,508
Property Tax - Norfolk General Fund	\$17,457
Property Tax - Norfolk Regional Airport	\$3,731
Property Tax - Norfolk ED Fund	\$2,308
Property Tax - Debt Service Fund	\$3,374
Sales Tax	\$3,140
NPPD Lease	\$0
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$49,518

NET COST/BENEFIT \$67,747

SANITARY AND IMPROVEMENT DISTRICT
MADISON SID 9 AND 13

Study Area 3.8 includes Madison SIDs 9 and 13. Revised Nebraska State Statute 31-763 provides, *“Whenever any city or village annexes all the territory within the boundaries of any sanitary and improvement district organized under the provisions of sections 31-701 to 31-726.01 as such sections existed prior to July 19, 1996, or under sections 31-727 to 31-762, the district shall merge with the city or village and the city or village shall succeed to all the property and property rights of every kind, contracts, obligations, and choses in action of every kind, held by or belonging to the district, and the city or village shall be liable for and recognize, assume, and carry out all valid contracts and obligations of the district. All taxes, assessments, claims, and demands of every kind due or owing to the district shall be paid to and collected by the city or village. Any special assessments which the district was authorized to levy, assess, relevy, or reassess, but which were not levied, assessed, relevied, or reassessed, at the time of the merger, for improvements made by it or in the process of construction or contracted for may be levied, assessed, relevied, or reassessed by the annexing city or village to the same extent as the district may have levied or assessed but for the merger. Nothing in this section shall authorize the annexing city or village to revoke any resolution, order, or finding made by the district in regard to special benefits or increase any assessments made by the district, but such city or village shall be bound by all such findings or orders and assessments to the same extent as the district would be bound. No district so annexed shall have power to levy any special assessments after the effective date of such annexation.”*



IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

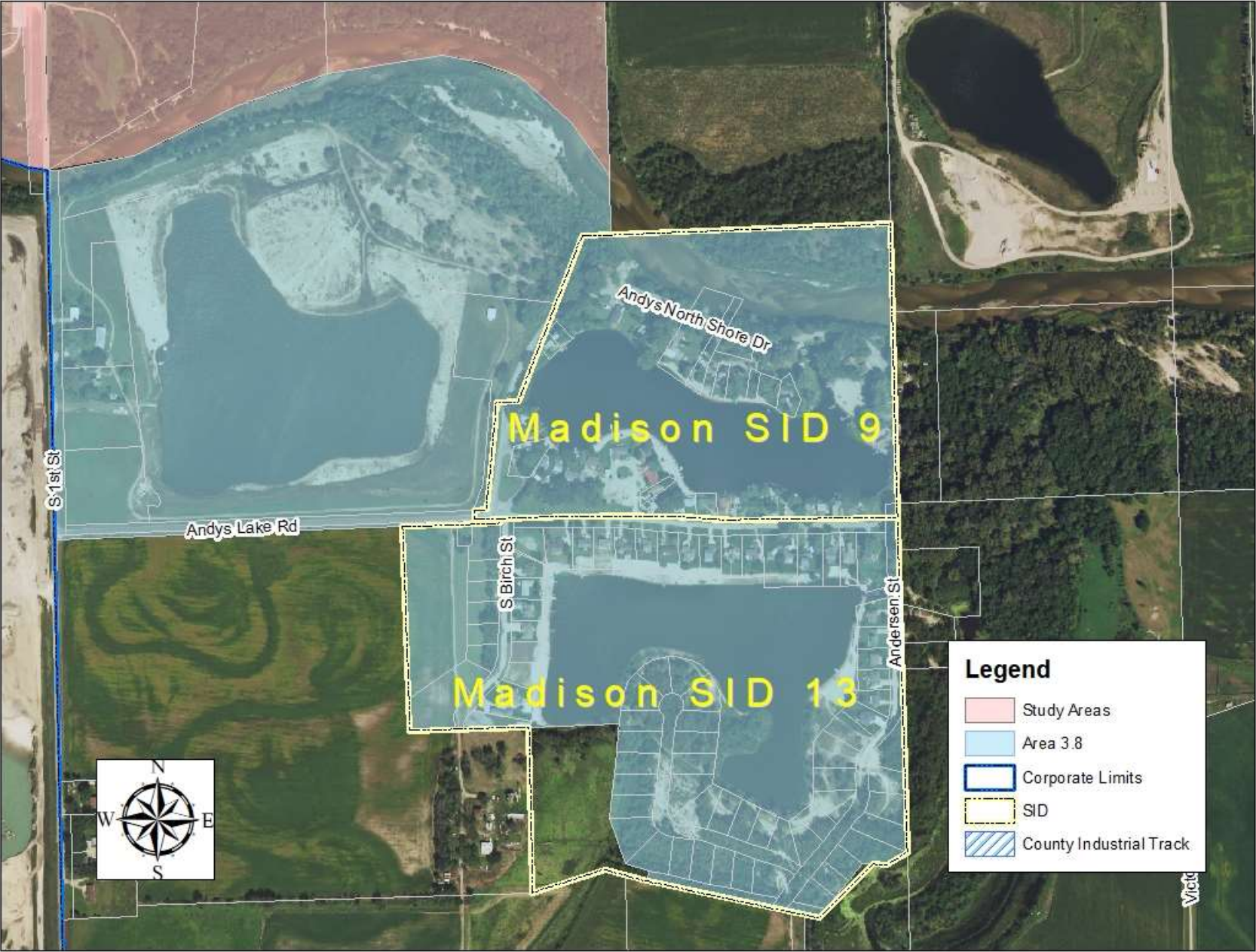
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

