

Agenda Packet

NORFOLK PLANNING COMMISSION

Wednesday, September 6, 2023
7:30 a.m.

Created 9/1/2023 9:32 AM

**NOTICE OF MEETING
CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the Norfolk Planning Commission of the City of Norfolk, Nebraska, will be held at 7:30 a.m. on Wednesday, September 6, 2023, in the Council Chambers, 309 N. 5th Street, which meeting will be open to the public.

An agenda for such meeting, kept continually current, is available at the City of Norfolk Administration Building, located at 309 N 5th Street, Norfolk, Nebraska during normal business hours.

AGENDA
NORFOLK PLANNING COMMISSION

September 06, 2023

CALL TO ORDER

1. 7:30 a.m. Call meeting to order.
2. Inform the public about the location of the Open Meetings Act posted in the Council Chambers and accessible to members of the public
3. Roll call.

CURRENT BUSINESS

4. Approval of full agenda. **Motion**
5. Consideration of approval of the minutes of the August 22, 2023 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

6. Public hearing at the request of JFT, INC., to consider a zoning change from R-2 (One and Two Family Residential District) to R-3 (Multiple-Family Residential District) on property addressed as 922 S. 4th Street.
7. Consideration of recommendation of a zoning change from R-2 (One and Two Family Residential District) to R-3 (Multiple-Family Residential District) on property addressed as 922 S. 4th Street. **Motion**
8. Public hearing at the request of Guaranteed Landscaping & Sprinklers, LLC, Nebraska limited liability company, for a Conditional Use Permit for landscape contracting services on property addressed as 3705 S. 13th Street.
9. Consideration to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for a landscaping contracting service on property addressed as 3705 S. 13th Street. **Motion**
10. Public hearing to consider Wyndham Hills Area Study.
11. Consideration of recommendation of the Wyndham Hills Area Study. **Motion**

OTHER BUSINESS

12. Consideration to recommend approval of the 2024-2033 Capital Improvement Program which includes the 2023-2028 One and Six-Year Street Improvements Plan. **Motion**
13. Open topics on any concerns the Commission has towards current and future planning for the City. No action can be taken on matters discussed.

PLANNING COMMISSION MEETING

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 22th day of August, 2023, beginning at 7:30 a.m.

Roll call found the following Commission Members present: Dirk Waite, Chad Bryant, Brandon Franklin, Kaycee Kube, Martin Griffith, Jordan Mason, and Cody Ronnfeldt. Absent: Dan Spray.

Staff members present were: Valerie Grimes, City Planner; Anna Allen, Assistant City Engineer; Steven Rames, City Engineer; Sarah Wortmann, Planning Commission Secretary; and Katelyn Palmer, Permits Technician.

Planning Commission Vice-Chair, Dirk Waite presided and the Planning Commission Secretary Katelyn Palmer digitally recorded the audio of the proceedings.

Vice-Chair Waite called the meeting to order and informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Chair and all members of the Commission and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was opened to the public.

Current Business

Commissioner Griffith moved, seconded by Commissioner Bryant to approve the full agenda.

Roll Call: Commission Members: Ayes: Waite, Bryant, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (7-0).

Commissioner Griffith moved, seconded by Commissioner Ronnfeldt to approve the August 8, 2023 meeting minutes, with the correction of the word Statue to Statute on page 7 and the correction of Commissioner Griffith stating “that many restaurants and bars downtown utilize *public* parking” page 9.

Roll Call: Commission Members: Ayes: Waite, Bryant, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (7-0).

Resolution No. 2023PC-6

Conditional Use Permit – Storage facility

1806 E. Omaha Ave | Bernard G & Carol J Wrede, Trustees of the Bernard & Carol Wrede Living Trust

Vice-Chair Waite read into record the terms of the Conditional Use Permit.

Commissioner Ronnfeldt moved, seconded by Commissioner Bryant to approve Resolution No. 2023PC-6 for a Conditional Use Permit for a storage facility on property addressed as 1806 E. Omaha Ave.

Roll Call: Commission Members: Ayes: Waite, Bryant, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (7-0).

Public Hearings

Public Hearing

Downtown Area Study

Vice-Chair Waite opened the public hearing at 7:37 a.m. to consider the Downtown Area Study.

Jeffrey Ray, JEO Consulting Group, explained that under The Nebraska Community Development Law, you can create a Blighted & Substandard determination study for two reasons: One is for the use of Tax Increment Financing (TIF) and the other is for the removal of blighted & substandard under federal HUD guidelines for downtown revitalization, which is what is behind this Blighted & Substandard Downtown Area Study.

Jeffrey Ray also explained that the study hits nearly all the criteria needed to be blighted and substandard. The average age of the buildings in the area are over 40 years old and 71% of the structures are defined as deteriorating. The summary page found on page 20 of the study indicates that 9 of the 12 blight criteria were met, and 3 of the 4 substandard criteria were met.

City Planner, Valerie Grimes, also confirmed that this is just an update to the current Blighted & Substandard study, due to a grant with the Economic Development, as the current study is over 10 years old. Ray also confirmed there is no plan currently for Tax Increment Financing (TIF) in the Downtown area.

No one else spoke in favor or opposition of the request and Vice-Chair Waite closed the public hearing at 7:52 a.m.

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of the Downtown Area Study.

Roll Call: Commission Members: Ayes: Waite, Bryant, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (7-0).

Plats/Subdivisions

Leon's Addition – Final Plat

LaVern Schroeder, representing the applicant, explained that there is a large lot with a house and garage currently, and they are wanting to split the area into two tracts to eventually have a second building.

Commissioner Ronnfeldt moved, seconded by Commissioner Mason to recommend approval of the final plat of Leon's Addition.

Roll Call: Commission Members: Ayes: Waite, Bryant, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (7-0).

Other Business

City Planner, Valerie Grimes presented the July 2023 Building Permit Report.

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:55 a.m.

Katelyn Palmer, Norfolk Pro Tem Planning Commission Secretary

Dirk Waite, Norfolk Planning Commission Vice-Chair



309 N 5th St
Norfolk, NE 68701
P402-844-2280 F402-844-2028
www.norfolkne.gov

For Office Use Only	Date Rec'd	8-7-23
	Fee	\$ 325.00
	Rec'd by	VP

ZONING CHANGE APPLICATION

Applicant: JFT Inc 206 W. Cedar Ave..
 Name Address
402.992.3186 trishgreytg4@gmail.com
 Phone Email

*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

Contact: Stacy Sullivan
 (other than Stacy Sullivan Name Address
 applicant) (402) 922-598 stacy@keytosolutions.com
(402) 920-3383 stbrock016@gmail.com
 Phone Email

Current Zoning: R-2 Proposed Zoning: R-3
 *If applying for M-U (Mixed Use) District, a copy of the plan must be submitted with the application.

Location of Property: 922 S. 4th St.

Legal Description: Rosewalk Fourth Addition, Lot 6, Block 4

Property Area, Square feet and/or Acres: 11,136 SF

Use of Adjoining Properties:
 North: Residential East: Residential South: Residential West: Residential

Authentisign
Trisha Grey
 8/1/2023 2:27:58 PM CDT
 Signature of Owner

Authorized Agent

Trisha Grey
 Printed Name of Owner

OR

Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5th Street; Norfolk, NE 68701



309 N 5th St
Norfolk, NE 68701
P402-844-2280 F402-844-2028
www.norfolkne.gov

**ZONING CHANGE
JUSTIFICATION FORM**

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

Single family

2. Does the zone change request conform to the Comprehensive Plan?

No

3. Is the proposed property in the Floodplain hazard area as delineated under the Federal Flood Insurance program?

No

4. What is the justification for the zone change as it relates to the overall Land Use?

Already R2 zone. Would like to add 1 more unit

5. How would this zoning district conform with adjacent properties' zoning?

R3 zoning in within 1/2 blocks

6. What is the general character of the area?

residential

7. Is adequate sewer and water available? How do you propose to provide adequate public utilities?

Yes already available

Return Completed forms to: Norfolk Planning Department; 309 N 5th Street; Norfolk, NE 68701

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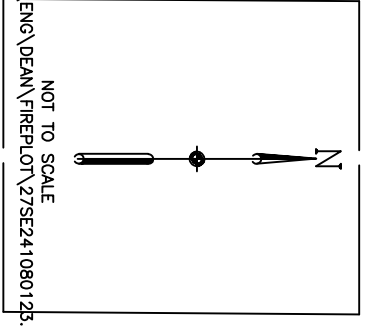
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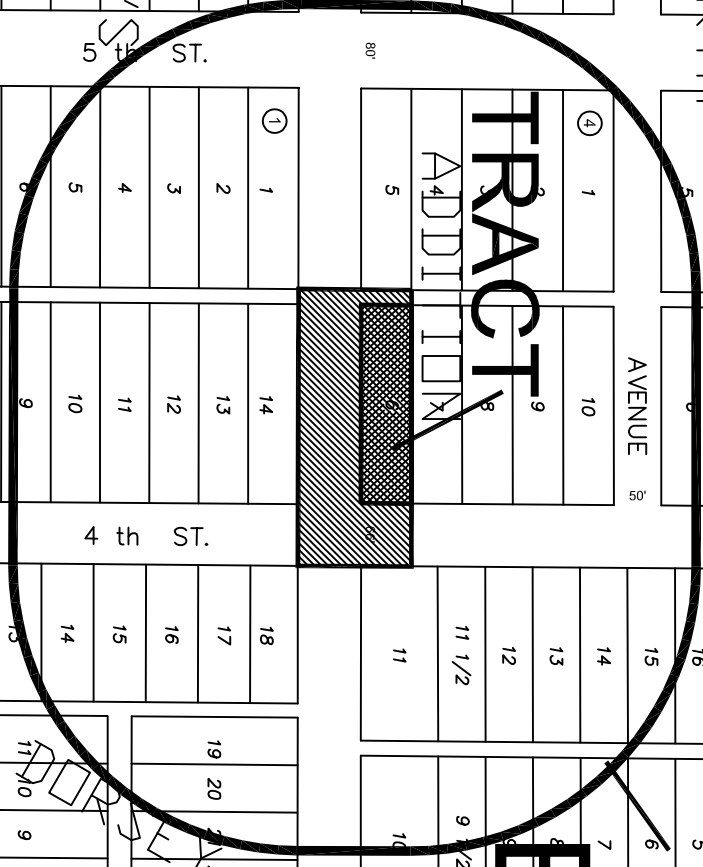
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Public Hearing

The Norfolk Planning Commission will hold a public hearing on Wednesday, September 6, 2023 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of JFT, INC, to consider a zoning change from R-2 (One and Two Family Residential District) to R-3 (Multiple-Family Residential District) on property addressed as 922 S. 4th St., legally described as follows:

Lot 6, Blk 4, Pasewalk's Fourth Addition, Norfolk, Madison County, Nebraska.

Publish (August 25, 2023)
1 P.O.P.

For Office Use Only	Date Rec'd <u>9/21/23</u>
	Fee \$ <u>325</u>
	Rec'd by <u>UG</u>

**CONDITIONAL USE
PERMIT APPLICATION**

Applicant: Guaranteed Landscaping & Sprinklers 3705 S 13th St
 Name 402-750-7176 Address alex@glsnorfolk.com
 Phone _____ Email _____

*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

Contact: Alex Weaver 3705 S 13th St
 (other than Name Address
 applicant) 402-750-7176 alex@glsnorfolk.com
 Phone _____ Email _____

Present Use of Property: Operating a landscape company

Desired Use of Property: Operating a landscape company

Timeframe of Request: Perpetual Issued for 5 years

Location of Property: 3705 S. 13th St

Legal Description: PT W1/2 SW1/4 25-24-2 23.88 AC

Property Area, Square feet and/or Acres: 23.88 acres

General Character of the area: Ag Zoning. Surrounded by commercial and other Ag



Signature of Owner

Alex Weaver

Printed Name of Owner

OR

Authorized Agent

Printed Name of Authorized Agent

**CONDITIONAL USE PERMIT
JUSTIFICATION FORM**

1. What is the current zoning district?

Ag

2. For what specific use are you requesting the permit?

Operate landscape company

3. Will it be necessary to build a new structure? Yes No

4. What makes the location of the proposed permit appropriate in relation to the adjacent properties?

Surrounded by ag and commercial properties. Main highway. Good access.

