



Southern Ridge Wastewater Treatment Study

Background, Results, Next Steps

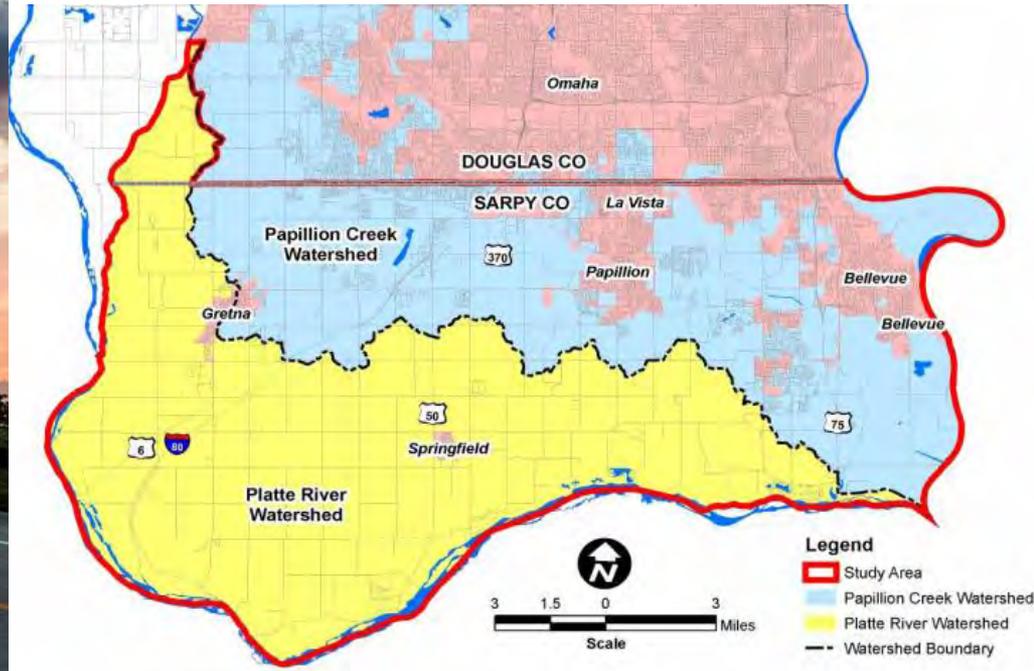




01

Background

Other than Springfield,
southern Sarpy County
is without Sewer
Service.





Lack of sewer service is increasingly an impediment to development.

Bellevue to ask voters to OK plan to boost development

The 5,000 acres near the new Highway 34 bridge contains minimal sewer and water infrastructure. It's a major hurdle to developing the area, which is otherwise believed to be highly attractive because it offers nearby rail service.

-Omaha World-Herald
September 2, 2014

County mulls absence of sewers in south Sarpy

.....water and sewer lines, as well as a wastewater treatment facility, [are] essential if significant residential, industrial or commercial development is to occur.

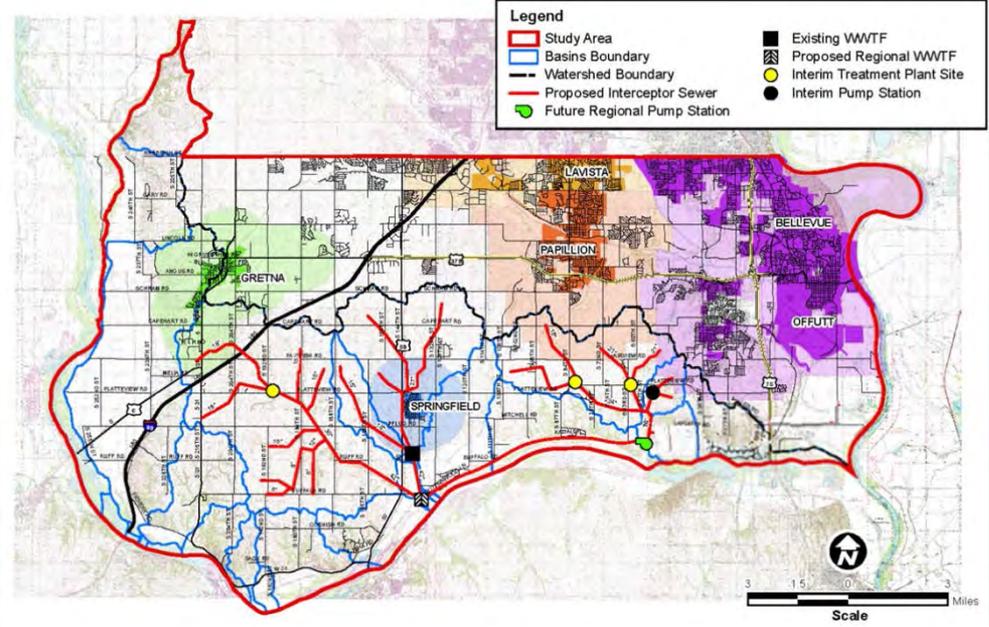
Commissioner Don Kelly said the county faces a classic chicken or the egg situation. "You've got to have development south of the ridge line to justify a sewer, but you can't have development without the sewer," he said.

-Omaha World-Herald
February 6, 2015

Southern Sarpy County Sewer Master Plan Phase II



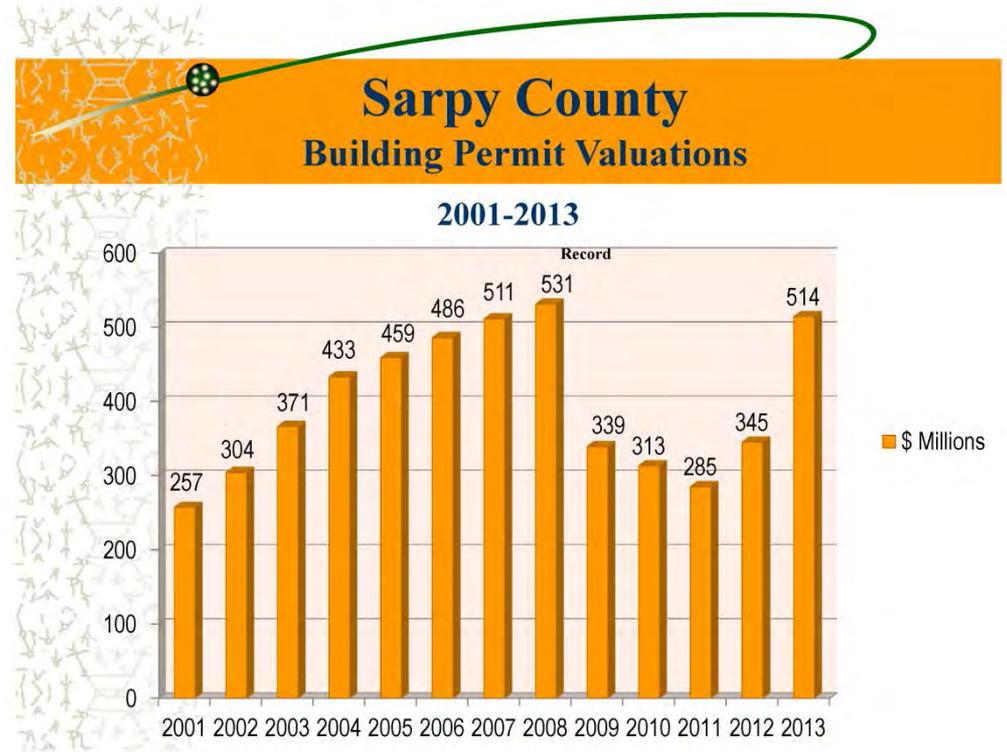
Management and Financial Plan
Final Report
October 2007