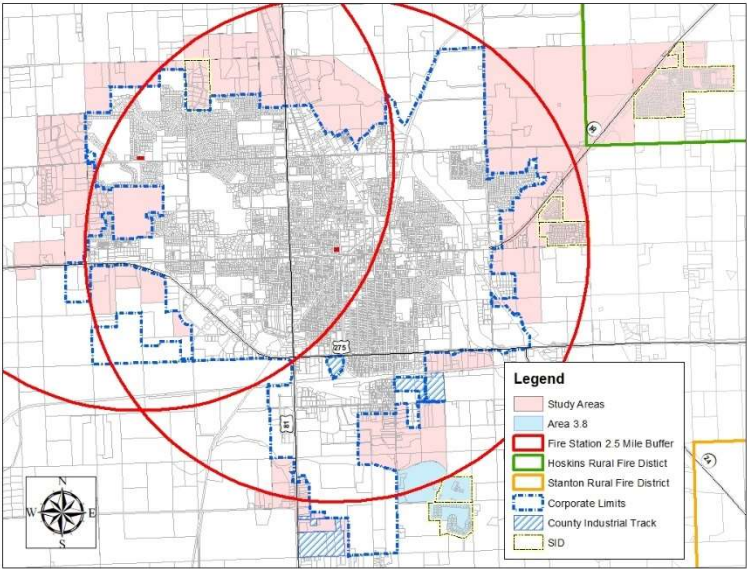
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.8 encompasses approximately 239.64 total acres, of which 169.47 acres are outside the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

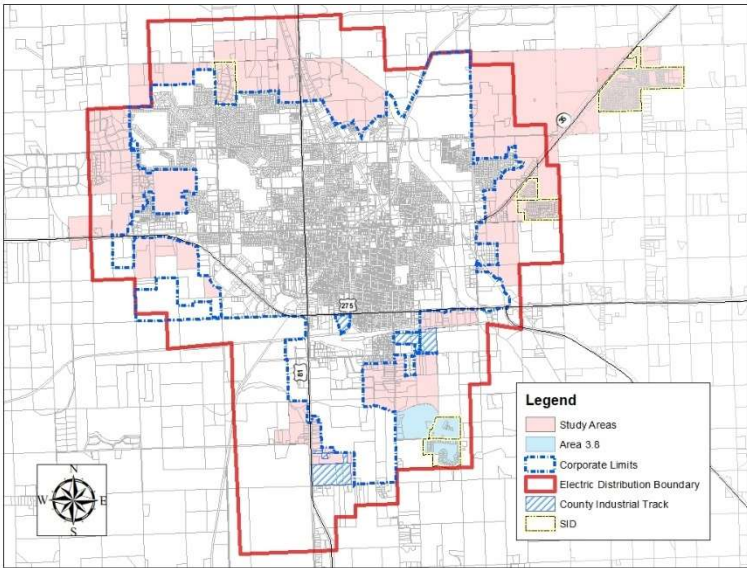
No impact is anticipated as a result of annexation. A majority of Study Area 3.8 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

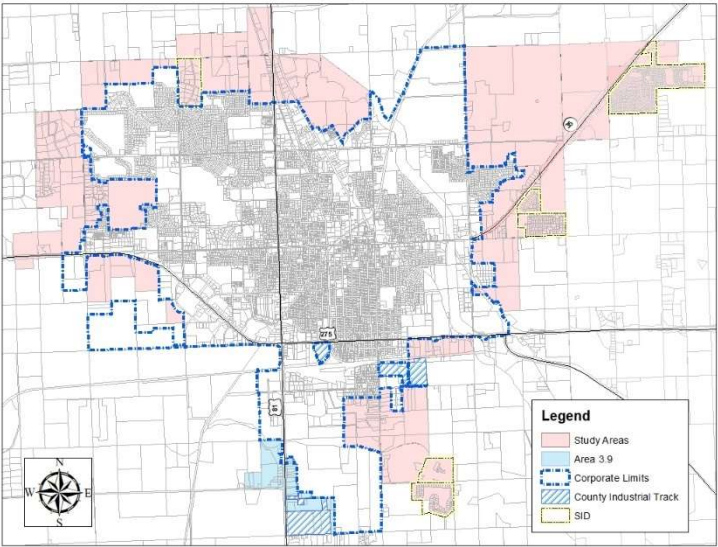
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 3.8 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.9

Norfolk Corporate Limits Study Area 3.9 is generally in the southern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590156462	590156306	590156551	590156624
590085239	590156330	590169645	590156675
590081705	590156349	590099469	590156667
590303122	590165399	590156578	590156659
590303114	590165380	590165402	590156705
590304070	590165372	590165410	590156640
590304062	590165364	590165429	590223933
590156446	590156322	590165437	590213660
590156454	590238868	590211048	590156594
590156338	590156306	590156616	590029037
590156511	590234196	590156608	590212672
590156438	590221752	590213687	590029045
590156357	590291629	590156632	590212702

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.9 has approximately 10,089 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.9 contains approximately 57 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$37,244
Fire Protection	\$18,999
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$66,734
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$123,078

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$23,254
Property Tax - Norfolk General Fund	\$15,207
Property Tax - Norfolk Regional Airport	\$3,250
Property Tax - Norfolk ED Fund	\$2,010
Property Tax - Debt Service Fund	\$2,939
Sales Tax	\$106,901
NPPD Lease	\$21,749
Occupation Tax (Lodging & Resturant)	\$0
NDOT Maintenance Agreement	\$5,145