5. Is screening or buffering required? Yes No

If yes, explain type _____

6. Is the ingress & egress to the property and proposed structure adequate? Yes No

If no, explain traffic flow solutions _____

7. Are off-street parking and/or loading areas required? Yes No

If yes, explain traffic flow _____

8. Describe the current traffic of the area and the effect the proposed permit will have on traffic patterns.

9. Are any signs or exterior lighting required? Yes No

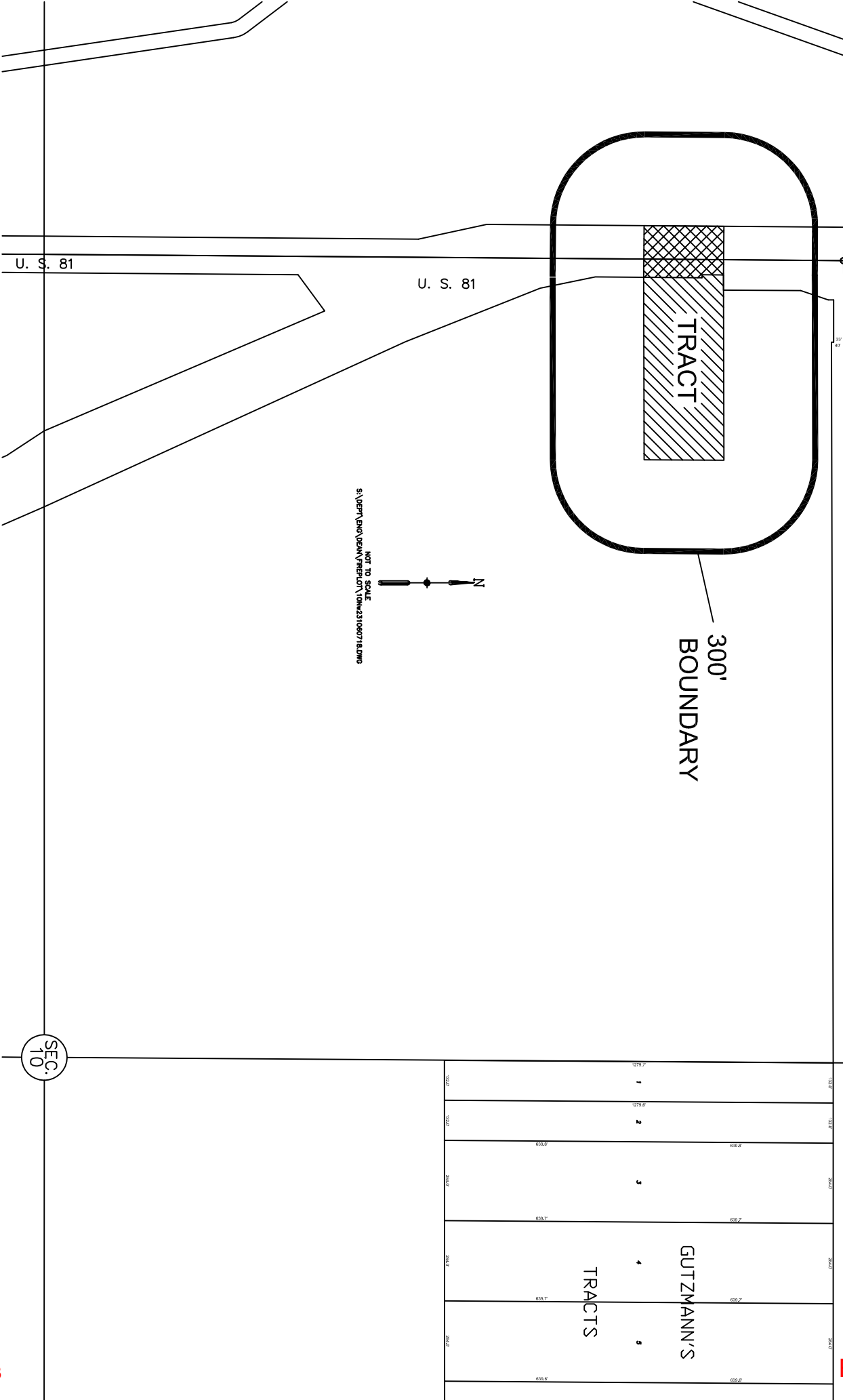
If yes, explain _____

10. Are utilities property located? Yes No

Explain location and closest availability _____

11. Adequate water and sewer available? Yes No

12. Will required yards & other open spaces be observed with the permit? Yes No



Public Hearing

The Norfolk Planning Commission will hold a public hearing on Wednesday, September 6, 2023 at 7:30 a.m. in the City Council Chambers, 309 N. 5th Street, Norfolk, Nebraska at the request of Guaranteed Landscaping & Sprinklers, L.L.C., Nebraska limited liability company, for a Conditional Use Permit for a landscape contracting services on property addressed as 3705 S. 13th St., legally described as follows:

A parcel of land lying wholly in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section Ten. Township Twenty-three North, Range One West of the Sixth Principal Meridian, Madison County, Nebraska, more particularly described as follows: Beginning at a point 395.0 feet South and 50.0 feet East of the Northwest Corner of said Section Ten; thence proceeding East on a line parallel with the North line of said Section Ten, 610.1 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter of the Northwest Quarter; thence South on said line 263.2 feet to the South line of said Northwest Quarter of the Northwest Quarter of the Northwest Quarter; thence West 610.2 feet; thence North 262.94 feet to the point of beginning.

Publish (August 25, 2023)
1 P.O.P

Public Hearing

The Planning Commission of the City of Norfolk, Nebraska will hold a public hearing on Wednesday, September 6, 2023 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska to hear comments regarding the Wyndham Hills Area Blight and Substandard Study.

The map can be found at:

<https://norfolkne.gov/government/departments/planning-and-development/blight-studies-and-redevelopment-projects/wyndham-hills-area-study.html>

Publish (August 18 and August 25, 2023)
2 P.O.P.'s

2023

City of Norfolk Wyndham Hills Area Study



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This Wyndham Hills Area blight and substandard study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Norfolk's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Norfolk finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Wyndham Hills Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, physical and other constraints, buildings, and structures within the designated study area in the City of Norfolk to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Norfolk to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Norfolk must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads:

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses.

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

Substandard and Blight Eligibility Analysis

Designated Study Area

The designated study area is property within the corporate limits for evaluation pursuant to the Community Development Law. The area is a residential district. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Norfolk can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Norfolk can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Norfolk is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Norfolk can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. **Dilapidation/deterioration***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Age or obsolescence**
Estimate age of structures (40+ years criteria)
3. **Inadequate provision for ventilation, light, air, sanitation, or open spaces**
Overall sight conditions
 - Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.
4. **Other substandard conditions**
 - (a) High density of population and overcrowding (census); or
 - (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns,

inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access including sidewalks
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots
 - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris, and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting
 - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

- 10. The existence of conditions which endanger life or property by fire or other causes**
Examine conditions which endanger life or property
- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
- 11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**
Economic and/or socially undesirable land uses
- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.
- 12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**
- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
 - (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
 - (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
 - (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
 - (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind- or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

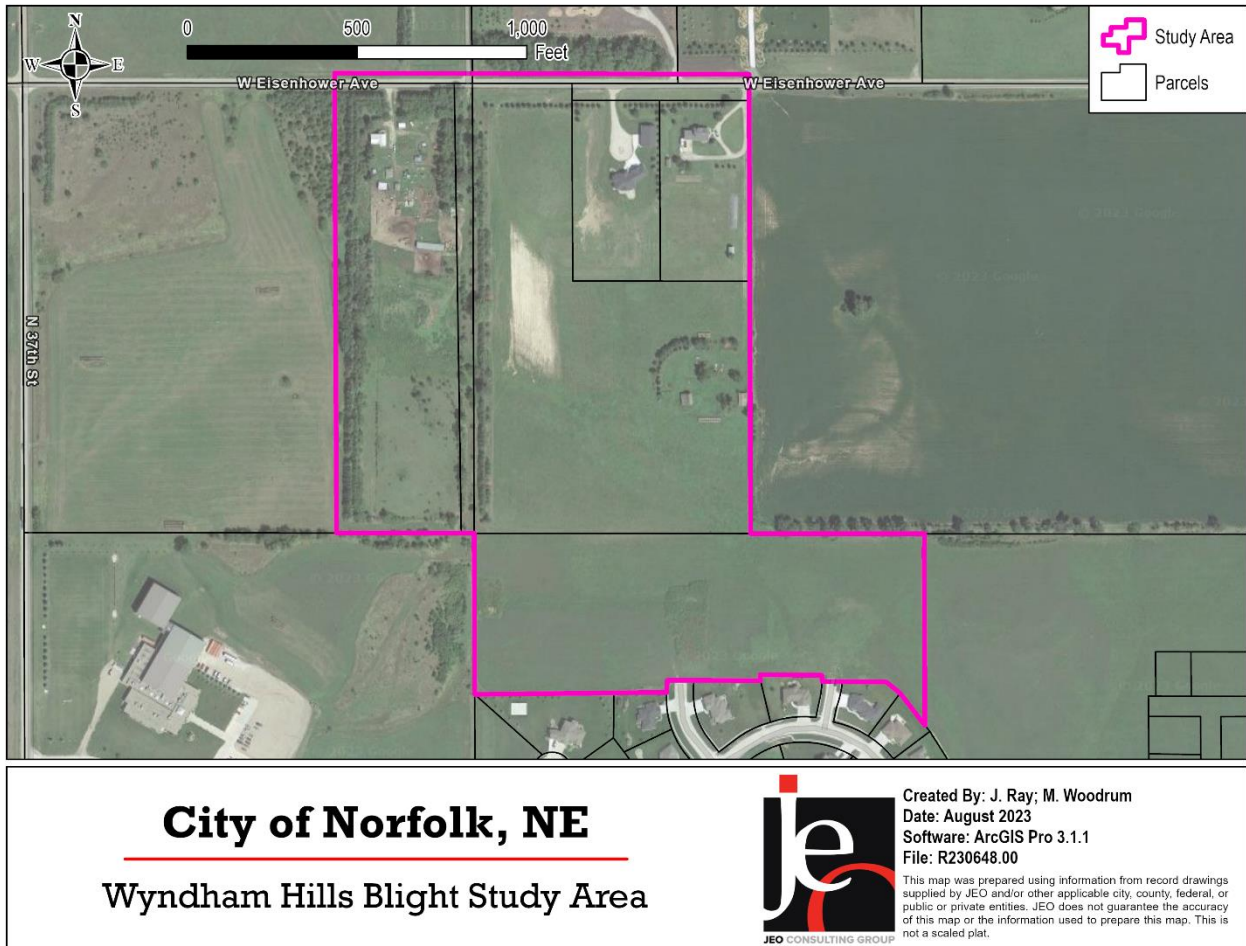
Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 51.72 acres. The following legal description delineates the Recommended Area

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17 AND IN THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE SIXTH P.M., IN MADISON COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTHERLY ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EISENHOWER AVENUE AND THE POINT OF BEGINNING. THENCE EASTERLY ON THE SAID NORTHERLY LINE RIGHT-OF-WAY LINE, 815 FEET, MORE OR LESS TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2, FEILMEIER'S EISENHOWER AVENUE ADDITION TO MADISON COUNTY; THENCE SOUTHERLY ON SAID EAST LINE AND ITS NORTHERLY EXTENSION, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE CONTINUING SOUTHERLY, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE EASTERLY ON SAID NORTH LINE, TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, TO NORTHERLY LINE OF WYNDHAM HILLS ADDITION TO THE CITY OF NORFOLK; THENCE WESTERLY ON SAID NORTHERLY LINE, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ON SAID EAST LINE, TO A POINT 11 FEET, MORE OR LESS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WESTERLY 363 FEET, MORE OR LESS; THENCE NORTHERLY PARALLEL WITH AND 363 FEET, MORE OR LESS, DISTANT FROM THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE CONTINUING NORTHERLY TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST EISENHOWER AVENUE; THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

Findings and Contributing Factors

The intent of this study is to determine whether the Wyndham Hills Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on Tuesday, April 11, 2023, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Wyndham Hills Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the Wyndham Hills Area Blight Study Area based upon the statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the Wyndham Hills Area Blight Study Area.

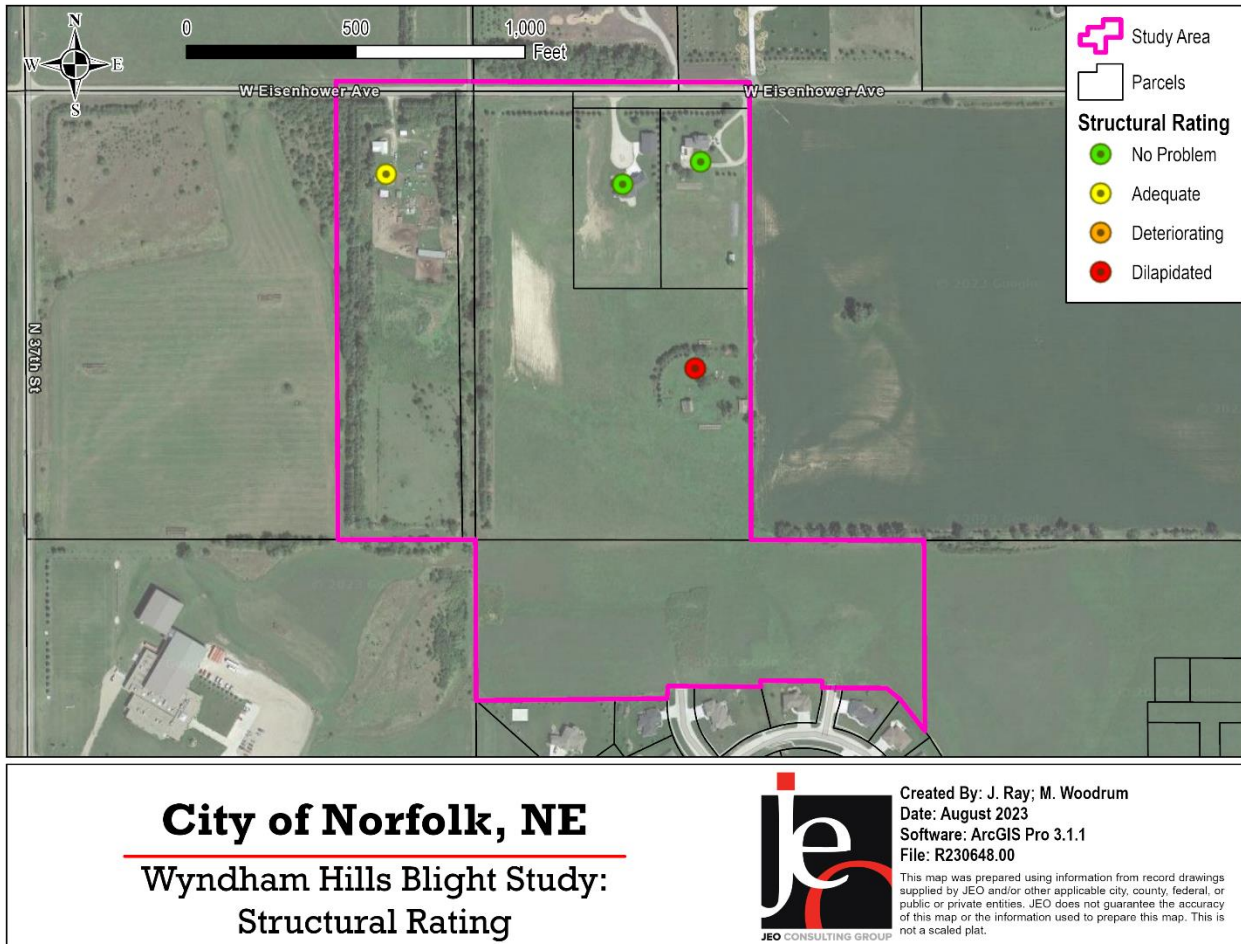
BLIGHTED CRITERIA CONDITIONS

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

Substantial Number of Deteriorated or Deteriorating Structures

As a rule, the primary structure for each parcel within the Wyndham Hills Area Blight Study Area was examined. A total of 2 of 4 structures or 50% of the structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of the structural ratings within the study area. This is not considered a significant contributing factor.