A Plan for Sewer Service was developed in 2006/2007

But Economic Development Plunged

- Building Permits
- Property Valuation
- Revenue Streams

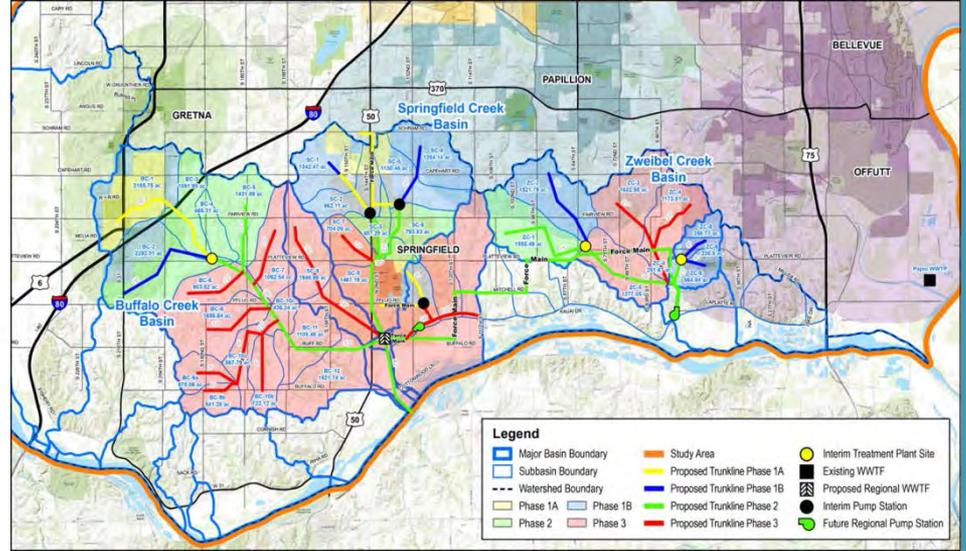


Source: Sarpy County Economic Development Corporation

2016



Southern Ridge Wastewater Treatment Study Phase 1A, Phase 1B Sarpy County, Nebraska



in association with:



KOLEY JESSEN
ATTORNEYS

The Prior Plan was updated in 2015/2016

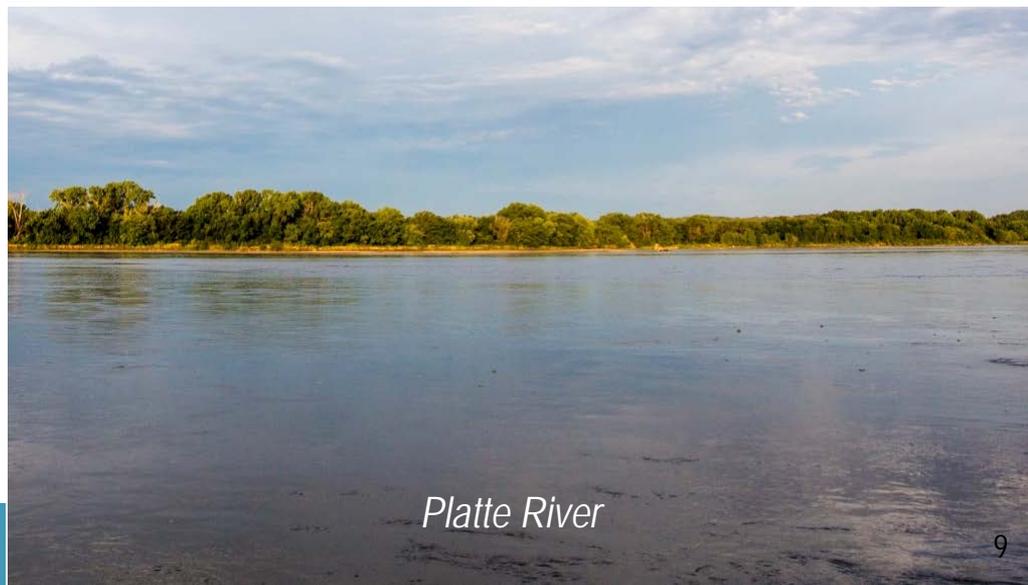


02 Results

Phase 1A Validated Feasibility of Prior Concept

- **REGULATORY:** No major barriers to a permit for a Regional Treatment Plant in Southern Sarpy County.
- **ENVIRONMENTAL:** Advanced levels of treatment for threatened and endangered aquatic species. Siting to avoid wellhead protection areas. Avoid or mitigate Impacts to wetlands
- **GOVERNANCE:** Joint Powers Act or Interlocal Cooperation Act provide the framework for Regional Governance.

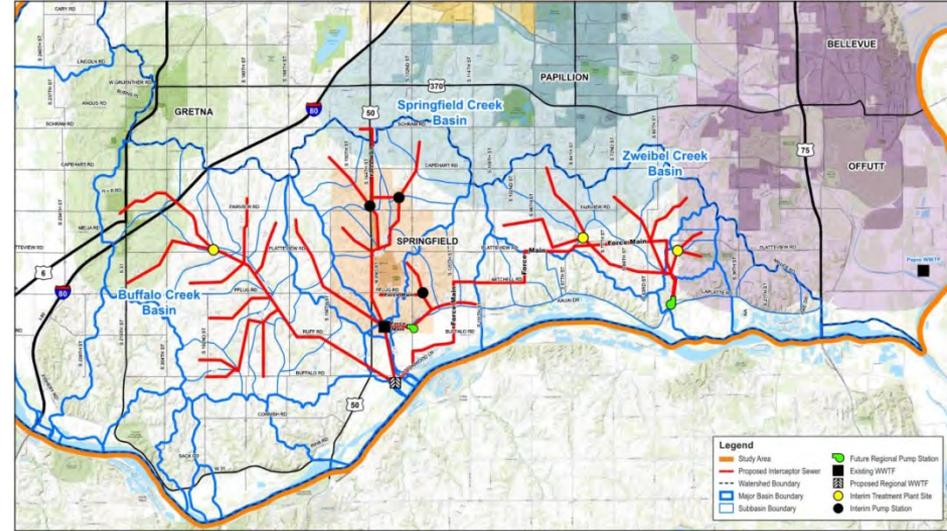
Pallid sturgeon



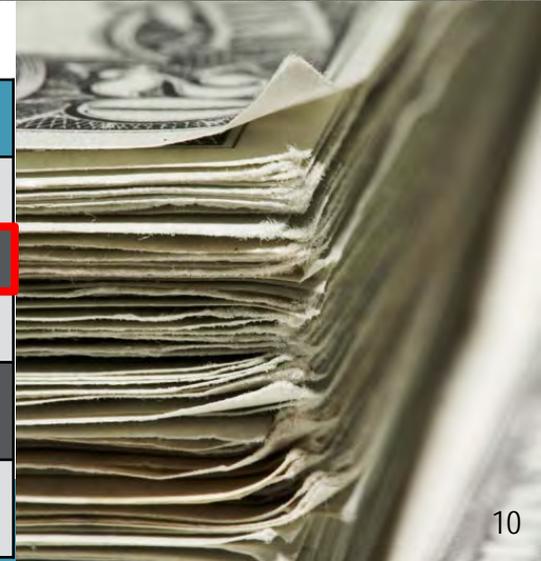
Platte River

Phase 1B Refined Plan & Assessed Financial Feasibility

- **UPDATED REGIONAL PLAN:** To Reflect stakeholder Input, Growth, Flows, Phasing, Costs
- **EVALUATED ALTERNATIVES:** To Select Preferred Alternative to Expand Springfield Site
- **AFFIRMED FINANCIAL FEASIBILITY:** Connection/Capital Fees, Rates, Potential Funding Scenario