TOTAL BENEFIT \$180,454

NET COST/BENEFIT \$57,376

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

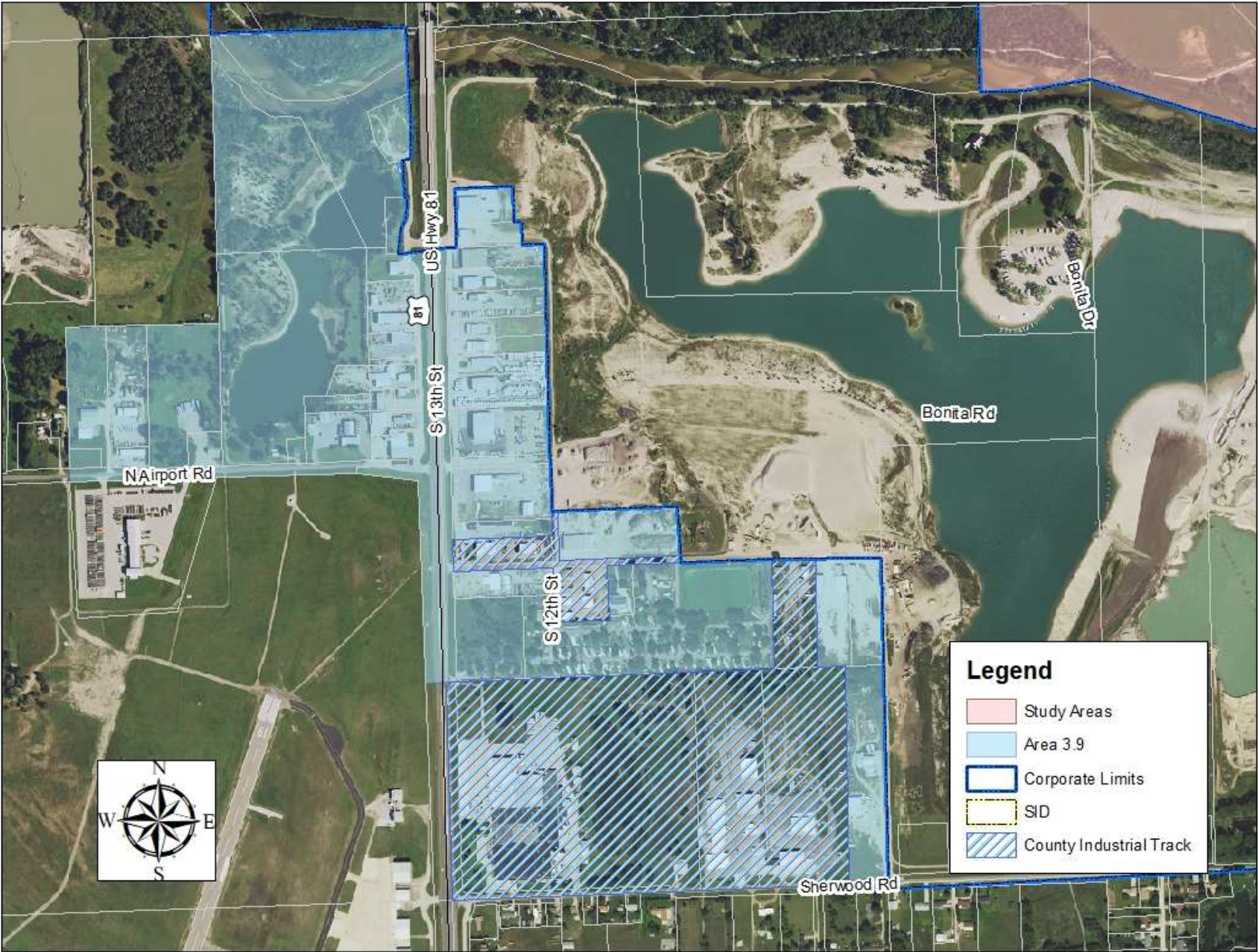
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

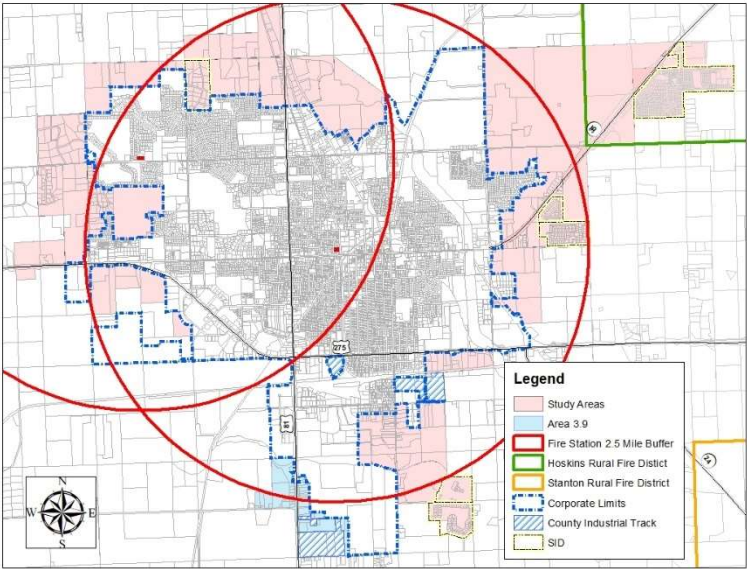
The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.9 encompasses approximately 157.67 total acres, of which 101.42 acres are outside the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.



