

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City held on the 10th day of June 2025.

BRENDA WHEELER, CITY CLERK

2025 SOUTHWESTERN ANNEXATION PLAN

The 42 parcels and roads included in this annexation plan are urban or suburban in character, including a few parcels currently used for agricultural purposes. The 42-parcel area is contiguous or adjacent to the current city limits of the City of Blair. For a map of the annexation area, see Exhibit B of the resolution.

ANNEXATION AREA – GENERAL DESCRIPTION

The City of Blair continues to experience moderate to strong economic growth. Industrial development continues to lead the way, with existing businesses expanding and new industrial partners in the planning or early stages of development. Commercial and recreational development is also occurring. Despite these positive developments, housing development continues to be Blair's greatest challenge. Blair Crossing, located at the roundabout of Hwy 133 and Hwy 30, will add 132 market rate apartment units. Land developers are currently considering additional subdivisions but have yet to move forward with any projects.

The area under consideration in this annexation package is along the western and southwestern portions of the current city limits. The western portion is generally from Hwy 91 south, east of the UPRR tracks along the 25th Street corridor to Pittack Street, then southwest along the County Road 31 corridor to Hwy 30.

Of the 14 parcels being considered for annexation in this area, 9 are already developed for single family use exclusively or in conjunction with limited agricultural uses. 3 are additional parcels contiguous to a residential lot and required for access to the public right of way; or are contiguous to undeveloped agricultural lots that are already within the city limits. Two additional undeveloped parcels are along the 25th Street – County Road 31 corridor, which is anticipated to be improved in the next year or so.

The southwestern portion of the annexation area is from the current city limits along County Road 26 south to County Road P26, including developed parcels on the northwest side of Hwy 30 extending southeast to the Hwy 133 – County Road P26 interchange. Two parcels owned by the Nebraska Department of Transportation on the east side of Hwy 133 are also included.

Of the 28 parcels being considered for annexation in this area, 21 are already developed for single family use exclusively or in conjunction with limited agricultural uses. One parcel is contiguous to a residential lot and used exclusively by that parcel. Three parcels are already developed for commercial and governmental use, and a fourth parcel is currently undergoing platting for commercial use. One large lot is used for agricultural purposes and is adjoining the owner's residential lot. The remaining parcel is owned by the Nebraska department of Transportation.

COST IMPACT ON PROVIDING SERVICES

It is the intent of the City of Blair to provide the same level and quality of service to existing and newly annexed areas in the most orderly and timely manner as feasible. With all the changes, however, there is a learning curve and an adjustment period when the citizen must become informed as to what services are available and how to access said services. Similarly, time and experience are required for City personnel to become aware of the operations, conditions and location of facilities that are to be assumed by the City. It is the City of Blair's intent to provide service to all newly annexed areas in the City in a manner that is at least equal to the areas within the City. The estimated population of the proposed annexation area is 90 people, and the land area of the proposed annexation is approximately 557 acres.

FIRE AND RESCUE SERVICES

Fire and rescue services are currently provided to the majority of the area within this proposed annexation plan through the Blair Rural Fire District. 8 parcels in the southwest corner of the proposed annexation area are in the Kennard Fire District. The workforce and equipment now available within the Blair Fire and Rescue Department are deemed adequate to maintain the same level of excellent service now being provided.

The Blair Fire and Rescue Department has a total of 36 volunteers consisting of a Chief, 2 Assistant Chiefs, 1 Fire Captain, 1 Rescue Captain, 1 Rescue Lieutenant, all of which are Firefighters/EMTS, along with another 23 Firefighter/EMTS and 7 firefighters. All members of the Blair Fire and Rescue Department are highly trained and well equipped with the latest personnel protective equipment and gear. The department has the following equipment for fire and rescue services for the City of Blair and the Blair Rural Fire District which includes the annexation area. A 2023 E-One tanker, 2006 E-One pumper, 2016 Smeal pumper, 2007 E-One 100' Aerial truck, 2002 E-One pumper/tanker, 2017 Dodge Ram 2500 pickup, 2010 Chevy Suburban, 1998 E-One heavy rescue truck, 2004 Decontamination trailer, 2008 Dodge grass truck, 2019 Dodge grass truck, 2023 UTV with water tank, 2016 flat bottom rescue boat, 2015 F-450 Road Rescue squad, 2020 F-450 Road Rescue squad. All the equipment is housed in 2 fire station inside the current city limits, and they are located at 1873 Nebraska St. and 16th and Lincoln Streets. The response time for this area will not be affected by this annexation. The proposed area is currently served by the Washington County E911 service, and this service will not change with the annexation to the City of Blair.