Regional Concept	Description
Baseline	New Regional WWTF
Alternative 1	Expanded Springfield WWTF
Alternative 2	Expanded Omaha PCWWTP
Alternative 3	Expanded Springfield & PCWWTP
Alternative 4	New Regional WWTF & Expanded PCWWTP

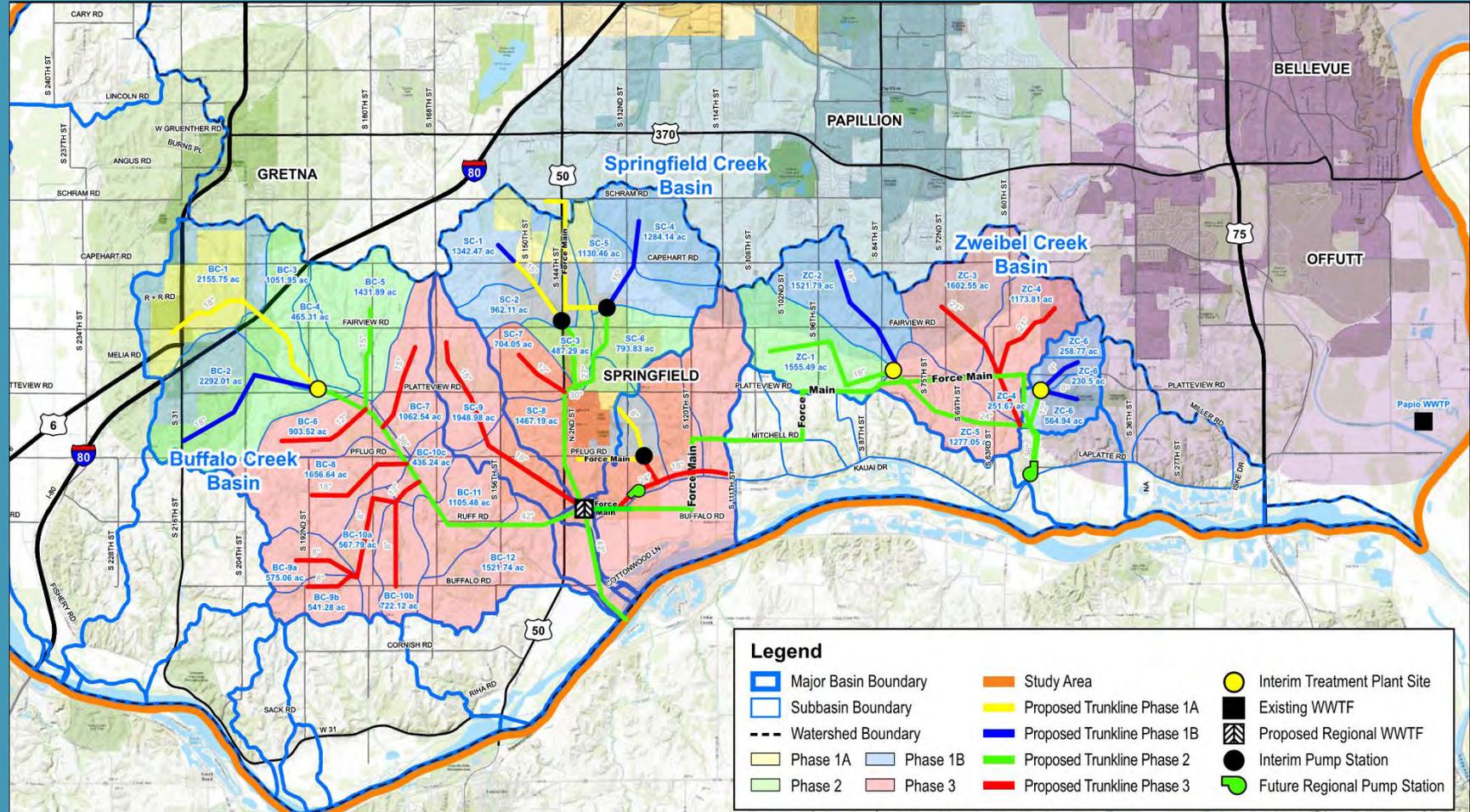


Potential Funding Scenario

- \$35/month typical residential sewer bill
- \$3500 per EDU capital/connection fee
- \geq \$10 million grant for initial capital
- \geq \$1.3 million third funding source
 - sales tax (1/10 penny)
 - property tax (one penny / \$100)
 - current customer rate increase (13%)



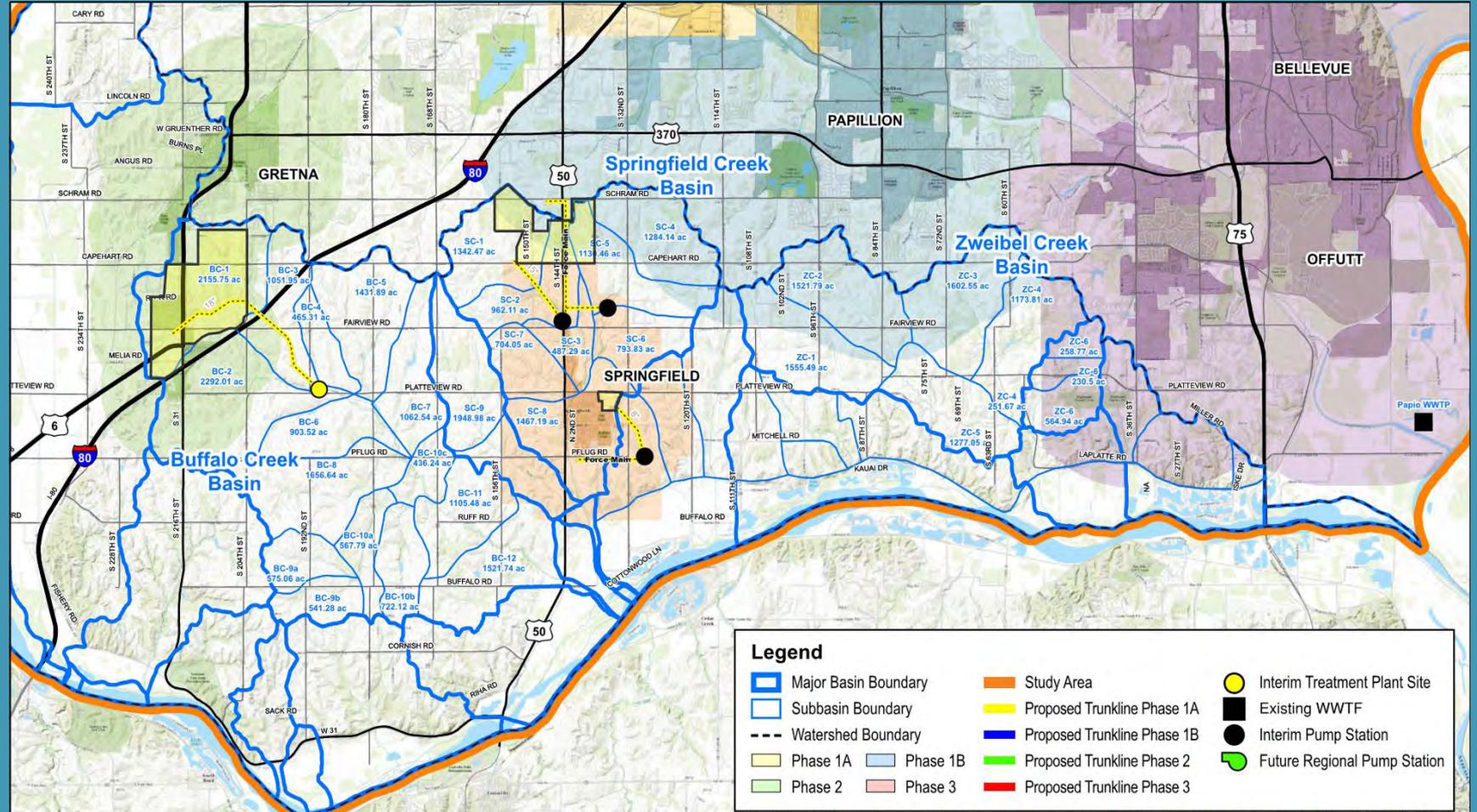
Alternative 1 – Expanded Springfield Facility