WATER/WASTEWATER SERVICES

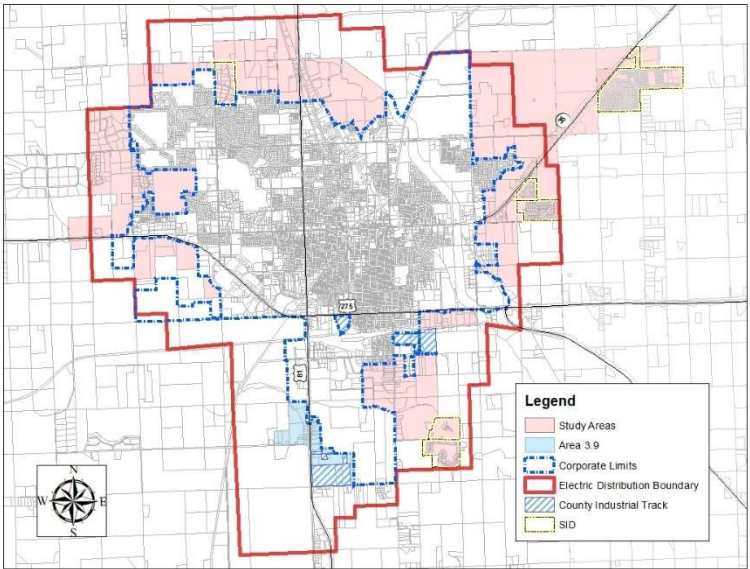
No impact is anticipated as a result of annexation. A majority of Study Area 3.9 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

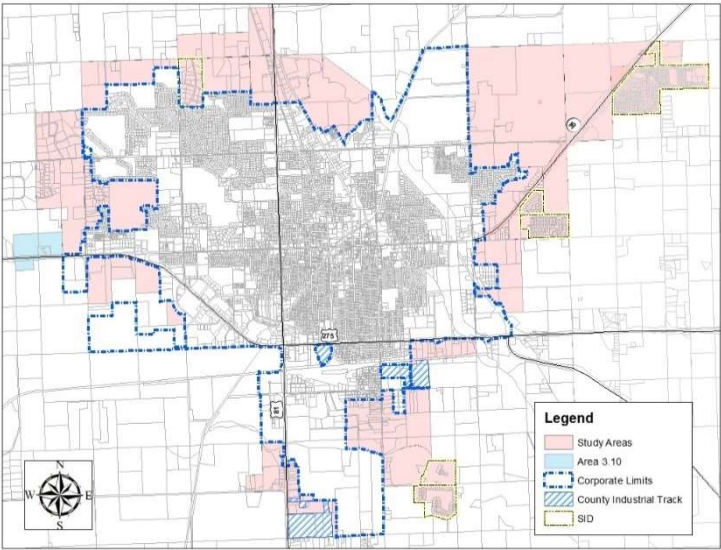
ELECTRIC SERVICES

No impact is anticipated as a result of annexation. All of Study Area 3.9 is currently within the City of Norfolk’s distribution boundary area. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.10

Norfolk Corporate Limits Study Area 3.10 is generally in the western portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

590147099	590169311	590148851	590148850
590194720	590294342	590147226	590148852
590146998	590147099	590147258	

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.10 has approximately 199 +/- feet of adjacent and contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.10 contains approximately 29 acres of unplatted and undeveloped land that is entirely bordered by platted and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$56,582
Fire Protection	\$0
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$51,724
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$108,306

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$18,023
Property Tax - Norfolk General Fund	\$19,322
Property Tax - Norfolk Regional Airport	\$4,130
Property Tax - Norfolk ED Fund	\$2,554
Property Tax - Debt Service Fund	\$3,734
Sales Tax	\$67,775
NPPD Lease	\$12,323
Occupation Tax (Lodging, Restaurants)	\$33,888
NDOT Maintenance Agreement	\$5,355

TOTAL BENEFIT \$167,104

NET COST/BENEFIT \$58,798

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

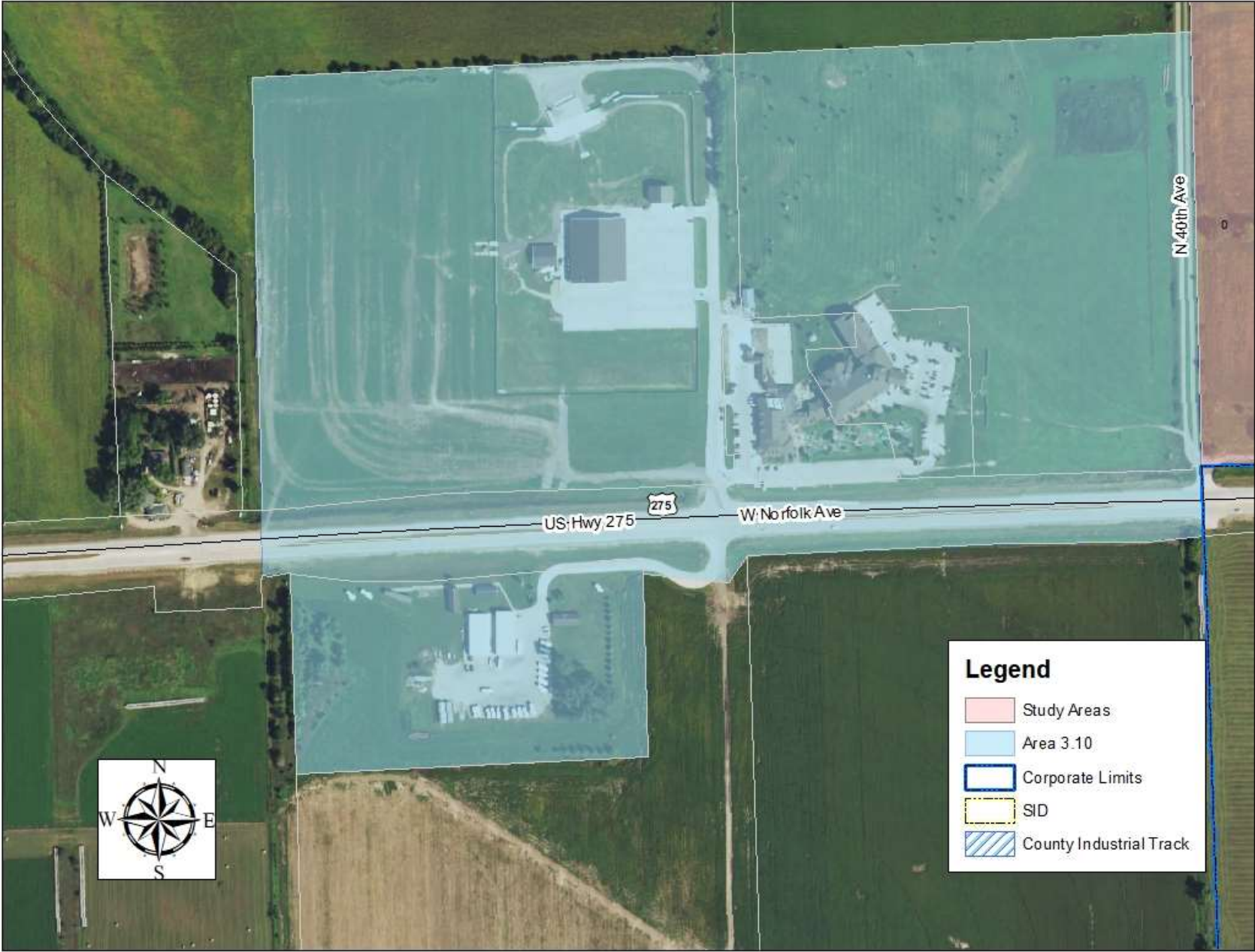
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