Figure 2, Structural Rating



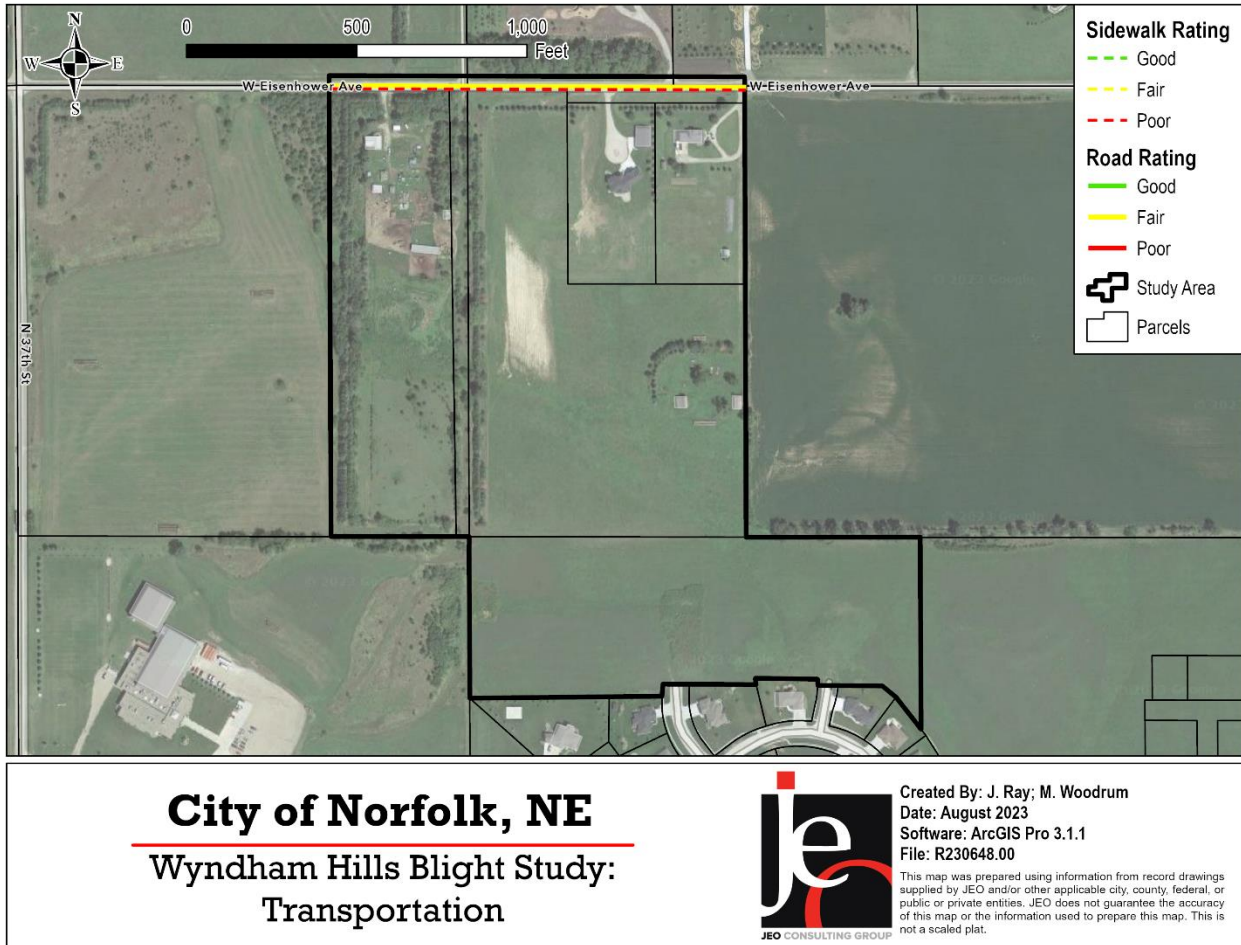
Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street conditions and accessibility within the Wyndham Hills Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The noted deficiencies are: poor surface condition, missing or incomplete Streets; and the vast majority of the area is missing sidewalks. The transportation infrastructure conditions are illustrated on Figure 3.

Overall, the Wyndham Hills Area Blight Study Area has limited connectivity with the adjacent street and lacks an efficient transportation network. Due to the lack of connectivity and sidewalks, this is considered a contributing factor.

Figure 3, Transportation



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Throughout the Wyndham Hills Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or too narrow and have limited use due to size and shape. In addition, the area lacks infrastructure improvements for drainage, accessibility, and usefulness. Overall, this factor is considered to be contributing factor.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Debris

Debris piles were noted in the field analysis in five locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease. In addition, the debris piles could pose a fire hazard to nearby structures and residents.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Drainage

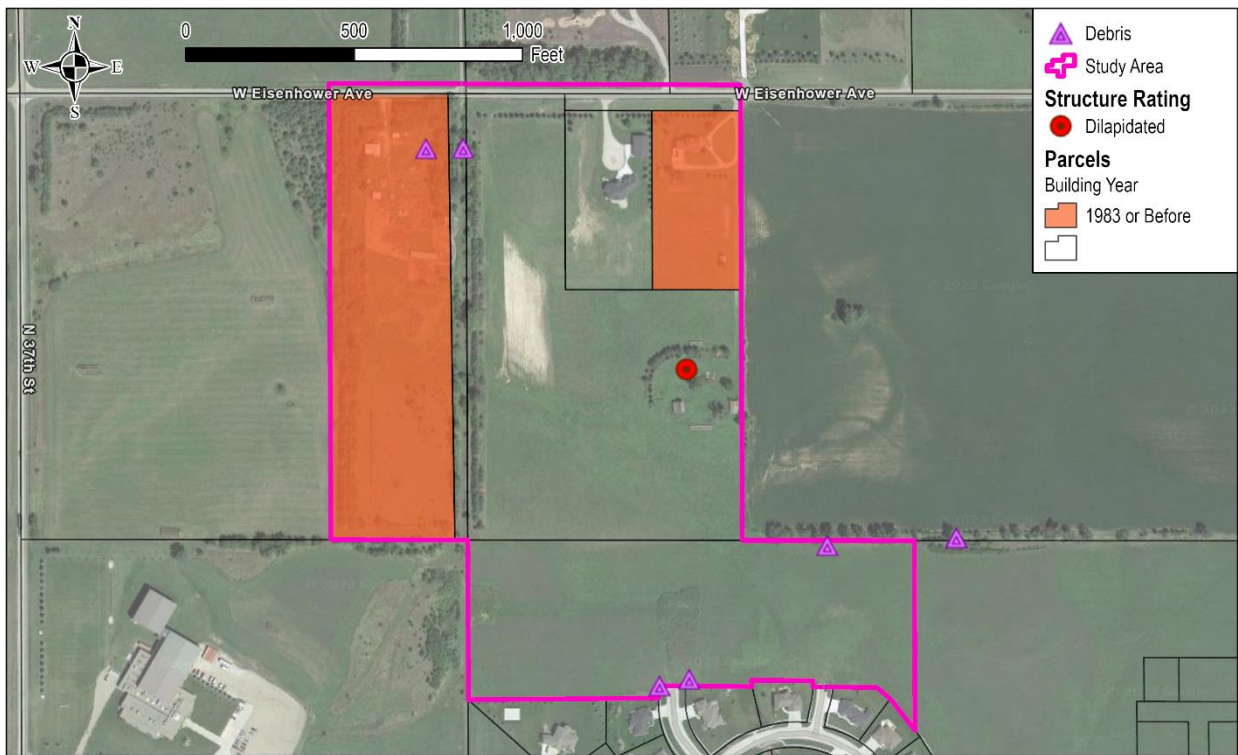
The area is bisected by a “blueline” stream which has the potential to create unsafe drainage or localized flooding.

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. As a result, this factor is considered to be contributing the recommended blight designation.



Figure 4: Potentially Hazardous Conditions



<p>City of Norfolk, NE Wyndham Hills Blight Study: Potential Hazards</p>		<p>Created By: J. Ray; M. Woodrum Date: August 2023 Software: ArcGIS Pro 3.1.1 File: R230648.00 This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.</p>
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Deterioration of site or other improvements

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

Debris

Debris piles were noted in the field analysis in five locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease. In addition, the debris piles could pose a fire hazard to nearby structures and residents.

Sidewalks

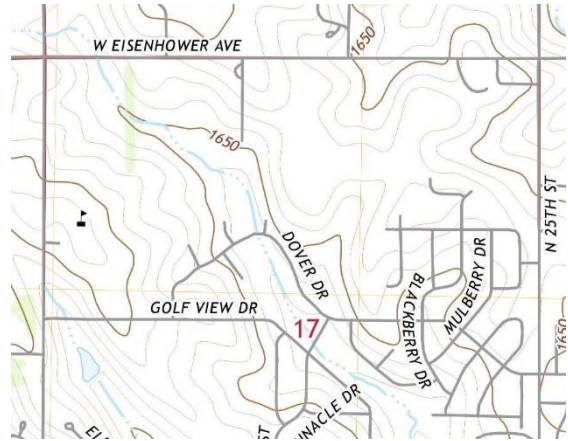
The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Drainage

The area is bisected by a “blueline” stream which has the potential to create unsafe drainage or localized flooding.

Age of Structures

The average age of the residential structures is 71 years old.



As a result, this factor is considered to be contributing the recommended blight designation.

Diversity of ownership

The diversity of ownership is evident in the Wyndham Hills Area Blight Study Area. There are five unique private property owners on the six properties in the Wyndham Hills Area Blight Study Area.

As a result, this factor is considered to be contributing the recommended blight designation.

Tax or special assessment delinquency exceeding the fair value of the land

There was no evidence identified of taxes or special assessments exceeding the fair market value of the parcels in the study area.

Defective or unusual conditions of title

The titles of the parcels in the western half of the northwestern quarter section of section 17 have a potential defective title with an undefined area affecting two parcels in the study area and two parcels outside the study area. A title company is needed to determine junior and senior rights to area of undetermined east and west length by 2 Rods north and south.

As a result, this factor is considered to be contributing the recommended blight designation.

Improper subdivision or obsolete platting

Obsolete platting

Throughout the Wyndham Hills Area Blight Study Area, the lot sizes and shapes vary. Some lots are too narrow and too large in need of additional subdivision; while some are odd shaped or have limited use due to the shape and size.

As a result, this factor is considered to be contributing the recommended blight designation.

The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Debris

Debris piles were noted in the field analysis in five locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease. In addition, the debris piles could pose a fire hazard to nearby structures and residents.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Drainage

The area is bisected by a “blue line” stream which has the potential to create unsafe drainage or localized flooding.

Age of Structures

The average age of the residential structures is 71 years old.

As a result, this factor is considered to be contributing the recommended blight designation.

Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

The lack of public infrastructure and topographic conditions including proper engineering and permitting of the drainage of the area with a “blue line” stream and other minor factors were identified or observed in the field analysis that could impair sound growth of the community.

As a result, it is considered a substantial contributor to the Wyndham Hills Area Blight Study Area to be considered blighted.

Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

The average age of the residential structures in the area is at least 40 years. The average age of the residential structures is 71 years (1952). In addition, the one agricultural structure is dated back to 1900 or 123 years old.

SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Wyndham Hills Area Blight Study Area.

Fifty percent or 2 of 4 structures within the designated study area were graded as deteriorating. Figure 2 illustrated the structural ratings within the study area. This is not considered a significant contributing factor.

Age or obsolescence

Information regarding the age of the permanent structures within the Wyndham Hills Area Blight Study Area was provided by the Madison County Assessor's Office.

The average age of the residential structures in 71 years, therefore, this is considered a contributing substandard factor.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Poor Drainage and Sanitation

The Wyndham Hills Area Blight Study Area contains areas of trash and debris. However, this is not considered significant enough to be considered a contributing factor.

Other Substandard Conditions

The existence of conditions which endanger life or property.

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

Debris

Debris piles were noted in the field analysis in five locations. This can contribute to fire danger, harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

Sidewalks

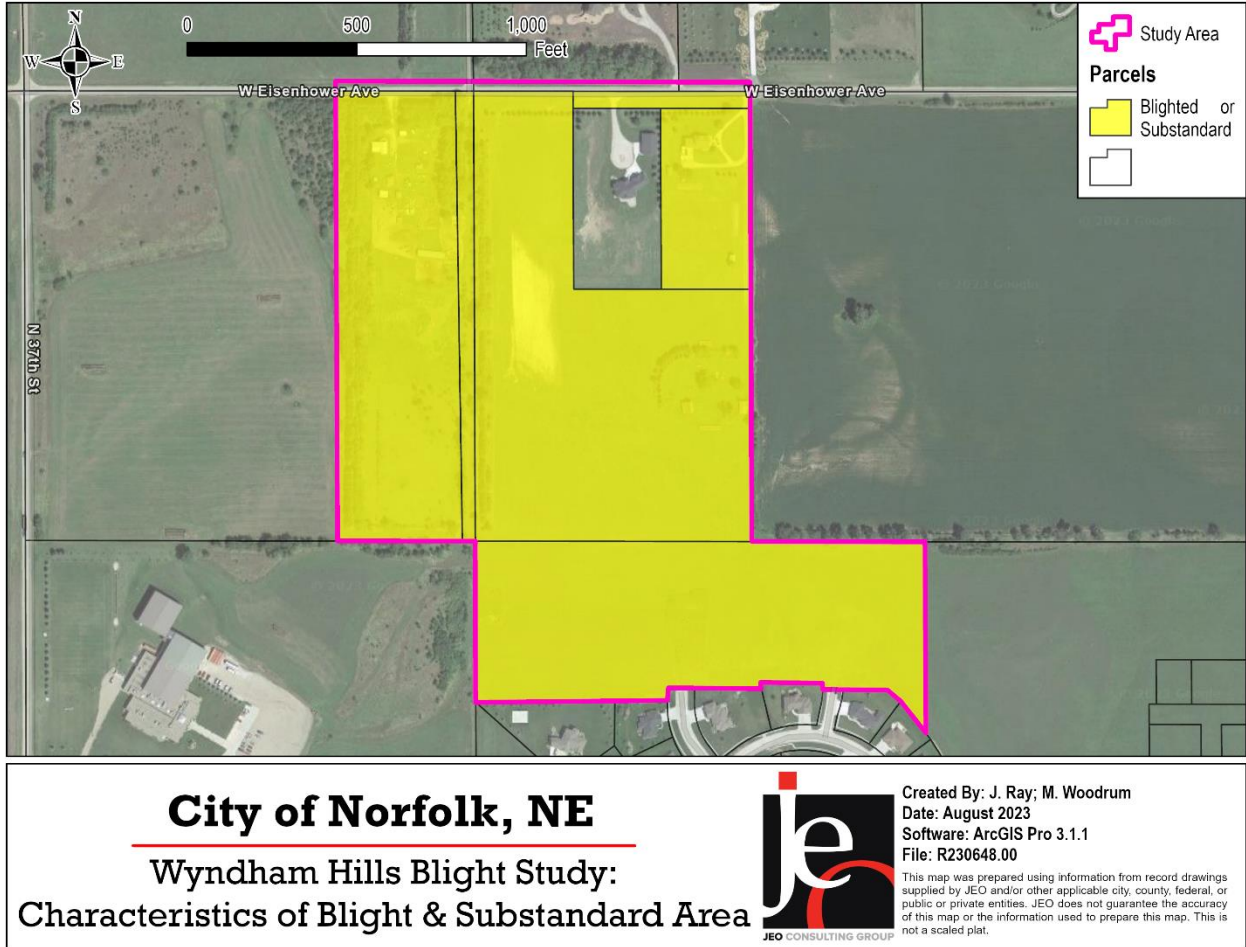
The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Drainage

The area is bisected by a "blueline" stream which has the potential to create unsafe drainage or localized flooding.