Legend

Major Basin Boundary	Study Area	Interim Treatment Plant Site
Subbasin Boundary	Proposed Trunkline Phase 1A	Existing WWTF
Watershed Boundary	Proposed Trunkline Phase 1B	Proposed Regional WWTF
Phase 1A	Proposed Trunkline Phase 2	Interim Pump Station
Phase 1B	Proposed Trunkline Phase 3	Future Regional Pump Station
Phase 2		
Phase 3		

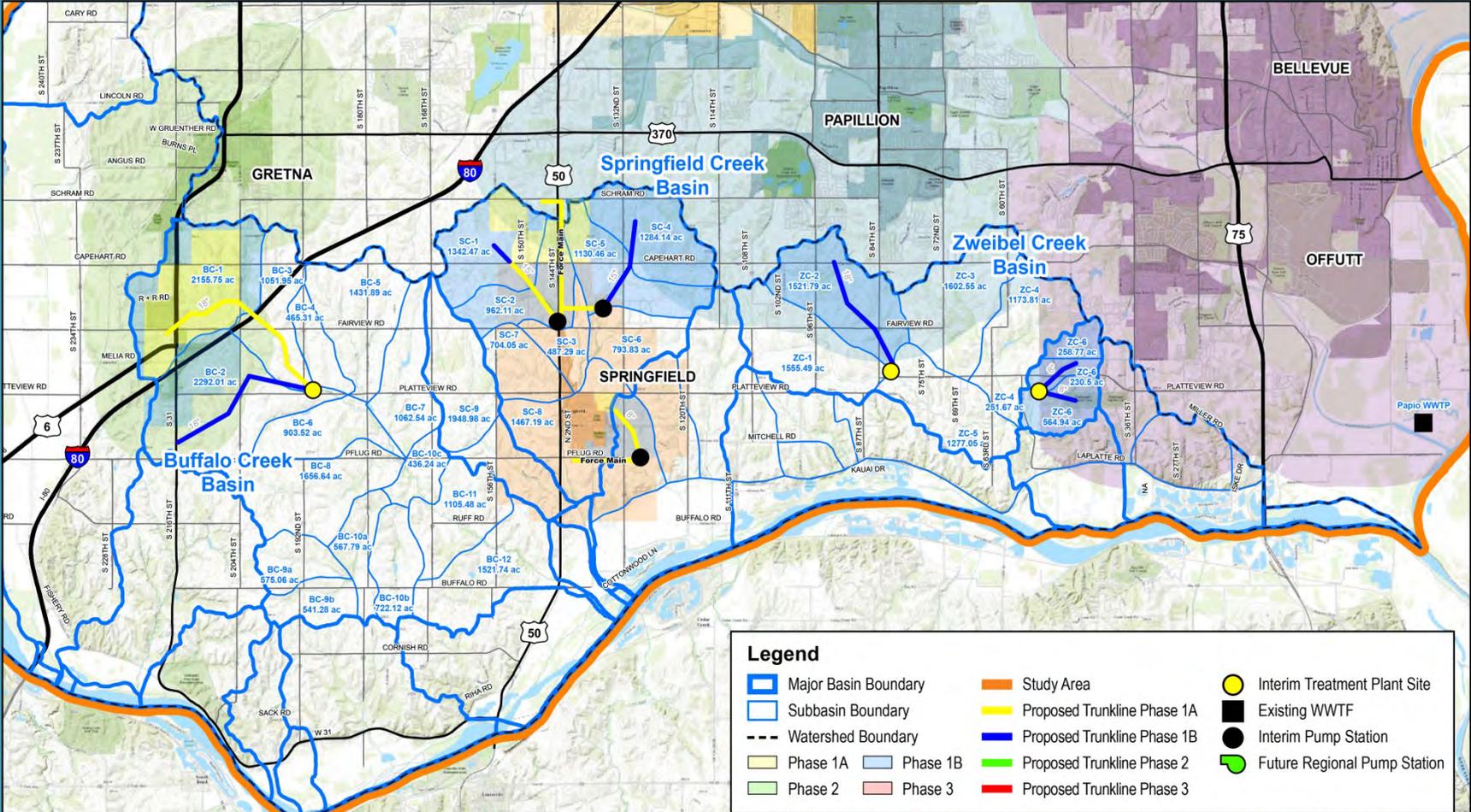
Phase 1A – In Service by 2019



Legend

- Major Basin Boundary (Blue outline)
- Subbasin Boundary (Light blue outline)
- Watershed Boundary (Dashed line)
- Phase 1A (Light yellow fill)
- Phase 2 (Light green fill)
- Phase 1B (Light blue fill)
- Phase 3 (Light pink fill)
- Study Area (Orange outline)
- Proposed Trunkline Phase 1A (Yellow line)
- Proposed Trunkline Phase 1B (Dark blue line)
- Proposed Trunkline Phase 2 (Green line)
- Proposed Trunkline Phase 3 (Red line)
- Interim Treatment Plant Site (Yellow circle)
- Existing WWTF (Black square)
- Interim Pump Station (Black circle)
- Future Regional Pump Station (Green circle)