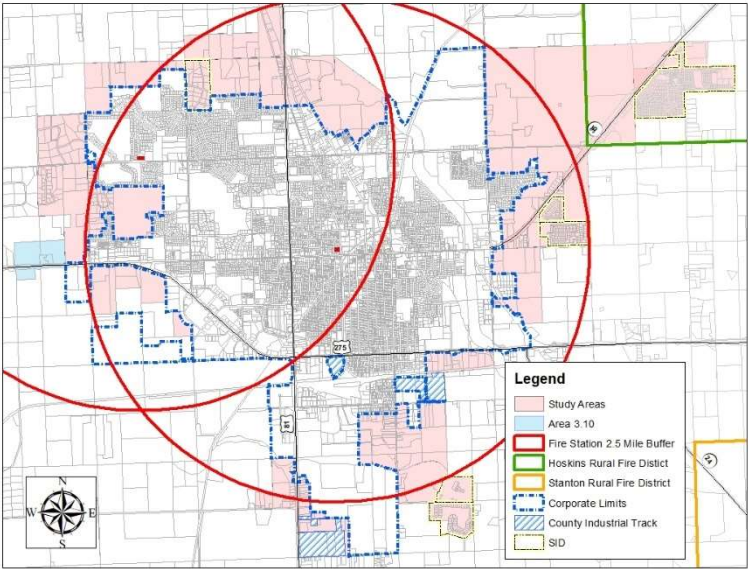
The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Norfolk Rural Fire Protection District has no outstanding bonded indebtedness or other debt; therefore, no impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.10 is entirely within the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 3.10 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and



maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn't be known until the assessment district process is initiated.

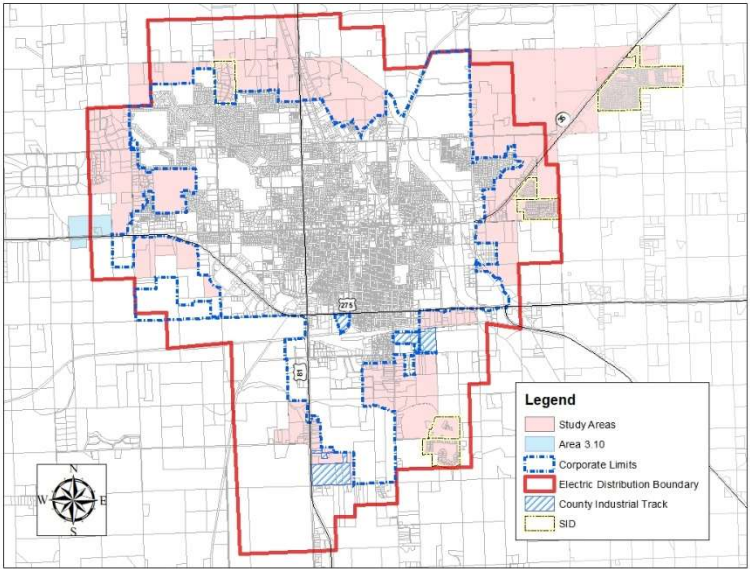
Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, "All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly

connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located."

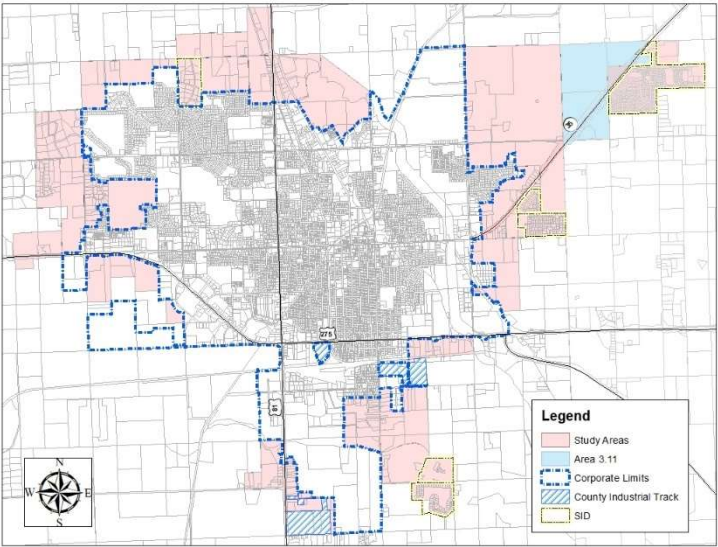
ELECTRIC SERVICES

Study Area 3.10 contains approximately 56.86 acres that is outside the electric service boundary of the City of Norfolk. The City of Norfolk would acquire such distribution facilities within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.11