The budget for the Blair Fire and Rescue Department, including rural district mutual aid, is \$933,512.00 for FY2025 and there is no anticipated increase in the department's budget needed for the proposed annexation.

POLICE

The City of Blair Police Department is currently staffed with eighteen (18) full-time certified officers, consisting of a Police Chief, Captain, three Sergeants, two detectives,

one drug task force officer and ten uniformed officers. The department has two full-time clerical support staff, as well as one part-time animal control officer. The Police Department provides 24-hour service, including street patrols.

The Blair Police Department prides itself on providing prompt, professional service. Citizens can expect the average non-emergency call to be responded to in minutes. The Police Department answers all calls for service no matter what the nature may be. If a citizen calls for police, they are assured that they will speak to an officer. Emergency call response times for the City are between 3 and 5 minutes.

The Blair Police Department understands that it has neither the workforce, expertise, nor resources to be able to perform all services for all types of law enforcement issues. For that reason, the Blair Police Department has developed an excellent relationship with the Washington County Sheriff's Office, the Omaha Police Department, and the Nebraska State Patrol. In addition, the City has interlocal agreements with Douglas County Crime Lab, Dodge and Cuming Counties and the City of Fremont. Each agency has levels of expertise that may be needed in Blair from time to time. Through interlocal agreements or service contracts, the City of Blair has, and will continue, to utilize these outside agencies when needed to perform duties in the City of Blair.

Based on the Blair population from the 2020 census of 7,790, the City provides one full-time officer for every 458 residents. The annexation area will add an estimated 90 residents to the City of Blair, which will not adversely affect the ratio of officers to population, so no additional staff are planned for the Blair Police Department as a part of this annexation.

PUBLIC WORKS DEPARTMENT – STREETS

The Blair Public Works Department is responsible for 149.22 Lane Miles of city streets and state highways within the city limits. The Street department has six (6) full-time employees with one supervisor and five (5) equipment operators.

The annexation will add 9.5 lane miles of streets to the City of Blair system, which will increase the lane mileage by 6.3%. While 25th street is already considered within city limits, it is a minimum maintenance road. The city has already been working with an engineering firm to bring this road up to a proper gravel rural section. It is estimated that this work will cost \$1.5 – \$2.3 million and is expected to be included in the FY2026 budget. The additional lane miles will be included in the city's Highway Allocation funds starting in FY2027.

Snow removal from city streets is the responsibility of the Blair Public Works Department, and there currently are 17 pieces of snow removal equipment available to the department staff to clear the city streets. Snow is removed from city streets within eight hours after the snow fall has concluded, and the additional lane miles of roads within the annexation plan will not change that goal. All Public Works staff are involved with snow removal, 25-30 people on rotating shifts if needed during long duration events.

Other services provided by the Blair public works department streets division are street sweeping, crack sealing on hard surfaced roads, grading of rock roads, storm drainage maintenance, street repairs of hard surfaced roads and right-of-way clearing of trees and debris. Many of these services are currently being provided to the streets located within the annexed area. The balance of services not currently provided for the existing streets within the annexation area will be extended to the annexation area without any additional personnel or equipment purchases and will not adversely affect the current level of service to the existing citizens.

WATER DEPARTMENT

The City of Blair provides its citizens with water from a treatment plant on the Missouri River and draws water from the Missouri River for treatment with a 27 Million Gallon/Day (MGD) water treatment plant. The city averages 14 MGD of water. The annexation area is currently served with City water with mains along Highway 30 and 133, and P26. The areas west of Hollow Road and 25th Streets can connect to city water from the Southern Hills area, or the Hollow Road/ 25th Street intersection. These water mains are sufficiently sized to provide water service, including fire protection for any development in the annexed area. The City's utility department is currently maintaining the existing water mains in the annexation area, so there are no anticipated increases in staffing needed for the annexation area.