As a result, this factor is considered to be contributing the recommended blight designation.

Figure 5: Parcels Showing Blight and Substandard Criteria



Blighted and Substandard Findings

The Wyndham Hills Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has criteria of blight or substandard conditions that were considered beyond the remedy and control of the normal regulatory process of the City of Norfolk or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

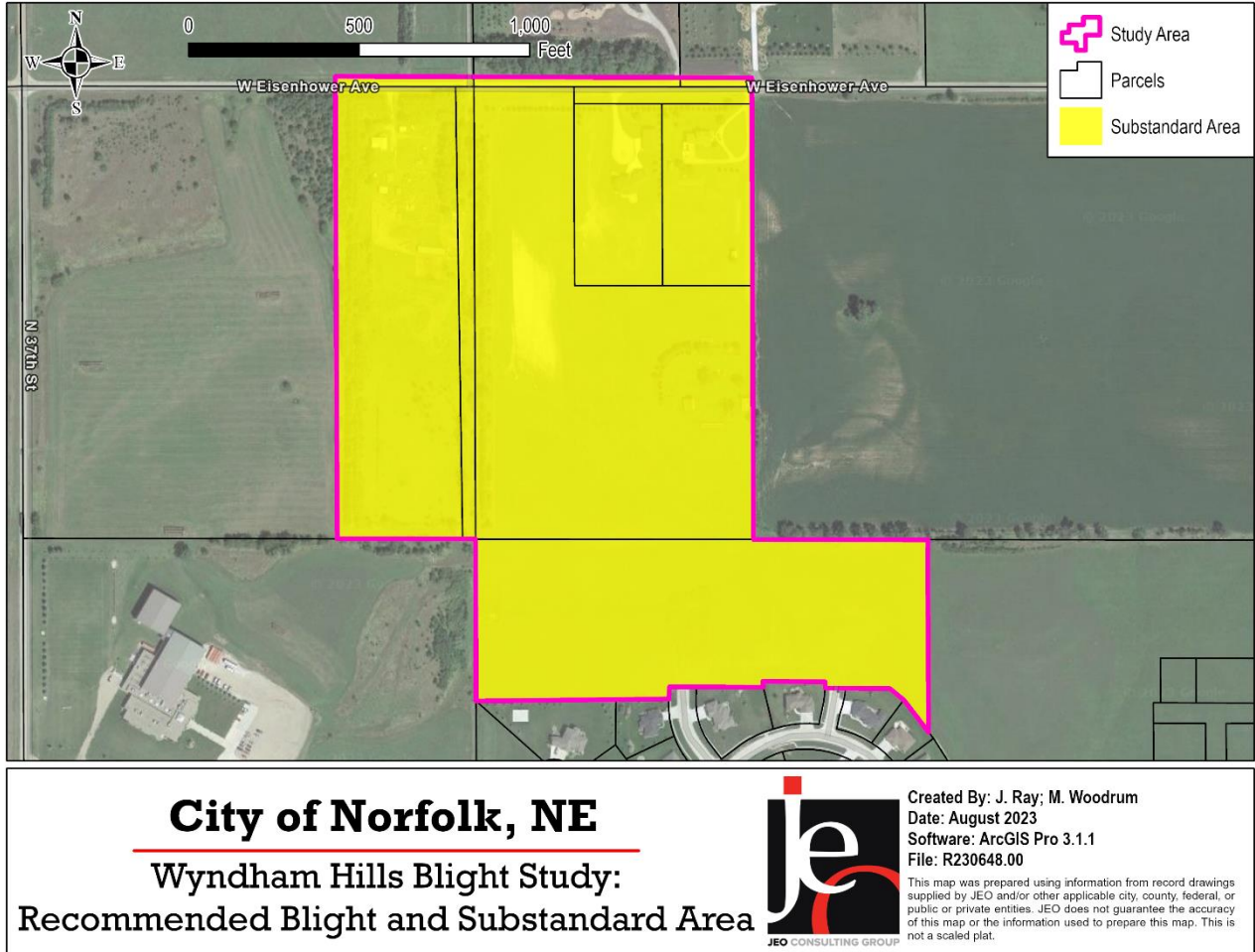
Criteria	
Structure condition	No
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	Yes
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of Structure	Yes
BLIGHT TOTALS	10/12
Exterior inspection of structures	No
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	2/4
TOTALS	12/16

Conclusion

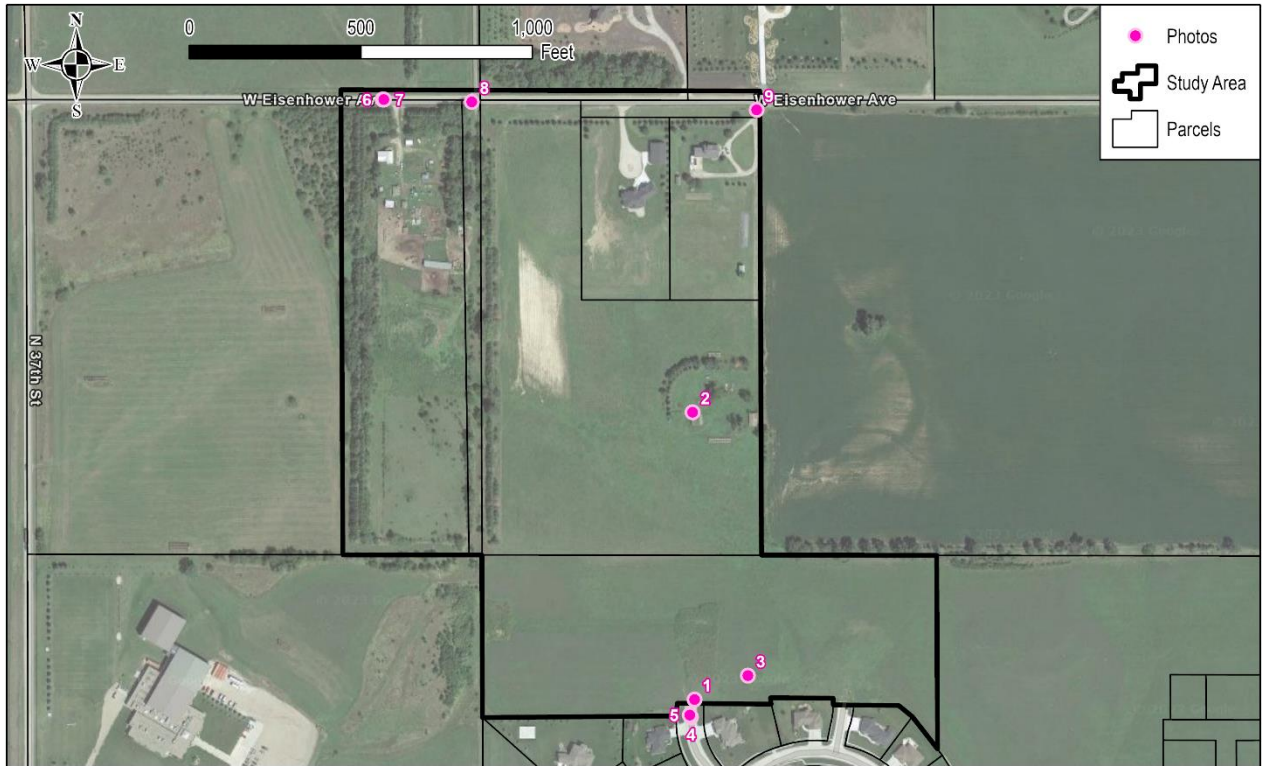
Several conditions within the Wyndham Hills Area were observed during the field survey which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Wyndham Hills Area Blight Study Area, and as such, parcels within the boundaries of the Wyndham Hills Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Wyndham Hills Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Norfolk and the Community Development Agency. The City of Norfolk should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Wyndham Hills Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



Appendix A
Photo Exhibit



City of Norfolk, NE
Wyndham Hills Blight Study:
Photo Guide



Created By: J. Ray; M. Woodrum
Date: August 2023
Software: ArcGIS Pro 3.1.1
File: R230648.00

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Photo 1



Photo 2



Photo 3



DRAFT Wyndham Hills Blight Study Area, June 12, 2023

Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Wyndham Hills Area Blight Study

NORFOLK, NE
SEPTEMBER 6, 2023



Agenda

01

Introduction

What is a Blight Study?

02

Study Area

Area Reviewed

03

Analysis and Findings

Characteristics Identified

04

Recommendations

Area to be Declared Blighted and Substandard



Introduction



WHAT IS A BLIGHT STUDY?





Authority

The Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 to 18-2144)

Process





Content – Substandard Characteristics

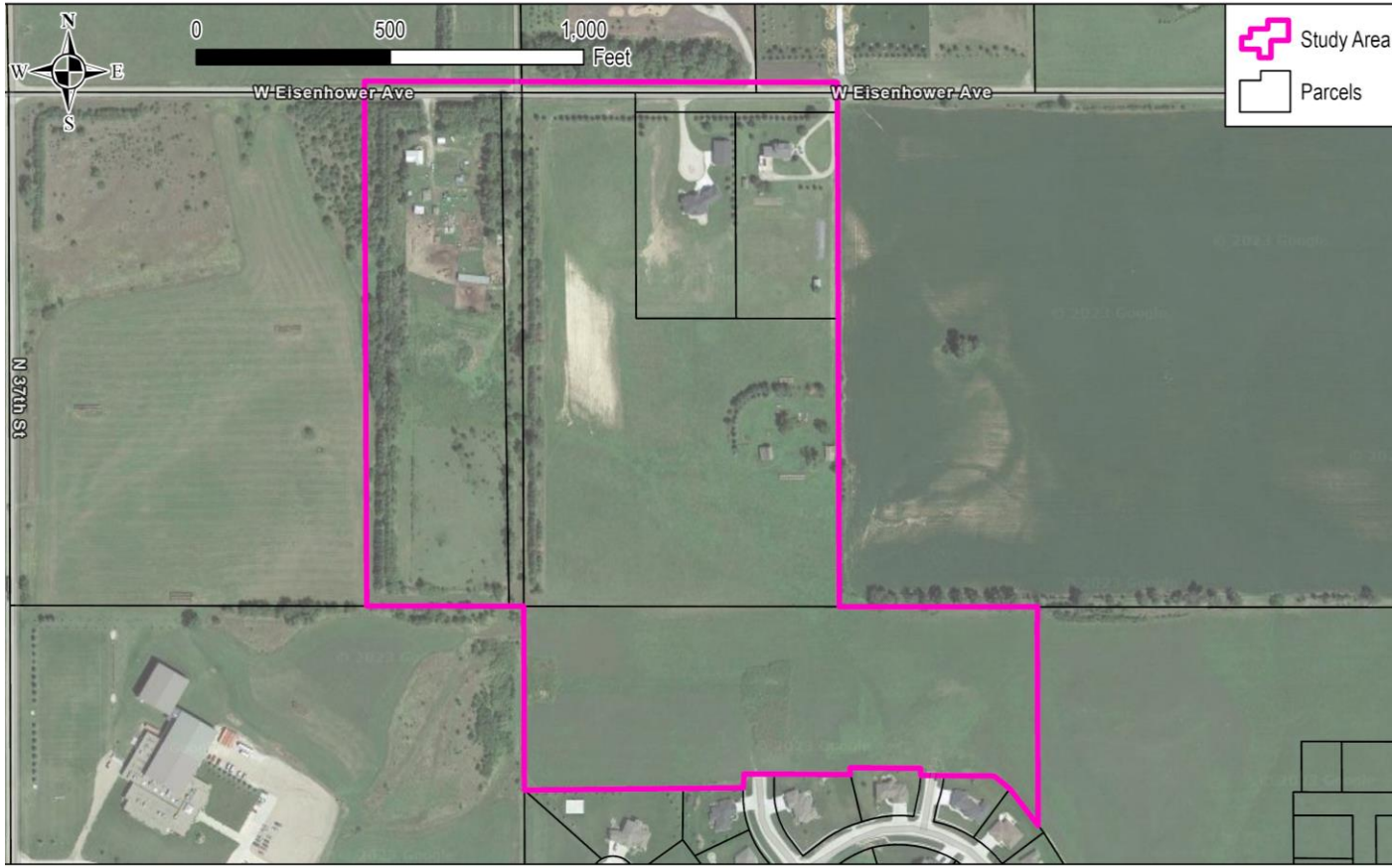
- Dilapidation, deterioration, age or obsolescence,
- Age or obsolescence of structures
- Inadequate provisions for ventilation, light, air, open spaces, or sanitation.
- Other substandard conditions:
 - High density of population or overcrowding
 - Conditions which endanger life or property
 - Combination of factors conducive to ill health, disease, delinquency, and crime.

Content – Blighted Characteristics

- Substantial number of deteriorating structures,
- Defective or inadequate street layout,
- Faulty lot size adequacy, accessibility, or usefulness,
- Unsanitary / unsafe conditions,
- Deterioration of site or other improvements,
- Diversity of ownership
- Tax/special assessment delinquency greater than fair value of land.
- Defective or unusual conditions of title
- Improper Subdivision or obsolete platting
- Conditions which endanger life or property
- Substantially impairs sound growth
- Detrimental to the public health, safety, morals, or welfare and which one of the following conditions is present:
 - Unemployment is 120%
 - Average age of structures is over 40 years old,
 - One-half of unimproved property is over 40 years old,
 - Per capita income is below average
 - The area has stable or decreasing population.