Norfolk Corporate Limits Study Area 3.11 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

1786.01	1771	1753	1766
1761.01	1770	1753.01	1765
1761	1769	1756.02	1760.01
1775.01	1768	1756	1760
1775	1764	1756.01	1757
1774	1764.01	1762	1762.01
1773	1767	1777	1772
1776			

FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.11 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 1.3, Study Area 1.4, Study Area 1.4.1, Study Area 1.4.2, Study Area 2.10, Study Area 2.11 and/or Study Area 3.3 were simultaneously considered for annexation as Study Area 3.11, Study Area 3.11 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.11 contains approximately 332 acres of unplatted and undeveloped land that is bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public roads, Highway 35 and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$12,176
Fire Protection	\$76,459
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$198,986
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$288,029

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$69,337
Property Tax - Norfolk General Fund	\$5,371
Property Tax - Norfolk Regional Airport	\$1,148
Property Tax - Norfolk ED Fund	\$710
Property Tax - Debt Service Fund	\$1,038
Sales Tax	\$1,302
NPPD Lease	\$7,110
NDOT Maintenance Agreement	\$14,385

TOTAL BENEFIT \$100,401

NET COST/BENEFIT \$187,628

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

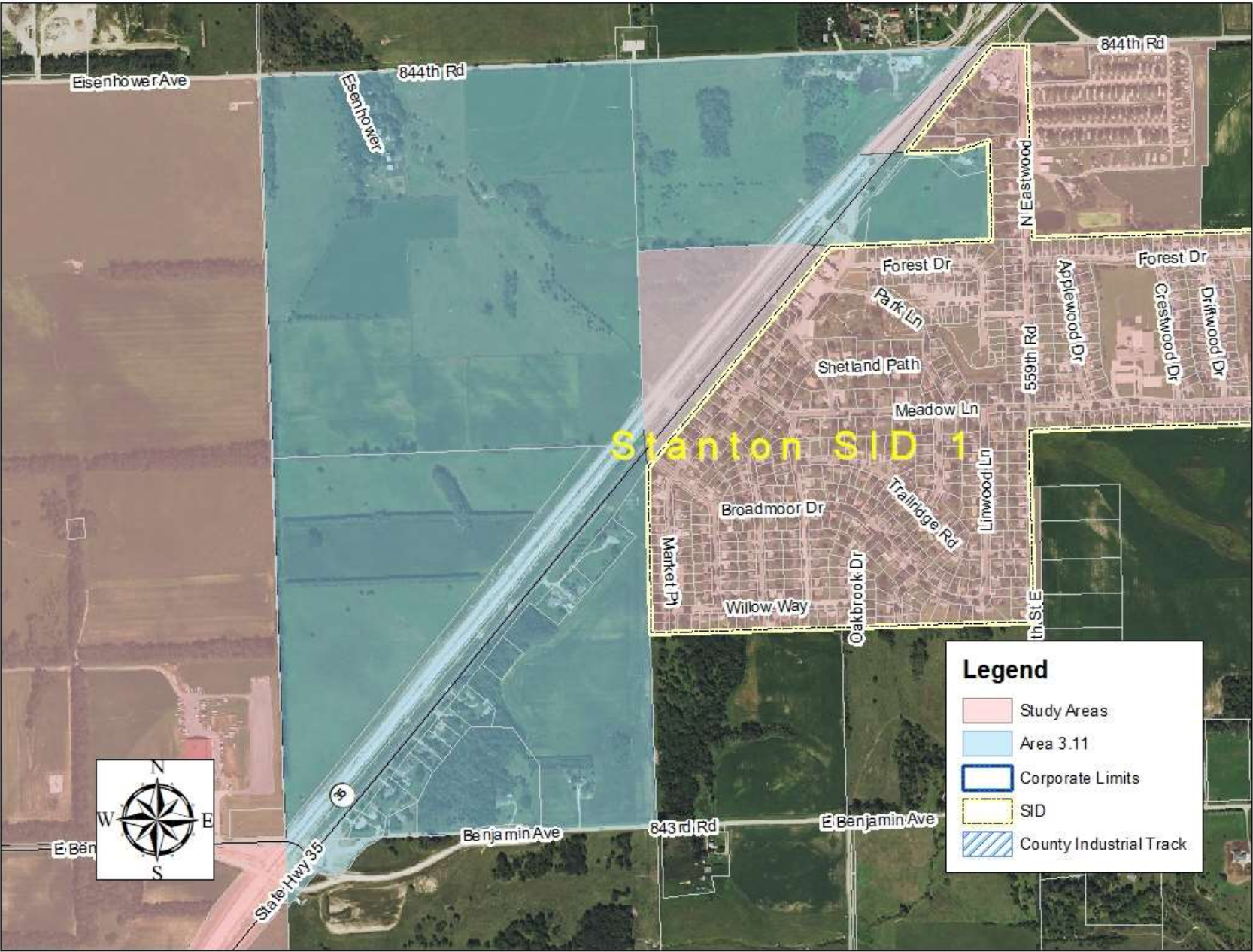
No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