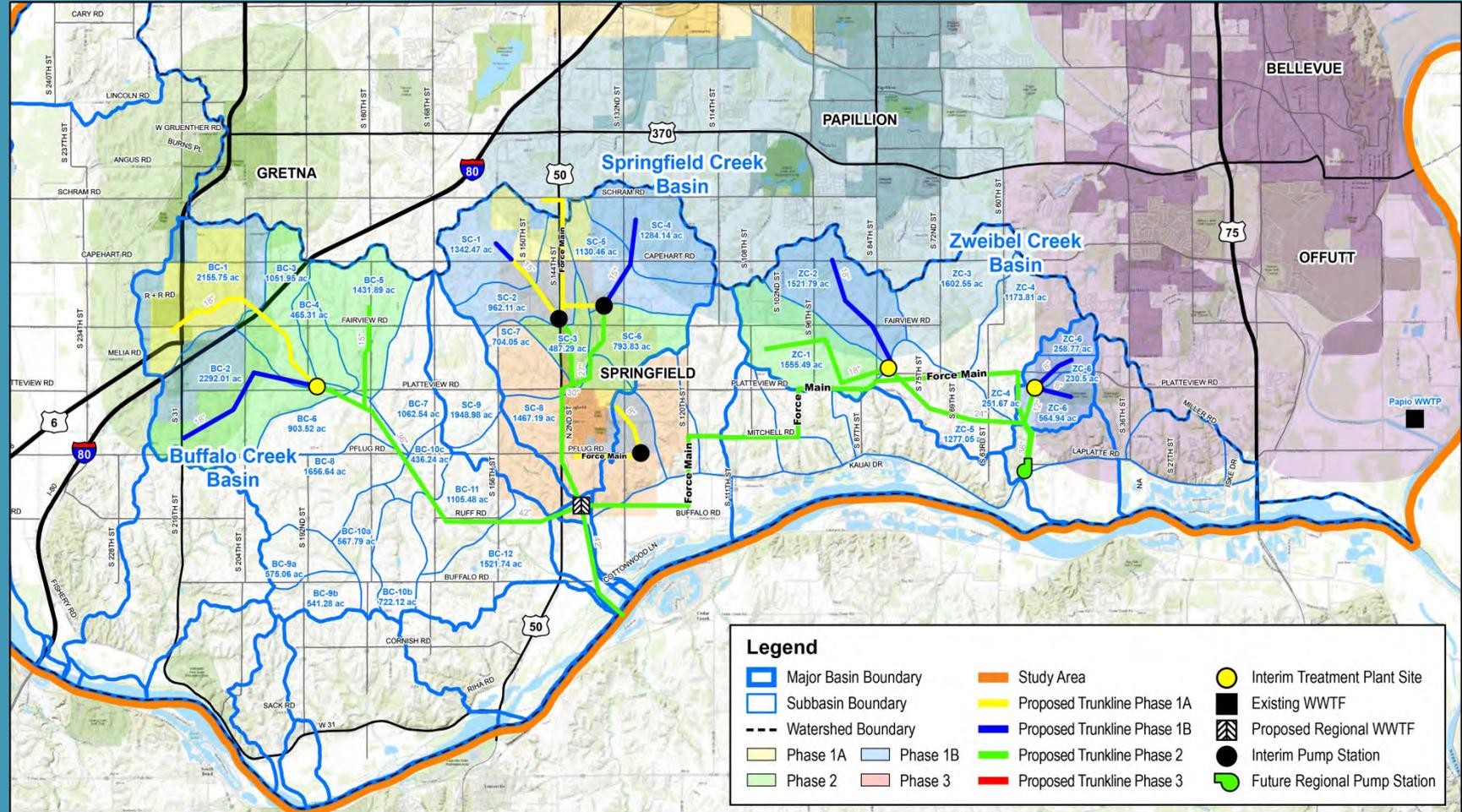
Phase 1B – In Service by 2028



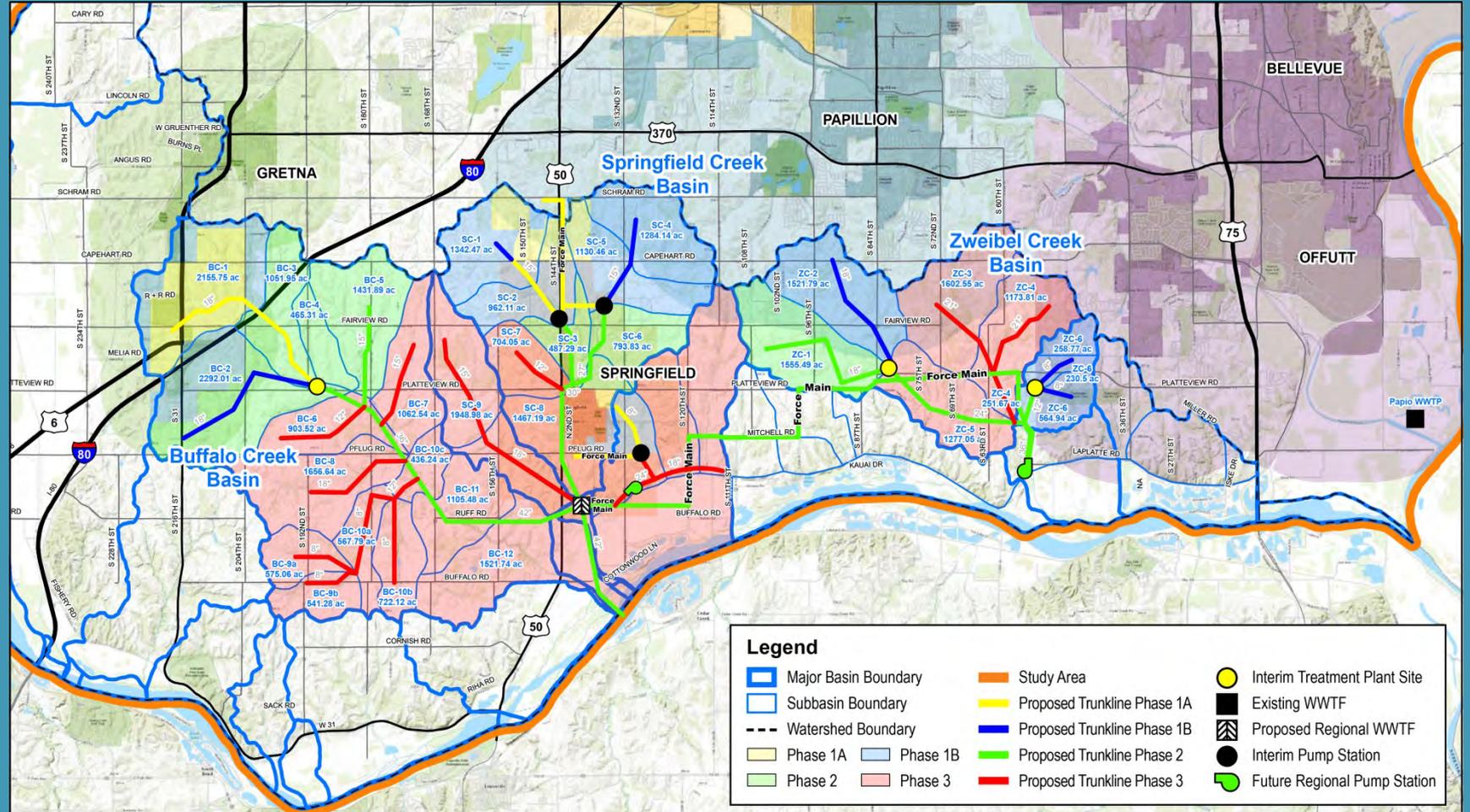
Legend

- Major Basin Boundary (Blue outline)
- Subbasin Boundary (Light blue outline)
- Watershed Boundary (Dashed line)
- Phase 1A (Yellow fill)
- Phase 1B (Light blue fill)
- Phase 2 (Light green fill)
- Phase 3 (Pink fill)
- Study Area (Orange outline)
- Proposed Trunkline Phase 1A (Yellow line)
- Proposed Trunkline Phase 1B (Blue line)
- Proposed Trunkline Phase 2 (Green line)
- Proposed Trunkline Phase 3 (Red line)
- Interim Treatment Plant Site (Yellow circle)
- Existing WWTF (Black square)
- Interim Pump Station (Black circle)
- Future Regional Pump Station (Green circle)