Study Area





Area Studied

- Bound by defined property lines
- Characteristic of Blight and Substandard
- Potential for infill development or redevelopment

City of Norfolk, NE
 Wyndham Hills Blight Study Area



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Analysis and Findings



CHARACTERISTICS IDENTIFIED



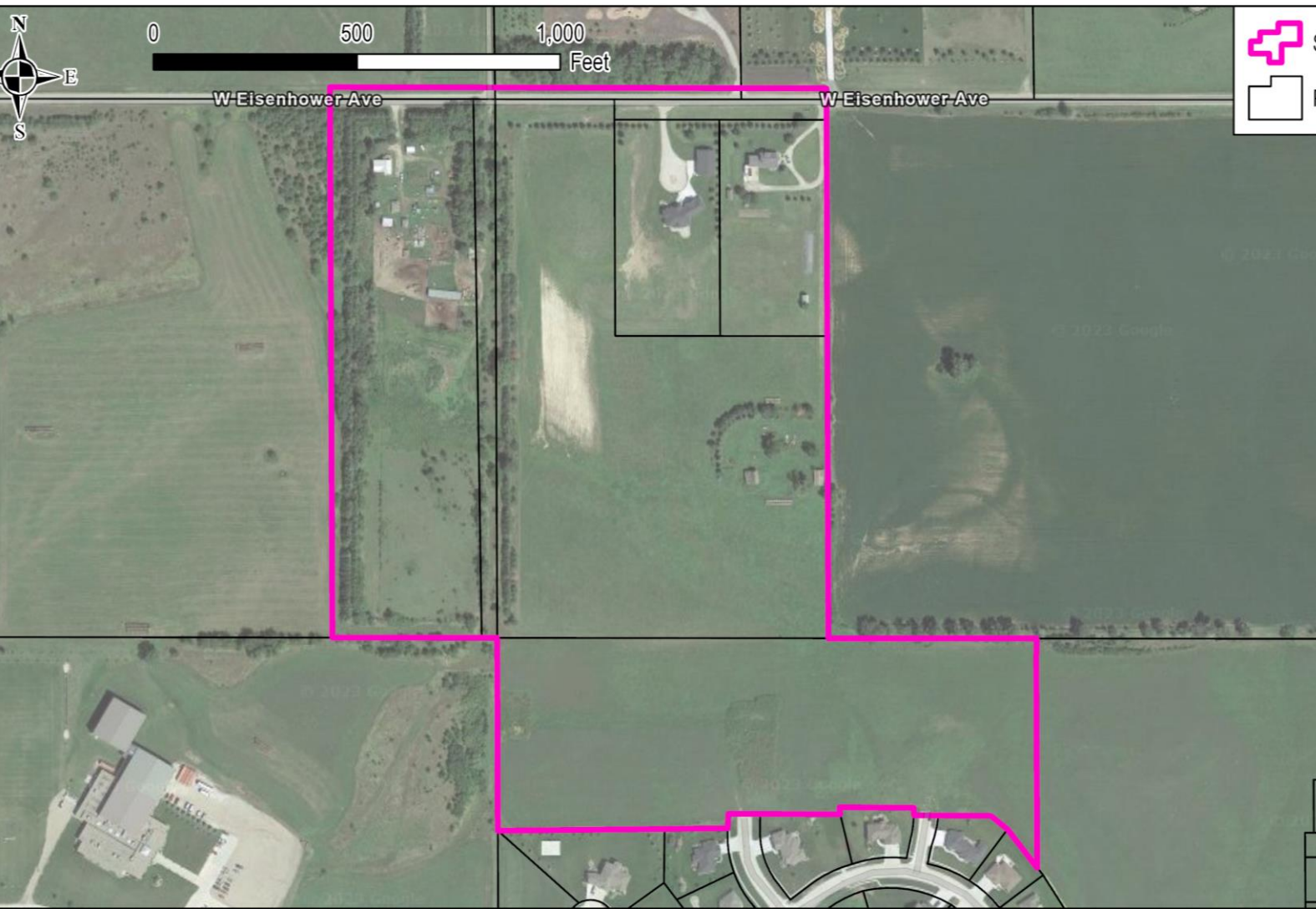


City of Norfolk, NE
 Wyndham Hills Blight Study:
 Transportation

je
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Defective or Inadequate Street Layout

- Lack of street connectivity
- Gravel road
- Incomplete infrastructure



Lot Layout

- Odd shaped
- Too narrow
- Too large
- Lot proportions

City of Norfolk, NE

Wyndham Hills Blight Study Area

9/6/2023

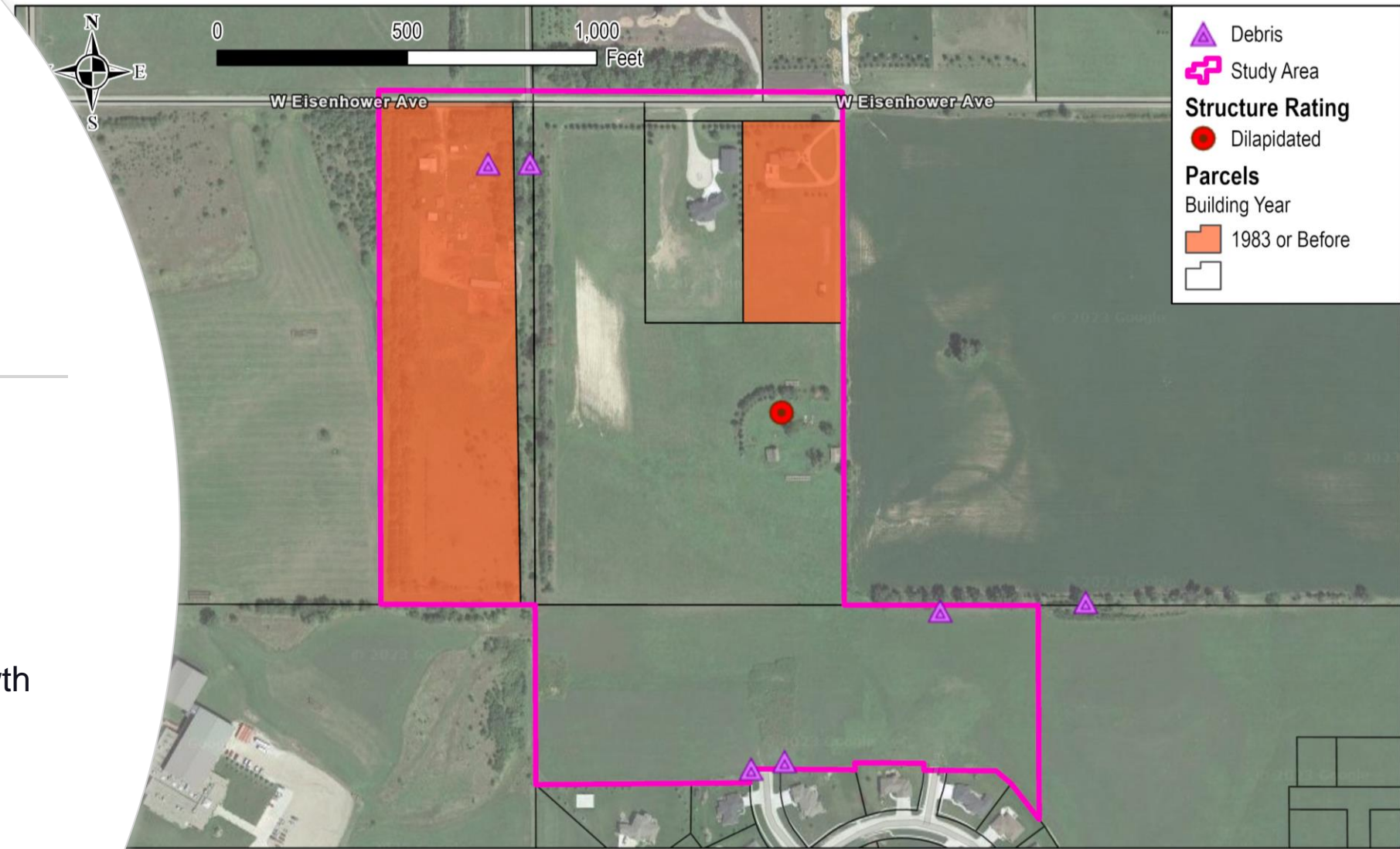


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Date: August 2023
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Potential Unsafe Conditions

- Debris
- Lack of sidewalks
- Drainageway
- Age of structure
- Threat of fire from overgrowth
- Dilapidated barn



City of Norfolk, NE

Wyndham Hills Blight Study: Potential Hazards



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Potential Unsafe Conditions Examples



Age of Structure

- Average age of the residential structures is 72 years old, according to the Madison County Accessor's records.



City of Norfolk, NE

Wyndham Hills Blight Study: Age of Structures



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Date: August 2023
Software: ArcGIS Pro
File: R230648.00

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JEO CONSULTING GROUP.

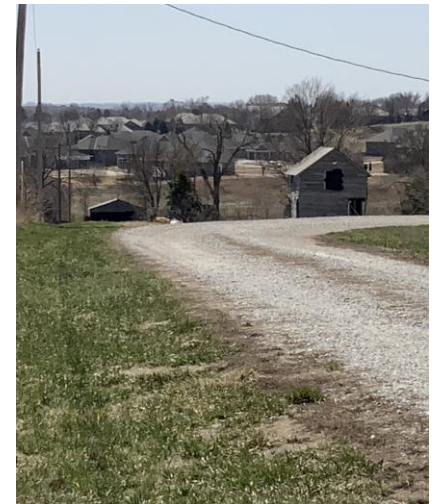
Deterioration of Site or Other Improvements

Lack of storm drainage system

Incomplete streets

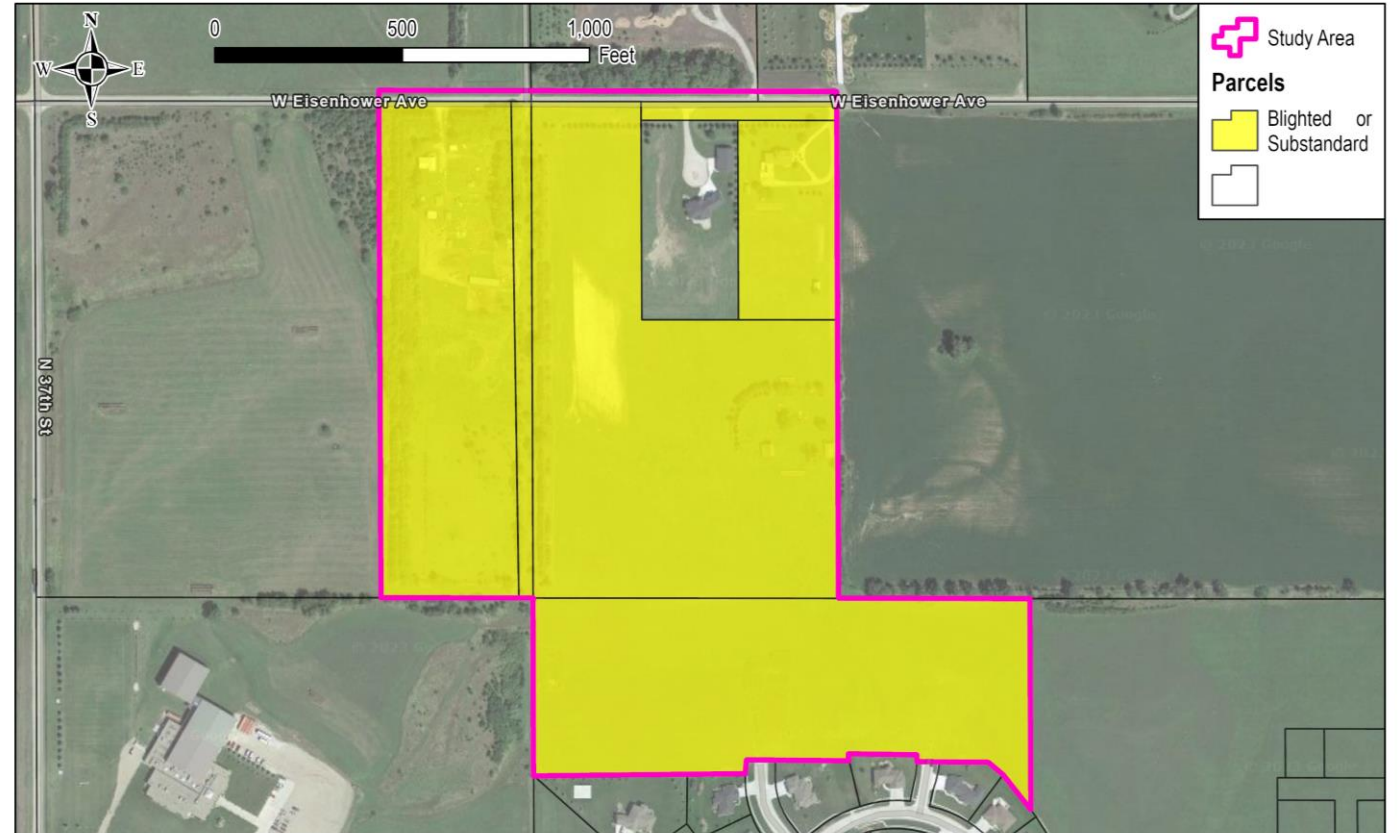
Deteriorating structures

Gravel road



Composite Characteristics

- Most of the parcels contain at least one characteristic and are dispersed throughout the study area



City of Norfolk, NE
Wyndham Hills Blight Study:
Characteristics of Blight & Substandard Area



Created By: J. Ray; M. Woodrum
Date: August 2023
Software: ArcGIS Pro 3.1.1
File: R230648.00