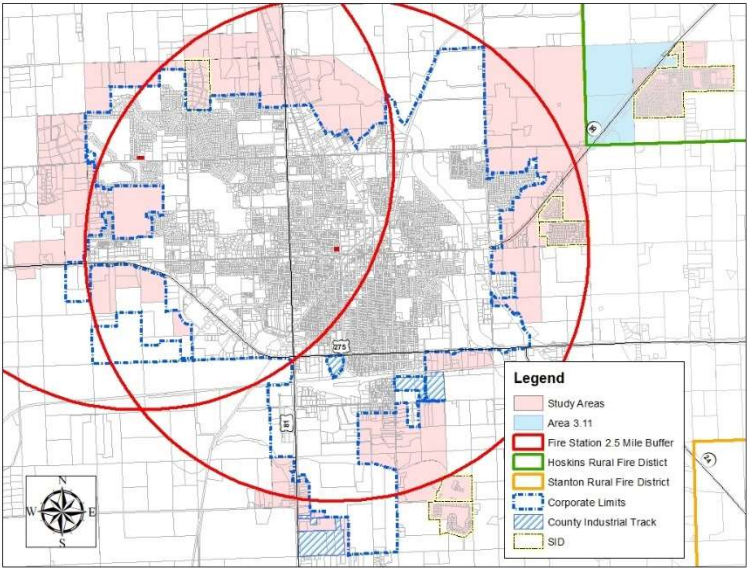
The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Hoskins Rural Fire Protection District has no outstanding bonded indebtedness or other debt, therefore, no debt impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.11 is entirely outside the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

No impact is anticipated as a result of annexation. A majority of Study Area 3.11 is currently served by the City of Norfolk’s water and wastewater system. Connection to City’s wastewater system is available and, once connected, will generate water/wastewater utility user fees. Operations and



maintenance (O&M) costs for water and wastewater would be generally offset by user fees. Additional local water and sewer lines would not be provided unless an assessment district were established and approved by the City Council. Final design and cost of the water/wastewater infrastructure wouldn’t be known until the assessment district process is initiated.

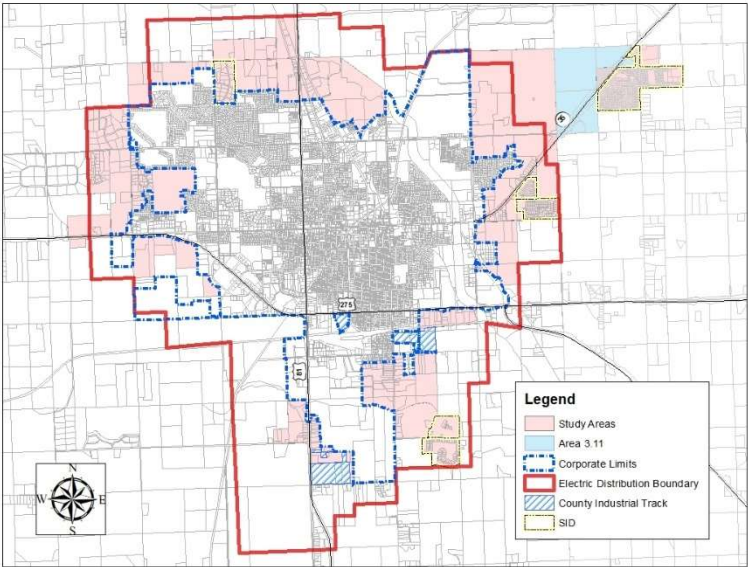
Individual septic systems could remain after review by the health official and public works director; however annexed properties containing a habitable building and/or structure within 300 feet of an available city sewer line would be required to connect to city sewer, per Norfolk Municipal Code Sec. 26-57.

The City of Norfolk does not have water service connection requirements for private water wells owners/users. It is recommended that the City of Norfolk expand the sanitary sewer connection requirement to require a water connection. Such language could read, “All premises, including commercial or industrial businesses, or premises which are habitable or used for human occupancy within the City limits shall be directly

connected to a public water distribution main and the public sewer system where these mains are available within three hundred (300) feet of any part of the premises upon which the occupied premise or habitable dwelling is located.”

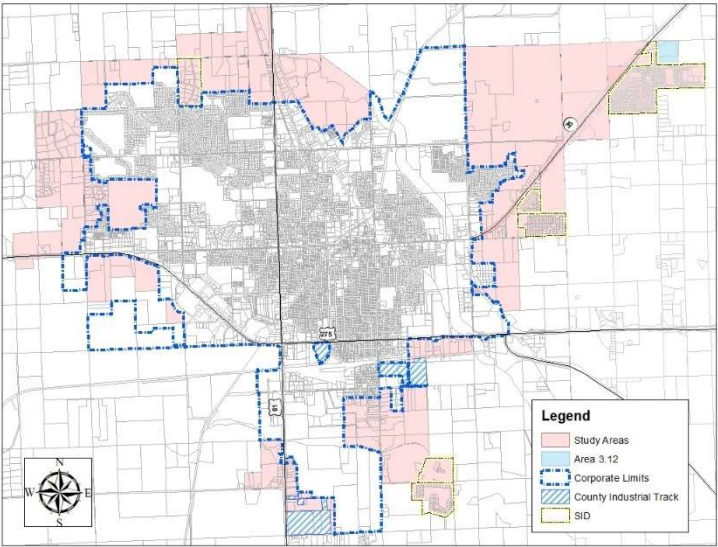
ELECTRIC SERVICES

Study Area 3.11 entirely outside the electric service boundary of the City of Norfolk. The City of Norfolk would acquire such distribution facilities within a period of one year and payment shall be made in respect to the value of any such facilities' customers or certified service area being transferred. Nebraska Public Power District (NPPD) leases the City of Norfolk’s electrical distribution system at a rate of 12% their revenues. Also, NPPD operate and maintains the City of Norfolk’s electrical distribution system.



STUDY AREA 3.12

Norfolk Corporate Limits Study Area 3.12 is generally in the eastern portion of Norfolk, as detailed in the map on this page.