Phase 2 – In Service by 2035



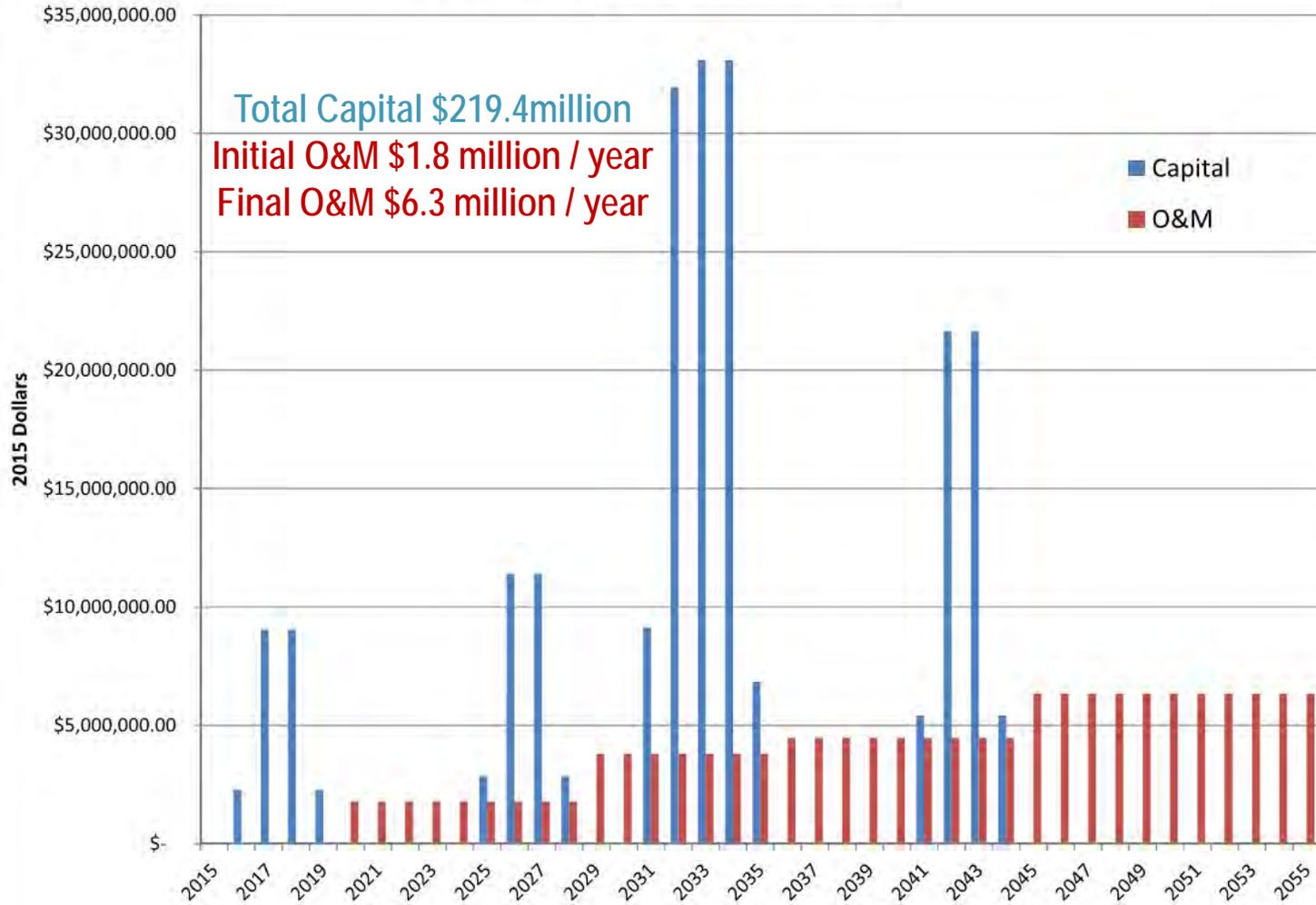
Phase 3 – In Service by 2044



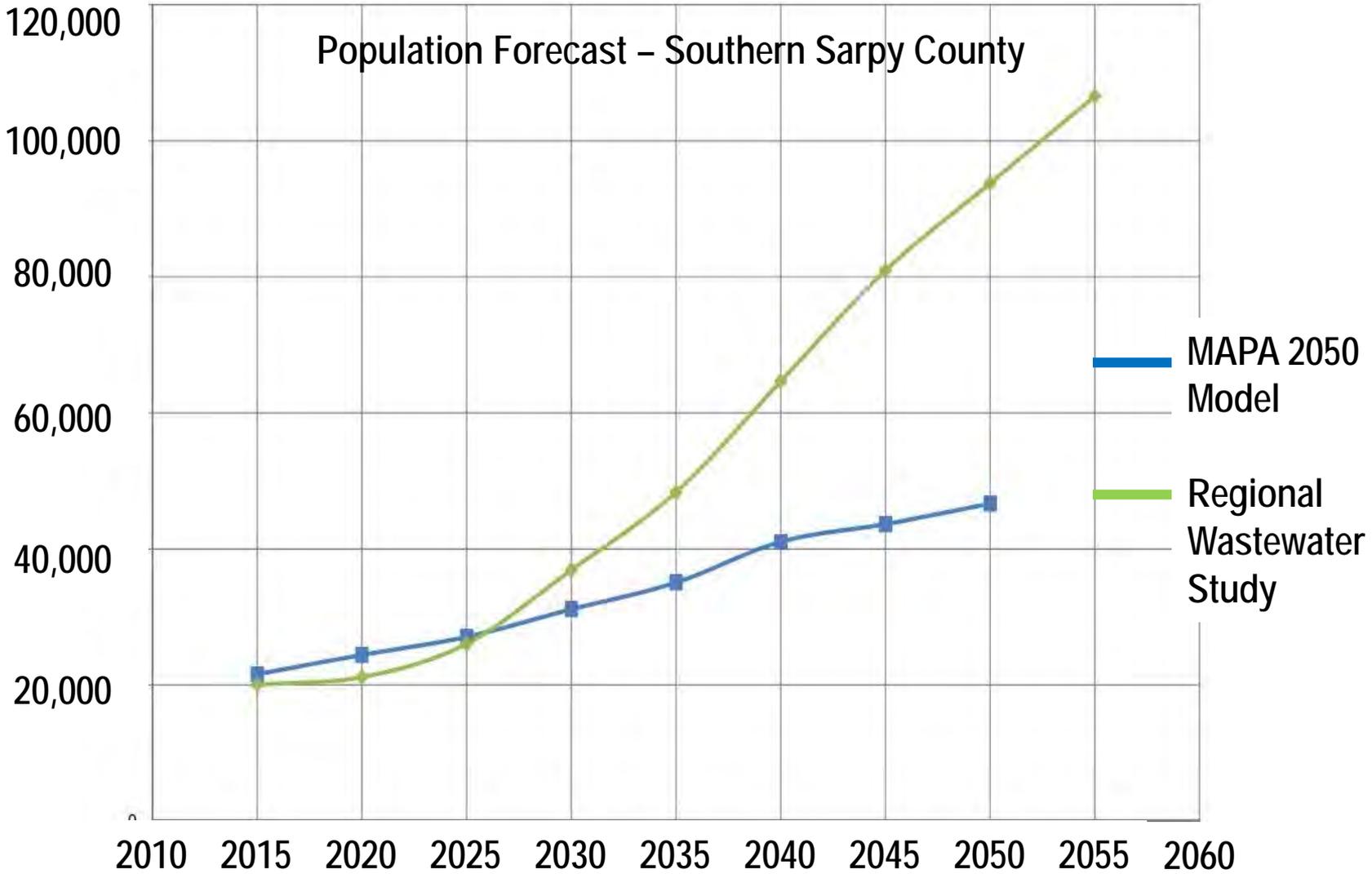
Legend

- Major Basin Boundary
- Subbasin Boundary
- Watershed Boundary
- Phase 1A
- Phase 1B
- Phase 2
- Phase 3
- Study Area
- Proposed Trunkline Phase 1A
- Proposed Trunkline Phase 1B
- Proposed Trunkline Phase 2
- Proposed Trunkline Phase 3
- Interim Treatment Plant Site
- Existing WWTF
- Proposed Regional WWTF
- Interim Pump Station
- Future Regional Pump Station