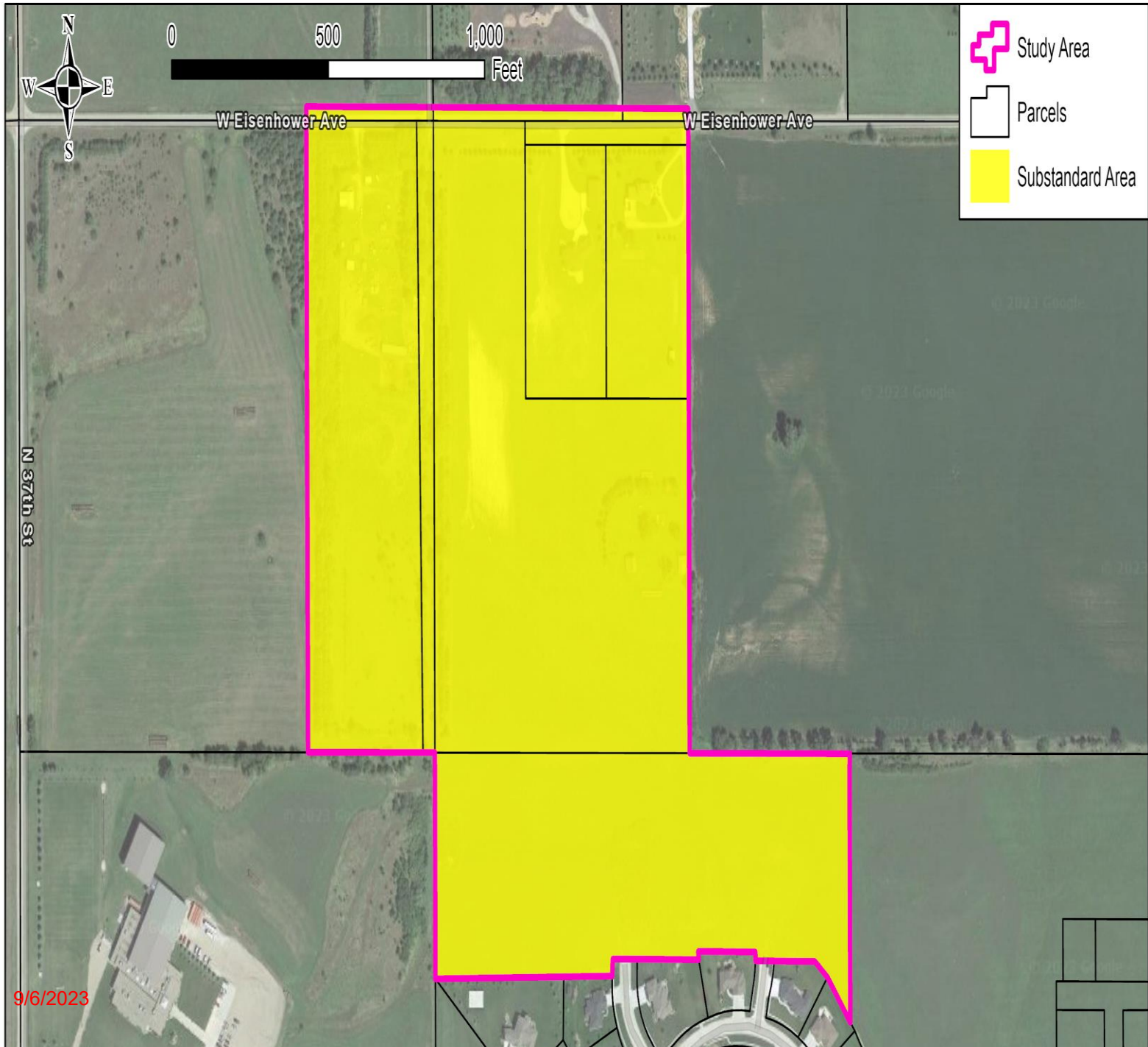
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Recommendation



DECLARE THE AREA BLIGHTED AND SUBSTANDARD





Recommended Area

Criteria	
Structure condition	No
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	Yes
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of Structure	Yes
BLIGHT TOTALS	10/12
Exterior inspection of structures	No
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	2/4
TOTALS	12/16

Thank You


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 jray@jeo.com

 www.jeo.com



**CAPITAL IMPROVEMENT PROGRAM
CITY OF NORFOLK, NEBRASKA
Fiscal Years 2023-2024 through 2032-2033**

PROJECT PRIORITY
A - Urgent
B - Necessary
C - Desirable

FUNDING SOURCE CODES:
GR General Revenues
RB Revenue Bonds
GO General Obligation Bonds
SC Service Charges
SR Special Reserves

NBR State Revenues
UR Utility Revenues
GT Gas Tax Revenues
AS Assessments
FA Federal & State Grants

OF Other Funds
3AA Federal Highway Funds
ST Sales Tax
K Keno Funds
PST Public Safety Tax Anticipation Bonds

W911 Wireless E911 Funds
CP Council Priorities
GRA General Revenues ARP
IE Improvement & Extension Account
CB CHAF Bonds

PROJ. NO.	Dept.	PROJECT TITLE & DESCRIPTION	PROJECT PRIORITY	TOTAL EST.PROJ. COST	EXPENDED PRIOR TO 2023-2024										
						2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
General Fund:															
1.	Adm	Window Replacement	GR B	134,110		GR	134,110								
	Adm	Window Replacement	FA B	75,890		FA	75,890								
	Adm	Total Window Replacement	B	210,000			210,000								
2.	Adm	Network Switches - All Divisions	GR B	200,000							GR	200,000			
3.	Adm	Building Security and ADA Accessibility Upgrades	GRA B	100,000		GRA	100,000								
4.	Adm	Network Battery Backup Replacement	GRA C	50,000		GRA	50,000								
5.	Adm	Network Battery Backup Replacement	GR C	50,000									GR	50,000	
6.	Adm	IT Infrastructure Replacement	GR B	200,000						GR	200,000				
		General Revenues	GR	584,110			134,110			200,000		200,000		50,000	
		General Revenues ARP	GRA	150,000			150,000								
		Federal & State Grants	FA	75,890			75,890								
1.	Str.	2005 Chevy Form Truck (228)(new 231) Replace with 1 Ton Supercrew Carryover from FY 21-22	GR A	100,000		GR	100,000								
2.	Str.	1999 IHC Water Truck (1201) (new 81202) net of \$20,000 trade/sell	GR B	115,000							GR	115,000			
3.	Str.	2004 Sterling Snow Plow (1145) (new 1158) Replace with F-550 Super Crew Easy Load. net of \$10,000 trade/sell	GR B	170,000		GR	170,000								
4.	Str.	2003 Freightliner, Snow Plow (1144) replace with fully outfitted (new 1159) net of \$10,000 trade/sell	GR B	260,000				GR	260,000						
5.	Str.	2003 Freightliner 4z4, Snow Plow (1143) replace with fully outfitted 4x4 (new 1160) net of \$10,000 trade/sell	GR B	280,000				GR	280,000						
6.	Str.	2008 Sterling, Snow Plow (1146) (new 1162) net \$10,000 trade/sell	GR B	260,000									GR	260,000	
7.	Str.	2010 Freightliner, Snow Plow (1147) replace with fully outfitted (new 1163) net \$10,000 trade/sell	GR B	260,000										GR 260,000	
8.	Str.	2010 IHC Snow Plow (1154) (new 1164) replace with fully outfitted tandem net of \$20,000 trade/sell	GR B	300,000						GR	300,000				
9.	Str.	2010 IHC Snow Plow (1155) (new 1165) replace with fully outfitted tandem net of \$20,000 trade/sell	GR B	300,000								GR	300,000		

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CITY OF NORFOLK, NEBRASKA
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PROJ. NO.	Dept.	PROJECT TITLE & DESCRIPTION	PROJECT PRIORITY		TOTAL EST.PROJ. COST	EXPENDED PRIOR TO 2023-2024	FUNDING SOURCE CODES														
							2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033					
10.	Str.	2013 Freightliner, Snow Plow (1148) (new 1161) net of \$10,000 trade/sell	GR	B	260,000										GR	260,000					
11.	Str.	2014 Peterbuilt Snow Plow (1149) (new 1165) net of \$10,000 trade/sell	GR	B	260,000												GR	260,000			
12.	Str.	2018 Schwarze Sweeper (2715) (new 2717) net \$50,000 trade/sell	GR	A	275,000		GR	275,000													
13.	Str.	2022 Elgen Sweeper (2716) (new 2718) net \$50,000 trade/sell	GR	A	275,000							GR	275,000								
14.	Str.	2024 Sweeper (2717) (new 2719) net \$50,000 trade/sell	GR	A	275,000										GR	275,000					
15.	Str.	2013 Hyundai Front End Loader (2315) (new 2319) net of \$30,000 trade/sell	GR	B	170,000							GR	170,000								
16.	Str.	2015 Doosan Front End Loader (2316) (new 2320) net of \$30,000 trade/sell	GR	B	170,000									GR	170,000						
17.	Str.	2016 Hyundai Loader (2317) (new 2321) net of \$30,000 trade/sell	GR	B	170,000													GR	170,000		
18.	Str.	1994 John Deere Patrol (2408) (new 2410) net of \$25,000 trade/sell	GR	B	225,000					GR	225,000										
19.	Str.	2012 Case Motor Patrol (2409) (new 2411) net of \$30,000 trade/sell	GR	B	225,000														GR	225,000	
20.	Str.	2022 Crafcoc Crack Sealer (3606) (new 3607) net of \$5,000 trade/sell	GR	B	65,000														GR	65,000	
21.	Str.	2006 JCB Backhoe (3603) (new 2605) net of \$5,000 trade/sell	GR	B	80,000														GR	80,000	
22.	Str.	2011 Bobcat Skidloader (2507) (new 2511) net of \$5,000 will go to Transfer Station	GR	B	70,000		GR	70,000													
23.	Str.	2008 Ford F450 (Bucket Truck) (229) net of \$5,000 trade/sell	GR	B	140,000					GR	140,000										
24.	Str.	2009 Fair 8' Snow Blower (2205) (new 2207) net of \$5,000 trade/sell	GR	B	200,000							GR	200,000								
25.	Str.	2002 Orbit Screening Plant (3701) (new 3702)	GR	B	70,000												GR	70,000			
26.	Str.	2015 Ford F-250 (Pickup) (0230) New trade/sell net of \$5,000	GR	B	80,000															GR	80,000
27.	Str.	2006 Alamo HDF Grass 60 Mower (6813) (new 6818) net of \$5,000 trade/sell	GR	B	60,000		GR	60,000													
28.	Str.	Flood Control Recertification	GO	B	9,230,119	GO	1,016,796	GO	438,323	GO	525,000	GO	6,800,000	GO	450,000						
	Str.	Flood Control Recertification-FEMA	FA	B	5,723	FA	5,723														

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						2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	
	Str.	Flood Control Recertification-NEMA	FA B	954	954											
	Str.	Total Flood Control Recertification	B	9,236,796	1,023,473	438,323	525,000	6,800,000	450,000							
29.	Str.	Landscape Master Plan	GR B	1,603,236	274,486	782,925	490,825	55,000								
		Street General Revenues	GR	6,718,236	274,486	1,457,925	750,825	335,000	365,000	670,000	390,000	470,000	605,000	405,000	995,000	
		General Obligation Bonds	GO	9,230,119	1,016,796	438,323	525,000	6,800,000	450,000							
		Federal & State Grants	FA	6,677	6,677											
1.	Park	Johnson Park	K A	650,000	150,000	500,000										
	Park	Johnson Park	FA A	2,716,417	1,194,008	522,409	1,000,000									
	Park	Johnson Park	GRA A	354,508			354,508									
	Park	Johnson Park	OF A	2,692,500	1,223,769	1,468,731										
	Park	Total Johnson Park	A	6,413,425	2,567,777	2,491,140	1,354,508									
2.	Park	North Fork River Rehabilitation	K A	1,031,701	1,031,701											
	Park	North Fork River Rehabilitation	FA A	864,098	864,098											
	Park	North Fork River Rehabilitation	OF A	2,089,201	1,675,803	413,398										
	Park	North Fork River Rehabilitation	GRA A	1,000,000	1,000,000											
	Park	Total North Fork River Rehabilitation	A	4,985,000	4,571,602	413,398										
3.	Park	E Benjamin Avenue Trail, Hwy 35 to East	K C	75,000						75,000						
	Park	E Benjamin Avenue Trail, Hwy 35 to East	AS C	125,000						125,000						
	Park	Total E Benjamin Avenue Trail, Hwy 35 to East	C	200,000						200,000						
4.	Park	37th Street Trail, Hwy 275 to S 1st St Cowboy Trail	K C	500,000							500,000					
	Park	37th Street Trail, Hwy 275 to S 1st St Cowboy Trail	FA C	800,000							800,000					
	Park	Total 37th Street Trail, Hwy 275 to S 1st St Cowboy Trail	C	1,300,000							1,300,000					
5.	Park	Inner City Priority GAP Trail Segments	K C	500,000								500,000				
6.	Park	East Benjamin Ave Trail	K B	250,000		250,000										
7.	Park	7th St Madison Ave to Omaha Ave Trail	K C	360,000			210,000	150,000								
8.	Park	Hwy 81 Undercrossing at Georgia Ave	K C	1,000,000										500,000	500,000	
9.	Park	37th St Trail (shared with Water)	K B	358,280	58,280			300,000								
10.	Park	Designated TaHaZouka Park Expansion-Scheffler Property	CP B	192,578		192,578										
	Park	Designated TaHaZouka Park Expansion-Scheffler Property	K B	41,598		41,598										
	Park	Total Designated TaHaZouka Park Expansion-Scheffler Property	B	234,176		234,176										