The current connection fee to City water mains outside the city limits is \$3,000 with 166% monthly water rates compared to City customers, increasing to 200% over the next two year. After the annexation, the connection fees to connect to City water mains will be \$0.00 and the water rates for the customers in the annexation area will be the same as for other City residents.

WASTEWATER DEPARTMENT

The City of Blair provides its citizens with wastewater collection and treatment with a 2 MGD wastewater treatment plant. Currently the City is averaging 1 MGD of wastewater treatment per day. Any new development as a part of this annexation will need to work with the City of Blair for wastewater treatment. For industrial or major commercial wastewater treatment may require plant expansion or pretreatment by the user. Those decisions will be made on an individual basis based on the needs of the customer.

The city currently has a Sanitary Sewer force main along Hwy 30 that portions of the annexed area could connect to. Other portions may be able to connect to an existing sanitary sewer near the entrance to the Mutual of Omaha building on Hwy 133. The areas along the 25th Street corridor could connect at Hwy 30 and Hollow Road with a sewer main extension. A full sanitary sewer study of this drainage area is planned for FY 2026.

PARKS AND RECREATION

The city parks are available to existing and new residents in the annexed area. The City has 10 City Parks encompassing 125.2 Acres. There are no anticipated increases in staff for the annexed area. There are no current or planned parks within the annexed area.

Citizens of Blair enjoy many opportunities for recreation within the City ranging from Little League Baseball, Softball, and Soccer. Individuals within the annexation area will also be able to enjoy these same opportunities without paying out-of-town rates for the privilege of participating in these activities.

ADMINISTRATION

The annexation area is within the City of Blair's two-mile Extra-Territorial Jurisdiction (ETJ), so the area is already served by the City's Planning & Zoning Department. There are no anticipated increases for staff for the annexation area.

BUILDING INSPECTION AND CODE ENFORCEMENT

The Community Development Department currently has one full-time Director, one full-time Building Inspector, one full-time Code Compliance Officer and one full-time Building Clerk. The annexation area is an undeveloped property with strong continuing development potential and is within the City's 2-mile ETJ. The Department can manage the proposed development within the annexation area and any additional development planned for the future. There are no anticipated increases in staff needed for the annexation area.

LIBRARY

The City has a full-service library that serves the citizens of Blair. The library has a staff of three full-time librarians and four part-time employees. The residents of the annexation area are currently not able to enjoy the services provided by the City's library free of charge, due to Washington County not entering into an interlocal agreement with the City for library services for rural areas of the County. Blair does allow rural residents to utilize the City library, but they must pay \$25 annually for the privilege of checking out any materials from the library or utilizing any of the many services offered by the City library. Residents of the annexation area will be able to utilize the City library without fees as citizens of the City.

Total Levy Rates (2024-2025):

Within the annexation area there are four different total levy rates since there are different Townships and Fire Districts. The four different rates are shown in comparison to the total levy rate for properties within the city limits.

Description	Rural Rate	City Rate
Rural Rate 1	1.188255	1.455377
Rural Rate 2	1.198224	1.455377
Rural Rate 3	1.176130	1.455377
Rural Rate 4	1.166161	1.455377

Exhibit B of the resolution considering this annexation plan is a map of the area being considered.

Exhibit C of the resolution is a listing of the properties, showing the following information of each property:

1. The current taxable valuation.
2. The current and city total levy rates.
3. The current gross property tax (does not include any state rebate).
4. The gross property tax post annexation.
5. The change in gross tax.
6. The city revenue post annexation.

Financial Impact to the City of Blair

Total Valuation of annexation area 2024-2025:	\$17,467,575.00
Tax Revenue to City from annexation area:	\$50,053.86

The overall impact on current residents of Blair is minimal and will not necessitate an increase in taxes or utility fees because of the proposed annexation. Road improvements to bring annexed roads up to current rural surface requirements will be paid for through the city's annual budget process. Future development of this area will fund the installation of streets, water and sewer infrastructure.