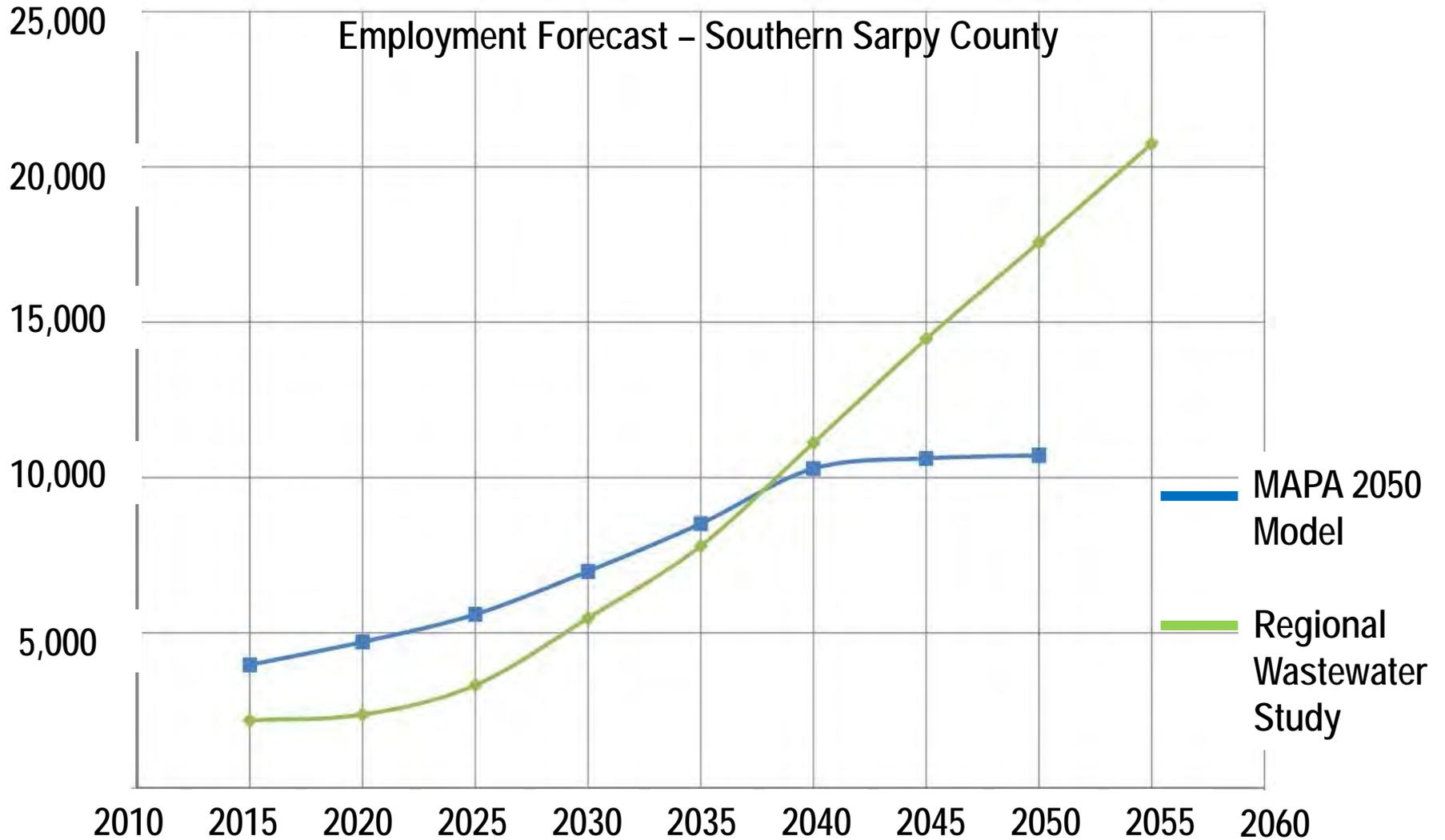
Alternative 1 - Annual Outlay



Population Forecast – Southern Sarpy County



Employment Forecast – Southern Sarpy County



Potential Revenue Impacts

- Currently 176,000 people
- Forecast 313,000 people (106,000 people south of the Ridgeline)
- Growth South of the Ridgeline would generate *incremental annual revenue of:*
 - ~\$15 million / year sales tax for Sarpy County cities
 - ~\$45 million / year sales tax for State of Nebraska
 - ~\$19 million / year property tax for Sarpy County cities
 - ~\$21 million / year property tax for Sarpy County

(current dollars)





03

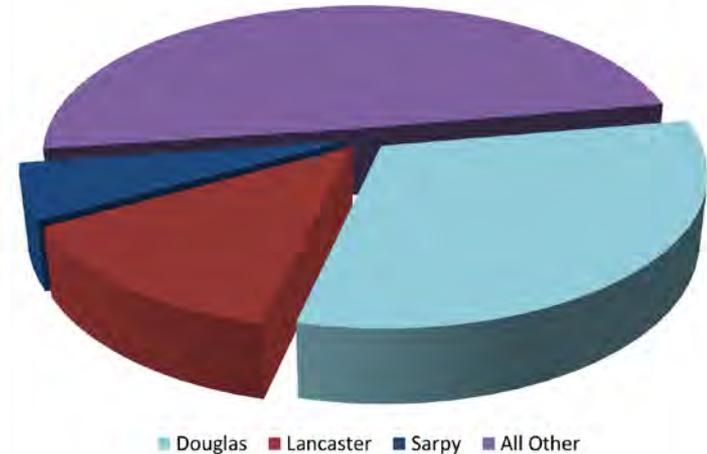
Next Steps

Next Steps - Financial

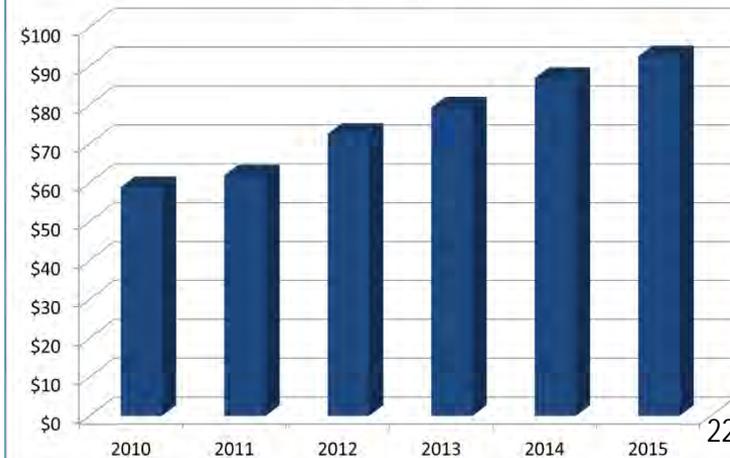
(1-6 months)

- Explore Grant Funding Opportunities (with State)
 - Site & Building Development Fund (\$2.3M /year)
 - Water Sustainability Fund (\$66M over 6 years)
 - Legislative Action (similar to \$25M in Bill 1091 for Site & Building Development)
 - Other?