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						2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
11.	Park	Unspecified Council Priority Projects	CP B	2,401,482		CP 601,482	CP 200,000	CP 200,000	CP 200,000	CP 200,000	CP 200,000	CP 200,000	CP 200,000	CP 200,000	CP 200,000
12.	Park	Aquaventure Repaint	GR B	100,000					GR 100,000						
13.	Park	New Parks: Playgrounds and Restrooms	K C	475,000				K 125,000	K 125,000		K 125,000	K 100,000			
14.	Park	Liberty Bell Park	K B	260,000	K 60,000	K 200,000									
	Park	Liberty Bell Park	GR B	125,000	GR 125,000										
	Park	Total Liberty Bell Park	B	385,000	185,000	200,000									
15.	Park	Splash Pad and Restroom West	K C	275,000											K 275,000
16.	Park	Urban Forestry Truck	K C	150,000								K 150,000			
17.	Park	Repaint Slides at AquaVenture	GR B	60,000		GR 60,000									
18.	Park	Memorial Playground	K C	75,000				K 75,000							
19.	Park	Organized Sledding Hill with Snowmaking	K C	500,000					K 500,000						
20.	Park	Warren Cook Playground	K B	80,000	K 54,000	K 26,000									
21.	Park	Ta-Ha-Zouka Team Lockers	K B	135,000		K 135,000									
	Park	Ta-Ha-Zouka Team Lockers	OF B	800,000		OF 600,000	OF 100,000	OF 100,000							
	Park	Ta-Ha-Zouka Team Lockers	SR B	698,000		SR 698,000									
	Park	Total Ta-Ha-Zouka Team Lockers		1,633,000		1,433,000	100,000	100,000							
22.	Park	Central Park Improvements	GR B	81,500		GR 81,500									
23.	Park	Central Park Playground	K C	160,000				K 160,000							
24.	Park	Two Pool Heaters at AquaVenture	GRA C	180,000		GRA 180,000									
25.	Park	Replace Two Pool Heaters installed FY 22-23	K C	180,000											K 180,000
26.	Park	Land Acquisition	K C	150,000		K 150,000									
	Park	Land Acquisition	CP C	250,000		CP 250,000									
	Park	Total Land Acquisition	C	400,000		400,000									
		Other Funds	OF	5,581,701	2,899,572	2,482,129	100,000	100,000							
		Assessments	AS	125,000						125,000					
		Park Keno Funds	K	7,206,579	1,353,981	1,302,598	370,000	650,000	625,000	75,000	625,000	750,000		500,000	955,000
		General Revenues	GR	366,500	125,000	141,500			100,000						
		Council Priorities	CP	2,844,060		1,044,060	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
		Federal & State Grants	FA	4,380,515	2,058,106	522,409	1,000,000				800,000				
		Special Reserves	SR	698,000		698,000									
		General Revenues ARP	GRA	1,534,508	1,000,000	180,000	354,508								
1.	Fire	Station 1 & Station 2 Roof Replacement	PST A	425,000		PST 425,000									
2.	Fire	Sirens	PST A	400,000		PST 120,000	PST 120,000	PST 120,000	PST 40,000						
3.	Fire	Ambulance to Replace 2009 Chevy Ambulance (Rescue 2)	PST B	325,000			PST 325,000								
4.	Fire	Fire Engine to Replace 2003 International Pumper (Engine 6)	OF B	620,200			OF 620,200								
5.	Fire	Defibrillators/Moonitors - 4	PST B	256,000				PST 256,000							
6.	Fire	Tanker to replace 2007 Kenworth (Tanker 11)	OF C	370,000					OF 370,000						
7.	Fire	Station 1 Overhead Doors	PST C	125,000						PST 125,000					

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							2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	
8.	Fire	Ambulance to Replace 2016 Ford Ambulance (Rescue 3)	PST	C	325,000								PST	325,000			
9.	Fire	SCBA Replacement (69)	PST	C	605,550										PST	605,550	
10.	Fire	Fire Engine to Replace 2003 Spartan Pumper (Engine 7)	PST	C	656,000											PST	656,000
11.	Fire	Service/Equipment/Heavy Rescue Truck to Replace 2001 (Truck 9)	OF	C	538,365											OF	538,365
12.	Fire	Remodel Restrooms	GRA	C	89,000		GRA	89,000									
		Fire Public Safety Bonds	PST		3,117,550			545,000	445,000	376,000	40,000	125,000		325,000	605,550	656,000	
		General Revenues ARP	GRA		89,000			89,000									
		Other Funds	OF		1,528,565			620,200	370,000							538,365	
1.	Police	CAD/RMS Upgrade	PST	B	154,000			PST	154,000								
	Police	CAD/RMS Upgrade	W911	B	146,000	W911	52,163	W911	93,837								
	Police	Total CAD/RMS Upgrade		B	300,000				247,837								
2.	Police	Police Division Roof	PST	B	215,000			PST	215,000								
3.	Police	Animal Pound	PST	B	350,000			PST	350,000								
4.	Police	In-car Video Replacement/Body Camera	PST	B	200,000			PST	200,000								
5.	Police	Mobile Data Computer Upgrade	PST	B	85,000					PST	85,000						
6.	Police	911 Call Equipment Upgrade	W911	B	230,000								W911	230,000			
		Police Public Safety Bonds	PST		1,004,000			919,000	85,000					230,000			
		Wireless E911 Funds	W911		376,000	52,163		93,837									
		General Fund Funding Sources:															
		General Revenues	GR		7,668,846	399,486		1,733,535	750,825	335,000	465,000	870,000	390,000	670,000	605,000	455,000	995,000
		Public Safety Tax Anti. Bonds	PST		4,121,550			1,464,000	445,000	461,000	40,000	125,000		325,000	605,550	656,000	
		Keno Funds	K		7,206,579	1,353,981		1,302,598	370,000	650,000	625,000	75,000	625,000	750,000		500,000	955,000
		Council Priorities	CP		2,844,060			1,044,060	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
		Wireless E911	W911		376,000	52,163		93,837					230,000				
		Other Funds	OF		7,110,266	2,899,572		2,482,129	720,200	100,000	370,000					538,365	
		General Obligation Bonds	GO		9,230,119	1,016,796		438,323	525,000	6,800,000	450,000						
		Assessments	AS		125,000							125,000					
		Federal & State Grants	FA		4,463,082	2,064,783		598,299	1,000,000				800,000				
		Special Reserves	SR		698,000			698,000									
		General Revenues ARP	GRA		1,773,508	1,000,000		419,000	354,508								
Enterprise Fund:						8,786,781		10,273,781	4,365,533	8,546,000	2,150,000	1,395,000	2,245,000	1,945,000	1,410,550	2,349,365	2,150,000
1.	Water	West Plant Transfer Pump Upgrade	RB	B	450,300	RB	50,434	RB	399,866								
2.	Water	2mg Finished Water Tank	RB	B	4,592,000	RB	183,750	RB	2,204,127	RB	2,204,123						
3.	Water	West Treatment Plant Upgrades	RB	B	764,000	RB	117,600	RB	646,400								
4.	Water	West Collector Well & Pipeline	RB	B	6,203,534	RB	600,000	RB	2,801,767	RB	2,801,767						

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						2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
5.	Water	Replace 16" Main Dirt Tank to Prospect - Water Project R3	UR B	152,200		UR 152,200									
6.	Water	Omaha Avenue to Victory Water Main - Project I1	UR B	458,500		UR 169,200	UR 289,300								
7.	Water	49th & Prospect to 37th & Prospect Water Main - Project I2	UR B	1,120,600						UR 413,600	UR 707,000				
8.	Water	37th & Prospect to Benjamin Ave Water Main - Project I3	UR B	873,700			UR 873,700								
9.	Water	34th & Prospect to existing 16" Water Main - Project I4	UR B	251,000		UR 92,600	UR 158,400								
10.	Water	37th & Sheridan Dr to Westview Dr Water Main - Project I5	UR B	1,648,100				UR 608,300	UR 1,039,800						
11.	Water	13th & Monroe to S Victory Rd Water Main - Project I15	RB B	5,717,100										RB 2,110,100	RB 3,607,000
12.	Water	Victory & Monroe to Victory & E Benjamin Water Main - Project I16	RB B	6,278,000										RB 2,317,100	RB 3,960,900
13.	Water	Zone 1 Install 1 MG Dirt Tank - Project S2	UR B	1,293,000								UR 1,293,000			
	Water	Zone 1 Install 1 MG Dirt Tank - Project S2	RB B	2,210,000									RB 2,210,000		
	Water	Total Zone 1 Install 1 MG Dirt Tank - Project S2		3,503,000								1,293,000	2,210,000		
14.	Water	25th & Philip to Dirt Tank water Main - Project I17	UR B	639,500								UR 639,500			
	Water	25th & Philip to Dirt Tank water Main - Project I17	RB B	1,093,200									RB 1,093,200		
	Water	Total 25th & Philip to Dirt Tank water Main - Project I17	B	1,732,700								639,500	1,093,200		
15.	Water	Grey Water Booster Pump Building	OF C	1,551,244									OF 1,551,244		
	Water	Grey Water Booster Pump Building	RB C	1,551,244										RB 1,551,244	
	Water	Total Grey Water Booster Pump Building	C	3,102,488									1,551,244	1,551,244	
16.	Water	Grey Water Piping to North Industrial	OF C	3,050,250									OF 3,050,250		
	Water	Grey Water Piping to North Industrial	RB C	3,050,250										RB 3,050,250	
	Water	Total Grey Water Piping to North Industrial	C	6,100,500									3,050,250	3,050,250	
17.	Water	2006 Kubota Excavator (1/2 share)	UR B	88,638					UR 88,638						
18.	Water	Replace MCC East Water Plant	UR B	137,500			UR 137,500								
19.	Water	Zone 3 Pumpstation at 37th Street & Eisenhower Avenue	RB B	1,665,510					RB 1,665,510						
20.	Water	Walking Trail on 37th Street	UR B	400,000				UR 400,000							
21.	Water	Underground Power Modifications at East Plant	UR B	100,000		UR 100,000									

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PROJ. NO.	Dept.	PROJECT TITLE & DESCRIPTION	PROJECT PRIORITY		TOTAL EST.PROJ. COST	EXPENDED PRIOR TO 2023-2024	FUNDING SOURCE CODES									
							2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
22.	Water	Natural Gas Pipeline Installation at West Plant	RB	B	375,000				RB	375,000						
23.	Water	Boiler Replacement at West Plant	RB	B	75,000				RB	75,000						
24.	Water	Generator Replacement at West Plant	RB	B	812,500				RB	812,500						
25.	Water	Extend Water Main on Maple Avenue	UR	B	131,000			UR	131,000							
26.	Water	Replace water main 19th, 21st Drive, 14th & Koenigstein, and 600 Block of Gerecke	UR	B	290,493			UR	290,493							
27.	Water	Replace 4" water main on Madison Avenue, 18th Street to 24th Street	UR	B	274,000				UR	274,000						
28.	Water	Water Main on Sherwood Road, Sherwood and Highway 81 to Medelman's Development	UR	B	538,560								UR	538,560		
29.	Water	Water main on East Omaha Avenue, East Omaha Avenue and Highway 24 East 3500 feet	UR	B	125,000								UR	125,000		
30.	Water	Asphalt West Plant Driveway	UR	B	150,000		UR	150,000								
		Water Revenue Bonds	RB		34,837,638	951,784	6,052,160	5,005,890	1,262,500	1,665,510				3,303,200	9,028,694	7,567,900
		Water Utility Revenue	UR		8,671,791		664,000	1,880,393	1,282,300	1,128,438			413,600	707,000	2,596,060	
		Other Funds	OF		4,601,494									4,601,494		
1.	Sewer	Line 36" Sanitary Sewer from Bluff south on Chestnut south to Monroe	RB	C	2,362,500								RB	2,362,500		
2.	Sewer	Line 36" Sanitary Sewer from 4th & Monroe to 2000 Logan	UR	B	1,280,000	UR	179,200	UR	1,100,800							
3.	Sewer	Omaha Ave. Liftstation Design Review	UR	B	100,000			UR	100,000							
4.	Sewer	Sewer Jet Truck	IE	B	350,000										IE	350,000
5.	Sewer	Replace Sewer Vac Truck	IE	B	520,000								IE	520,000		
6.	Sewer	Andys Lake North/South Sewer Cost Share	UR	C	50,000			UR	50,000							
7.	Sewer	2006 Kubota Excavator (1/2 share)	UR	B	88,638					UR	88,638					
8.	Sewer	Highway 35 Interceptor	RB	B	2,804,813			RB	1,121,925	RB	1,682,888					
9.	Sewer	Omaha Avenue Lift Station	RB	B	6,290,813			RB	1,900,000	RB	4,390,813					
10.	Sewer	Northwest Extension from 275 to 40th and Benjamin Interceptor	RB	B	887,500								RB	887,500		
	Sewer	Northwest Extension from 275 to 40th and Benjamin Interceptor	AS	B	300,000								AS	300,000		
	Sewer	Total Northwest Extension from 275 to 40th and Benjamin Interceptor			1,187,500									1,187,500		

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CITY OF NORFOLK, NEBRASKA
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GR General Revenues
RB Revenue Bonds
GO General Obligation Bonds
SC Service Charges
SR Special Reserves

NBR State Revenues
UR Utility Revenues
GT Gas Tax Revenues
AS Assessments
FA Federal & State Grants

OF Other Funds
3AA Federal Highway Funds
ST Sales Tax
K Keno Funds
PST Public Safety Tax Anticipation Bonds

W911 Wireless E911 Funds
CP Council Priorities
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PROJ. NO.	Dept.	PROJECT TITLE & DESCRIPTION	PROJECT PRIORITY		TOTAL EST.PROJ. COST	EXPENDED PRIOR TO 2023-2024	FUNDING SOURCE CODES									2032-2033	
							2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032		
11.	Sewer	Sewer Extension 49th and 275 to Eisenhower Interceptor	RB	C	1,262,500										RB	1,262,500	
	Sewer	Sewer Extension 49th and 275 to Eisenhower Interceptor	AS	C	300,000										AS	300,000	
	Sewer	Total Sewer Extension 49th and 275 to Eisenhower Interceptor			1,562,500											1,562,500	
12.	Sewer	Frog Creek Sewer Extension Interceptor	RB	C	2,750,000											RB	2,750,000
13.	Sewer	Replace Sewer Madison Ave, 18th Street to 24th Street	UR	B	274,000			UR	274,000								
14.	Sewer	Sewer Main on East Omaha Avenue, East Omaha Avenue and Highway 24 East 3500 feet	UR	B	125,000								UR	125,000			
	Sewer	Sewer Main on East Omaha Avenue, East Omaha Avenue and Highway 24 East 3500 feet	AS	B	125,000								AS	125,000			
	Sewer	Sewer Main on East Omaha Avenue, East Omaha Avenue and Highway 24 East 3500 feet			250,000									250,000			
15.	Sewer	N Victory Road Sewer Extension for Crush Plant	OF	B	420,000		OF	420,000									
		Sewer Revenue Bonds	RB		16,358,126			3,021,925	6,073,701				3,250,000			1,262,500	2,750,000
		Sewer Utility Revenue	UR		1,917,638	179,200		1,250,800		274,000	88,638			125,000			
		Sewer Special Assessments	AS		725,000								300,000			300,000	
		Sewer Improvement & Extension Other Funds	IE OF		870,000 420,000			420,000						520,000		350,000	
1.	WPC	Replace Modine Cooling Unit and Roof Replacement on Trickling Filter Building	UR	B	50,000		UR	50,000									
2.	WPC	Plant BNR evaluation. Facility Plan and Equipment Assessment (will come out of account 225-68)	UR	B	300,000				UR	300,000							
3.	WPC	Admin Motor Control Center Replacement	UR	B	300,000					UR	300,000						
4.	WPC	SBR Underground Air Pipe Replacement	UR	B	120,000						UR	120,000					
5.	WPC	Bio-solids Study (will come out of account 225-68 account)	UR	C	100,000			UR	100,000								
6.	WPC	Trickling Filter Media Replacement	UR	C	550,000								UR	550,000			
7.	WPC	Replace South Storage Shed	UR	C	150,000							UR	150,000				
8.	WPC	Solids Handling Building Roof Replacement	UR	C	70,000				UR	70,000							
9.	WPC	SBR Blower VFDs 300 hp (3)	UR	B	210,000				UR	210,000							