PROPERTY PARCELS

1747	1749	1747.01	1749.01
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FINDINGS

CONTIGUOUS OR ADJACENT

Study Area 3.12 is not adjacent and does not have contiguous border to the corporate limits of the City of Norfolk, Nebraska, as detailed in the map on this page. The Study Area does not satisfy the definition of adjacent and contiguous. However, if Study Area 1.3, Study Area 1.4, Study Area 1.4.1, Study Area 1.4.2, Study Area 2.10, Study Area 2.11, Study Area 3.3, Study Area 3.4 and/or Study Area 3.11 were simultaneously considered for annexation as Study Area 3.12, Study Area 3.12 would satisfy the definition of adjacent and contiguous.

URBAN OR SUBURBAN IN CHARACTER

Study Area 3.12 contains approximately 15 acres of unplatted and undeveloped land that is entirely bordered by platted land and developed residential structures. In addition, the unplatted and undeveloped land exceeds its value as agriculture land because public road and utility infrastructure is adjacent and installed to adequately develop the property. The Study Area does satisfy the legal requirements of R.S.S. 16-117 and Nebraska case law regarding the “urban and suburban in character.”

Cost

	Annual Cost Impact
Police Services	\$63,744
Fire Protection	\$7,366
Emergency Medical Services	\$0
Wastewater	\$0
Water	\$0
Road and Street	\$20,284
Parks, Playground and Swimming Pool	\$0
Building Regulations	\$0
Code Compliance	\$0
Library	\$0
School District	\$0
SID Debt Service	\$0

TOTAL COST \$91,433

Benefit

	Annual Benefit
City Highway Allocation Fund (CHAF)	\$7,068
Property Tax - Norfolk General Fund	\$835
Property Tax - Norfolk Regional Airport	\$178
Property Tax - Norfolk ED Fund	\$110
Property Tax - Debt Service Fund	\$161
Sales Tax	\$6,817
NPPD Lease	\$37,224
NDOT Maintenance Agreement	\$0

TOTAL BENEFIT \$52,394

NET COST/BENEFIT \$39,039

IMPACT TO PUBLIC SERVICES

ROAD AND STREET SERVICES

The City of Norfolk, Public Works Department, will maintain public streets over which the City has jurisdiction. Such services include snow and ice clearing, road construction and repair. The City of Norfolk collects City Highway Allocation Funds to support equipment, materials and staff time for road construction and repair. Also, the City of Norfolk has a maintenance agreement with the State of Nebraska to maintain State Highways that are within the City of Norfolk’s corporate limits.

The public street would not be improved to City standards unless an assessment district were established and approved by the City Council. The City is not responsible for costs to upgrade a gravel road to urban standards as these costs would be fully covered by the assessment district.

PARKS AND RECREATION SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides parks and recreation to anyone that wishes to participate, including those that reside outside the corporate limits.

BUILDING REGULATIONS AND CODE COMPLIANCE

No impact is anticipated as a result of annexation. The City of Norfolk currently enforces building regulations and code compliance within the Extraterritorial Zoning Jurisdiction and the Study Area is currently subject to Norfolk building and code regulations.

LIBRARY SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk currently provides library services and does not charge a non-resident fee to individuals living outside the City of Norfolk’s corporate limits.



POLICE PROTECTION SERVICES

The City of Norfolk Police Department shall provide protection and law enforcement within the corporate limits and areas that may be annexed. Police protection services were studied on a population per officer basis, which is one officer per 660 citizens/persons.

FIRE PROTECTION SERVICES

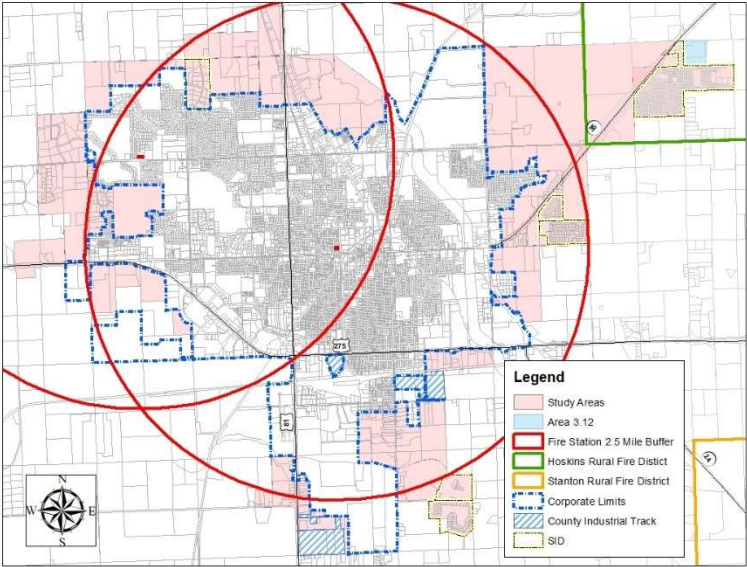
The City of Norfolk Fire Department shall provide protection within the corporate limits and areas that may be annexed. The City of Norfolk Fire Department has two (2) staffed and equipped fire department structures. Per Nebraska Revised State Statute 35-514, the City of Norfolk is required to compensate rural fire districts that lose area as a result of annexation. This payment is based on assessed value of the annexed area as a proportion of the net debt of the fire district. Hoskins Rural Fire Protection District has no outstanding bonded indebtedness or other debt, therefore, no debt impact is anticipated as a result of annexation. Also, fire protection services were studied on a 2.5-mile radius from a Fire Station. Study Area 3.12 is entirely outside the fire protection radius.

EMERGENCY MEDICAL SERVICES

No impact is anticipated as a result of annexation. The City of Norfolk Fire Department is the current provider of local emergency medical service (EMS) in the city and areas outside the city. The EMS service boundary is the Norfolk Rural Fire District boundary. Also, the City of Norfolk is the accounts receivable and billing agent for EMS.

WATER/WASTEWATER SERVICES

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