State Sales Tax Revenue
(by County)



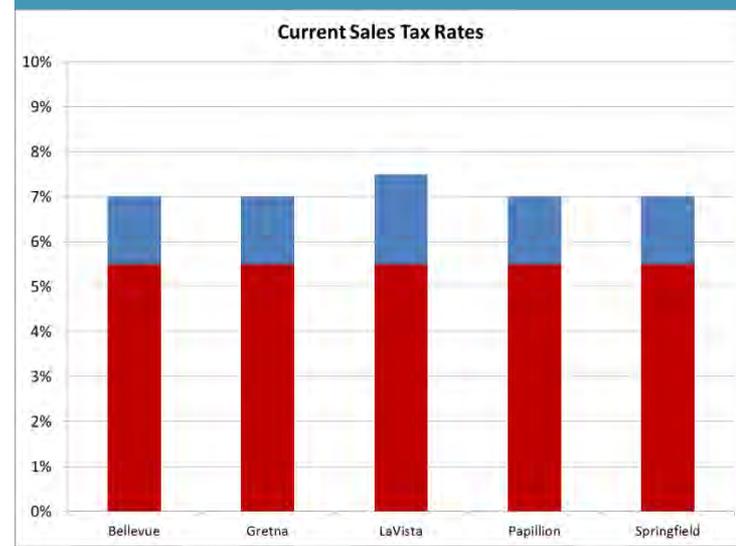
State Sales Tax Revenue from Sarpy
(\$millions)



Next Steps - Financial

(1-6 months)

- Explore Grant Funding Opportunities
- Assess the will for a third funding source
 - Sales tax
 - 1/10 penny = \$0.10 on \$100 purchase
 - Property tax
 - One cent = \$10/year for \$100,000 home
 - Sewer Rate increase
 - 13% ~ \$4.25/month
 - Other?



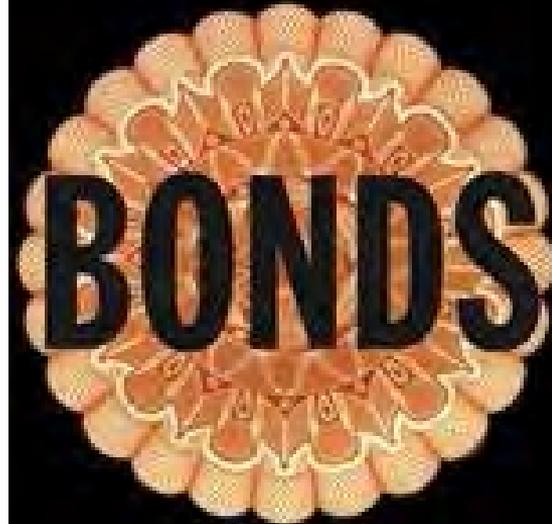
Next Steps - Financial

(1-6 months)

- Explore Grant Funding Opportunities
- Assess the will for a third funding source
- Review and assess potential borrow sources
 - SRF low interest loans
 - Revenue bonds
 - General obligation bonds
 - Other?



CWSRF



Next Steps - Governance

(1-4 months)

- Establish Regional Entity *(1-4 months)*
 - Finalize Agreement
 - Establish Board Representatives
 - Identify Administrator/Champion
 - Work on Funding (grants, sales or property tax, rates)
 - Consider Initial Fees & Rates
 - Establish Bylaws

INTERLOCAL COOPERATION AGREEMENT
ESTABLISHING A JOINT PUBLIC AGENCY
FOR THE
CONSTRUCTION AND OPERATION
OF A
WASTERWATER SYSTEM FOR
SOUTHERN SARPY COUNTY



Next Steps - Implementation

(1-2 months)

- Input from Development Community
 - Developer Open House
 - MOBA Luncheon
 - Build Omaha Luncheon



Kent Sievers

Next Steps - Implementation

(3-9 months)

- Input from Development Community
- Refine Financial Plan
 - Update Preliminary Financial Assessment
 - Retain/Work with Financial Advisor

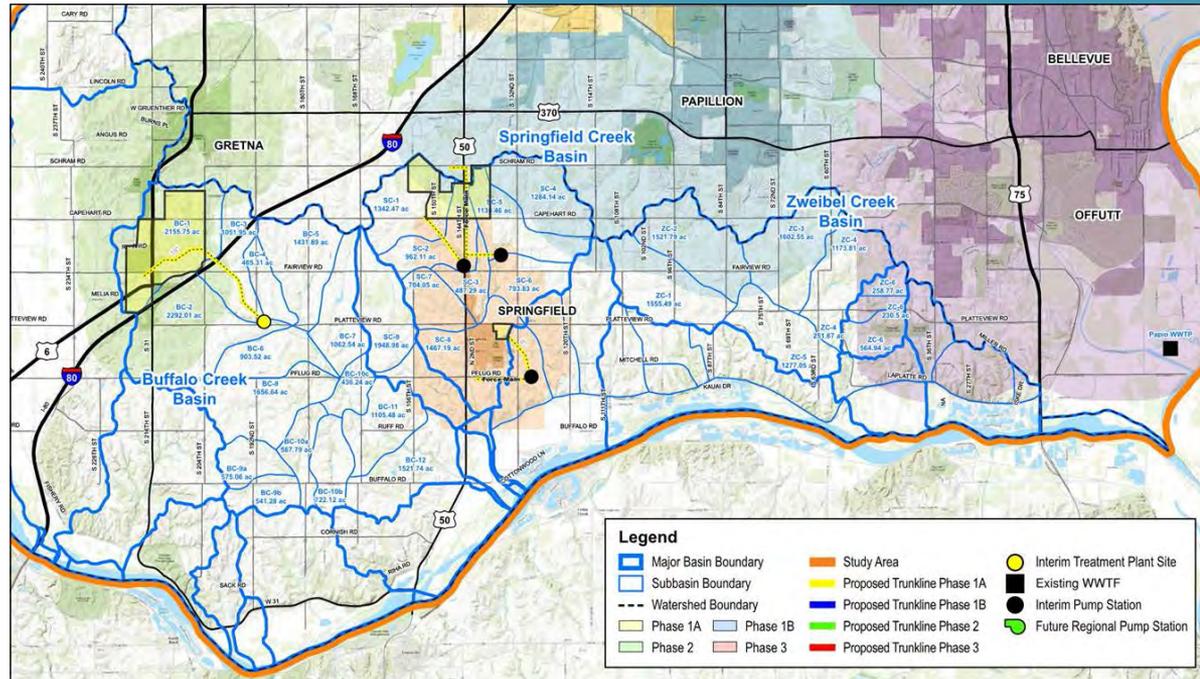
**INTERLOCAL COOPERATION AGREEMENT
ESTABLISHING A JOINT PUBLIC AGENCY
FOR THE
CONSTRUCTION AND OPERATION
OF A
WASTERWATER SYSTEM FOR
SOUTHERN SARPY COUNTY**



Next Steps - Implementation

(immediate)

- Input from Development Community
- Refine Financial Plan
- Proceed with Interim Plans
 - South of Gretna
 - Highway 50 Corridor
 - NE of Springfield





Discussion

HDR