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PROJ. NO.	Dept.	PROJECT TITLE & DESCRIPTION	PROJECT PRIORITY		TOTAL EST.PROJ. COST	EXPENDED PRIOR TO 2023-2024	FUNDING SOURCE CODES									
							2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
10.	WPC	Tractor Replacement (1/2 share)	UR	C	100,000				UR 100,000							
11.	WPC	Blower Building Motor Control Replacement	UR	C	300,000									UR 300,000		
12.	WPC	Retrievable Diffusers	UR	C	1,600,000						UR 200,000	UR 1,400,000				
13.	WPC	Sludge Handling Building	UR	C	440,000									UR 70,000	UR 370,000	
14.	WPC	Aeration Building Motor Control Center Replacement	UR	C	75,000										UR 75,000	
15.	WPC	Peterbilt Spreader Truck #1 Replacement (10 year life) Net \$50,000 trade in	IE	A	310,000											IE 310,000
16.	WPC	Peterbilt Truck #2 Replacement (10 year life) Net \$50,000 trade in	IE	A	310,000											IE 310,000
17.	WPC	UV Disinfection System Replacement	IE	A	400,000			IE 400,000								
18.	WPC	Bio-solids Upgrade (sludge facility)	RB	C	3,000,000										RB 3,000,000	
	WPC	Biosolids Upgrade (Sludge Facility)	IE	C	1,000,000										IE 1,000,000	
	WPC	Total Biosolids Upgrade (Sludge Facility)		C	4,000,000										4,000,000	
19.	WPC	Influent Screen Replacement	IE	C	250,000								IE 250,000			
20.	WPC	Influent Screen Wash Press Replacement	IE	C	180,000								IE 180,000			
21.	WPC	SBR Mixer replacement (1 of 4)	IE	B	160,000				IE 80,000	IE 80,000						
22.	WPC	Pressure Tank	UR	C	250,000						UR 250,000					
23.	WPC	Primary #2 Drain Valve Replacement	UR	B	100,000		UR 100,000									
24.	WPC	Thickener #2 Drain Valve and Pipe Replacement	UR	B	100,000		UR 100,000									
25.	WPC	Replace Back Up Generator	UR	B	130,000										UR 130,000	
26.	WPC	Replace Outside Steel on Shop	UR	C	100,000			UR 100,000								
27.	WPC	Odor Study (will come out of account 225-68)	UR	B	100,000			UR 100,000								
28.	WPC	Admin Roof Replacement	UR	C	70,000											UR 70,000
29.	WPC	SBR Influent Valve Replacement (4 total @ \$25,000 each)	UR	B	100,000				UR 100,000							
30.	WPC	SBR Effluent Valve Replacement	UR	B	50,000				UR 50,000							
31.	WPC	WPC Grit Removal Building and Plant Upgrades: Grit Removal Facility, North Lift Station/PR Clarifier, Raw Lift Pipe & Valving, Trickling Filter A MCC Replacement, Primary #2 Overhaul, and Overland Waste Receiving Station	GRA	B	1,250,000	GRA 215,000	GRA 1,035,000									

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							2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	
	WPC	WPC Grit Removal Building and Plant Upgrades: Grit Removal Facility, North Lift Station/PR Clarifier, Raw Lift Pipe & Valving, Trickling Filter A MCC Replacement, Primary #2 Overhaul, and Overland Waste Receiving Station	IE	B	1,250,000			IE	1,250,000								
	WPC	WPC Grit Removal Building and Plant Upgrades: Grit Removal Facility, North Lift Station/PR Clarifier, Raw Lift Pipe & Valving, Trickling Filter A MCC Replacement, Primary #2 Overhaul, and Overland Waste Receiving Station	UR	B	295,000	UR 295,000											
	WPC	WPC Grit Removal Building and Plant Upgrades: Grit Removal Facility, North Lift Station/PR Clarifier, Raw Lift Pipe & Valving, Trickling Filter A MCC Replacement, Primary #2 Overhaul, and Overland Waste Receiving Station	RB	B	4,576,000		RB 2,076,000	RB 2,500,000									
	WPC	WPC Grit Removal Building and Plant Upgrades: Grit Removal Facility, North Lift Station/PR Clarifier, Raw Lift Pipe & Valving, Trickling Filter A MCC Replacement, Primary #2 Overhaul, and Overland Waste Receiving Station	FA	B	1,500,000		FA 1,500,000										
	WPC	Total WPC Grit Removal Building and Plant Upgrades		B	8,871,000	510,000	4,611,000	3,750,000									
32.	WPC	Flood Wall/Effluent Pump System	UR	B	1,900,000	UR 50,000	UR 750,000			UR 1,100,000							
	WPC	Flood Wall/Effluent Pump System	FA	B	1,300,000		FA 1,300,000										
	WPC	Total Flood Wall/Effluent Pump System		B	3,200,000	50,000	2,050,000			1,100,000							
		General Revenues ARP	GRA		1,250,000	215,000	1,035,000										
		WPC Revenue Bonds	RB		7,576,000		2,076,000	2,500,000								3,000,000	
		WPC Utility Revenue	UR		7,560,000	345,000	1,000,000	200,000	780,000	1,550,000	120,000	600,000	1,950,000		500,000	515,000	
		WPC Federal & State Grants	FA		2,800,000		2,800,000										
		WPC Improvement & Extension	IE		3,860,000			1,650,000		80,000	80,000			430,000	1,310,000	310,000	
1.	Swmgt	Trailer	UR	B	1,200,000			UR 120,000	UR 120,000	UR 240,000	UR 120,000	UR 120,000	UR 120,000	UR 120,000	UR 120,000	UR 120,000	UR 120,000
2.	Swmgt	Tractor (1/2 share)	UR	B	100,000			UR 100,000									
3.	Swmgt	Knuckleboom Replacement (2013)	UR	B	200,000									UR 200,000			

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						2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
4.	Swmgt	Over-the-Road Trucks	UR A	276,000					UR 138,000				UR 138,000		
5.	Swmgt	Shag	UR B	420,000			UR 140,000						UR 140,000	UR 140,000	
6.	Swmgt	Roll Off Truck (used)	UR C	80,000			UR 80,000								
7.	Swmgt	Concrete between slabs by Maint.	UR B	65,000		UR 65,000									
8.	Swmgt	Land Purchase	UR C	140,000			UR 140,000								
9.	Swmgt	Payloader (from street division)	UR A	200,000						UR 100,000				UR 100,000	
10.	Swmgt	Recycling Building/Addition	UR B	462,500			UR 150,000	UR 312,500							
	Swmgt	Recycling Building/Addition	FA B	937,500				FA 937,500							
	Swmgt	Total Recycling Building/Addition	B	1,400,000			150,000	1,250,000							
11.	Swmgt	Articulated Machine (recycling)	UR C	50,000				UR 50,000							
	Swmgt	Articulated Machine (recycling)	FA C	50,000				FA 50,000							
	Swmgt	Total Articulated Machine (recycling)	C	100,000				100,000							
12.	Swmgt	Horizontal OCC Baler/elevator	UR C	125,000				UR 125,000							
	Swmgt	Horizontal OCC Baler/elevator	FA C	125,000				FA 125,000							
	Swmgt	Total Horizontal OCC Baler/elevator	C	250,000				250,000							
		Solid Waste Utility Revenue	UR	3,318,500			65,000	630,000	707,500	378,000	220,000	120,000	120,000	598,000	360,000
		Solid Waste Revenue Bonds	RB												
		Solid Waste Federal & State Grant	FA	1,112,500				1,112,500							
1.	Storm	Wetland Bank (will come out of account 230-68)	UR A	400,000	UR 50,000	UR 100,000	UR 200,000	UR 50,000							
2.	Storm	Regional Stormwater Detention (will come out of account 230-68)	UR A	75,000	UR 25,000	UR 50,000									
3.	Storm	Storm Sewer Extension (20th & Omaha)	UR A	50,000		UR 50,000									
		Storm Water Utility Revenue	UR	525,000	75,000	200,000	200,000	50,000							
		Storm Water Utility Other Funds	OF												
		Enterprise Fund Funding Source:													
		Revenue Bonds	RB	58,771,764	951,784	11,150,085	13,579,591	1,262,500	1,665,510		3,250,000		3,303,200	13,291,194	10,317,900
		Utility Revenue	UR	21,992,929	599,200	3,179,800	2,910,393	3,093,800	3,145,076	753,600	1,427,000	4,791,060	598,000	860,000	635,000
		Federal & State Grants	FA	3,912,500		2,800,000		1,112,500							
		Improvement & Extension	IE	4,730,000			1,650,000		80,000	80,000		520,000	430,000	1,660,000	310,000
		Other Funds	OF	5,021,494		420,000							4,601,494		
		General Revenues ARP	GRA	1,250,000	215,000	1,035,000									
		Special Assessments	AS	725,000							300,000	125,000		300,000	

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						2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
CHAF:															
1.	CHAF	Miscellaneous Street Maintenance Work by Contract	GT A	1,200,000		GT 1,200,000									
2.	CHAF	Miscellaneous Street Maintenance Work by Contract	GT B	9,500,000			GT 1,000,000	GT 1,000,000	GT 1,000,000	GT 1,000,000	GT 1,100,000	GT 1,100,000	GT 1,100,000	GT 1,100,000	GT 1,100,000
3.	CHAF	M-451(147) 8th Street - Michigan Avenue to Omaha Avenue	GT C	250,000		GT 250,000									
	CHAF	M-451(147) 8th Street - Michigan Avenue to Omaha Avenue	CB C	800,000	CB 800,000										
	CHAF	Total M-451(147) 8th Street - Michigan Avenue to Omaha Avenue	C	1,050,000	800,000	250,000									
4.	CHAF	M-451(202) Bridge Replacement; 1st at North Fork	GT A	2,214,000	GT 1,808,000	GT 406,000									
	CHAF	M-451(202) Bridge Replacement; 1st at North Fork	CB A	1,846,000	CB 1,846,000	CB									
	CHAF	Total M-451(202) Bridge Replacement; 1st at North Fork	A	4,060,000	3,654,000	406,000									
5.	CHAF	M-451(199) Bridge Maintenance Improvements	GT A	350,000						GT 350,000					
6.	CHAF	M-451(177) Widen Benjamin from 4-lane to 5-lane 13th Street to 1st Street	CB B	15,350,000	CB 15,350,000										
	CHAF	M-451(177) Widen Benjamin from 4-lane to 5-lane 13th Street to 1st Street	GT B	2,650,000		GT 2,650,000									
	CHAF	M-451(177) Widen Benjamin from 4-lane to 5-lane 13th Street to 1st Street Total	B	18,000,000	15,350,000	2,650,000									
7.	CHAF	M-451(203) Michigan Avenue, 7th Street to 10th Street and Wood to 13th Street	GT A	25,000		GT 25,000									
	CHAF	M-451(203) Michigan Avenue, 7th Street to 10th Street and Wood to 13th Street	CB A	1,505,000	CB 376,000	CB 1,129,000									
	CHAF	M-451(203) Michigan Avenue, 7th Street to 10th Street and Wood to 13th Street Total	A	1,530,000	376,000	1,154,000									
8.	CHAF	M-451(204) Norfolk Avenue Flood Control Bridge Deck	GT A	2,100,000							GT 250,000		GT 1,850,000		
9.	CHAF	M-451(205) Elm Avenue Bridge Replacement	GT A	350,000									GT 100,000	GT 250,000	
10.	CHAF	M-451(206) Roundabout at 1st Street & Braasch Avenue	GT A	375,000	GT 300,000	GT 75,000									
11.	CHAF	M-451(206) Stormsewer Improvements at 1st Street & Braasch Avenue	GT A	380,000	GT 296,000	GT 84,000									
	CHAF	M-451(206) Stormsewer Improvements at 1st Street & Braasch Avenue	CB A	460,000	CB 460,000										

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						2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
	CHAF	Total M-451(206) Stormsewer Improvements at 1st Street & Braasch Avenue	A	840,000	1,056,000	84,000									
12.	CHAF	Micro Seal / Armor Coat	GT A	1,125,000		200,000				925,000					
13.	CHAF	Street Improvements Prospect & Oak	GT A	300,000		300,000									
14.	CHAF	Intersection Studies: Benjamin Avenue & Victory Rd. - 7th Street and Madison Avenue	GT A	2,325,000		75,000	300,000				1,950,000				
15.	CHAF	M-451(226)25th Street Benjamin Avenue to Eisenhower	GT A	2,750,000		250,000		2,500,000							
16.	CHAF	M-451(230)Traffic Signal Head and Pedestrian Actuated System Improvements	GT A	250,000		50,000		50,000		50,000		50,000		50,000	
17.	CHAF	M-451(232)US-81, In Norfolk Resurfacing, NDOT Project No. NH-81-3(151), C.N. 32380, City's 20% share	GT B	330,800			330,800								
18.	CHAF	M-451(233)In Norfolk Traffic Signals at Intersection, NDOT Project No. HSIP-81-3(150), C.N. 32363, City's 20% share	GT B	130,000			130,000								
19.	CHAF	Community Decided Street Repair Projects	CB A	5,000,000		2,500,000	2,500,000								
20.	CHAF	Industrial Road Extension West of Highway 81	GT A	150,000		75,000	75,000								
21.	CHAF	Safe Streets for All Phase I	FA A	209,300		209,300									
	CHAF	Safe Streets for All Phase I	GT A	89,700		89,700									
	CHAF	Total Safe Streets for All Phase I	A	299,000		299,000									
22.	CHAF	GAP Paving - Northwestern and Jefferson	GT B	275,000		75,000	200,000								
	CHAF	GAP Paving - Northwestern and Jefferson	AS B	275,000			275,000								
	CHAF	Total GAP Paving - Northwestern and Jefferson	B	550,000		75,000	475,000								
		CHAF Gas Tax Revenues	GT	27,119,500	2,404,000	5,804,700	2,035,800	3,550,000	1,000,000	2,325,000	3,300,000	1,150,000	3,050,000	1,400,000	1,100,000
		CHAF Assessments	AS	275,000			275,000								
		Federal & State Grants	FA	209,300		209,300									
		CHAF State Revenues	NBR												
		CHAF Federal Highway Funds	3AA												
		CDBG Grants	OF												
		CHAF Bond	CB	24,961,000	18,832,000	3,629,000	2,500,000								