

**BOARD OF COUNTY COMMISSIONERS  
SARPY COUNTY, NEBRASKA**

**RESOLUTION IMPLEMENTING THE  
ARTERIAL STREET IMPROVEMENT PROGRAM  
EFFECTIVE JULY 1, 2014**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers;

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board of Commissioners;

WHEREAS, in order to provide adequate, safe, and modern street infrastructure to serve the ongoing growth and economic development of Sarpy County, the County desires to implement an Arterial Street Improvement Program ("ASIP") to fund the design and construction of street improvements and appurtenances within Sarpy County's zoning jurisdiction, as described in Attachment "A"; and

WHEREAS, adoption and implementation of the ASIP is in the best interest of the general welfare of the citizens of Sarpy County.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the ASIP is hereby adopted and implemented as of July 1, 2014.

BE IT FURTHER RESOLVED that any purchase contracts verified as having been signed before July 1, 2014 will not be subject to the ASIP.

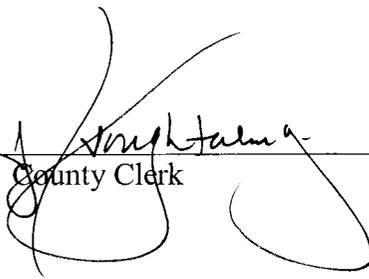
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 20<sup>th</sup> day of May 2014.

Attest

SEAL

  
Sarpy County Board Chairman



  
County Clerk

# Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE  
PAPILLION, NE 68046-2895  
593-4155

[www.sarpy.com](http://www.sarpy.com)

ADMINISTRATOR Mark Wayne

DEPUTY ADMINISTRATOR Scott Bovick

FISCAL ADMIN./PURCHASING AGT. Brian Hanson



## COMMISSIONERS

Don Kelly District 1  
Jim Thompson District 2  
Tom Richards District 3  
Brenda Carlisle District 4  
Jim Warren District 5

## MEMO

May 20, 2014

TO: Sarpy County Board of Commissioners

FROM: Scott Bovick, Deputy County Administrator

RE: Resolution implementing the Arterial Street Improvement Program (ASIP)

Staff presented the draft ASIP to the County Board on February 11, 2014 and March 11, 2014.

Since that time the County working group has held several meetings with the Sarpy County cities to discuss their potential participation in the program. The cities are still evaluating the program and may consider partnering with the County at a later date. However, staff believes the County's program is ready for final consideration from the County Board.

In February staff distributed the draft ASIP along with fee calculation examples to approximately one-hundred and sixty (160) developers, builders, and attorneys to make them aware of the proposal and give them an opportunity to provide input. This past week we sent an additional letter notifying them that the ASIP will be on the County Board's May 20<sup>th</sup> agenda for final consideration.

The Planning and Building Department will begin collecting the fees July 1, 2014, with the caveat that any purchase contracts verified as having been signed before July 1, 2014 will not be subject to the ASIP fees.

I want to thank the County Engineer, Planning and Building Department, Fiscal Administration, Consultant Steve Jensen, and the Sarpy County cities for all their work over the past year in helping develop the ASIP.

Pease feel free to contact me if you have any questions. Thank you.

  
Scott Bovick, Deputy County Administrator

Cc: Deb Houghtaling, Mark Wayne, Brian Hanson, Denny Wilson, Bruce Fountain, Donna Lynam, Bonnie Moore

**SARPY COUNTY**  
**ARTERIAL STREET IMPROVEMENT PROGRAM (ASIP)**

I. Purpose

In order to provide adequate, safe, and modern street infrastructure to serve the ongoing growth and economic development of Sarpy County, an Arterial Street Improvement Program (ASIP) is necessary to fund the design and construction of street improvements and appurtenances within Sarpy County's zoning jurisdiction.

II. Jurisdiction

Sarpy County will enact the ASIP in its zoning jurisdiction. While Sarpy County participates in road improvements in the extra-territorial jurisdictions (ETJ) of the five Sarpy County cities, funds collected through the County's ASIP will primarily be used for road improvements in the County's zoning jurisdiction.

III. ASIP Fund

The County will establish an ASIP Fund in which all ASIP fees collected in the County's zoning jurisdiction will be deposited in the ASIP Fund.

To ensure equity across the County, the County will seek to expend the funds in the general area from which the funds were collected.

Expenditures from the ASIP Fund shall be decided on an annual basis, no later than February 1 for the upcoming County fiscal year, by the County Engineer.

Sarpy County will serve as the fiscal agent for the ASIP Fund and it will be subject to the County's annual budget setting and auditing processes.

IV. Revenue

The following ASIP fees shall be charged and collected by the Sarpy County Planning and Building Department:

1. A fee of 0.75% of the building permit value shall be charged at the time the building permit is issued, on all new residential construction, including single family dwellings, town homes, and duplexes; and,
2. A fee for mobile home pads in the amount of \$1,000.00 per unit shall be charged when the site is permitted; and,

3. A fee in the amount of \$5,000.00 per development acre for multifamily projects shall be charged when the building permit is issued; and,
4. A fee in the amount of \$5,000.00 per development acre for retail commercial projects shall be charged when the building permit is issued; and,
5. A fee in the amount of \$1,000.00 per development acre for non-retail commercial and industrial projects shall be charged when the building permit is issued.

For the purposes of the ASIP, the term “development acre” shall mean only the area of land located within the lot lines of the lot for which the permit is sought. Development acre specifically excludes all land located within any street right-of-way, any dedicated land such as public parks, and any out-lots.

If the County requests the developer install public street improvements that are not adjacent or contiguous to the boundary of the development area, the ASIP fees generated by building permits issued in the subdivision may be used for such improvements or reimbursed to the subdivision developer.

The County shall require a Subdivision Agreement for each development and shall specify the fees to be collected and may identify the use of such collected funds if a reimbursement is warranted.

## V. Projects

The County Engineer will refer to the One and Six Year Plan to select projects and may choose to convene stakeholder groups to provide input on the selection of projects. The County Engineer will program said projects in the annual ASIP Fund budget to be approved by the County Board of Commissioners.

## VI. Expenditure of ASIP Funds

The County may use any of the following procedures to expend ASIP Funds:

1. Revenue may be accumulated in the ASIP Fund until sufficient funds are accumulated to pay for a project.
2. Bonds may be issued to pay for the costs of projects and ASIP Funds may be used to retire principal and interest on the bonds.
3. Projects may be constructed in phases and ASIP Funds may be used to pay for construction costs as each phase is completed.

4. Funds may be used for matching funds for Federal Aid Projects.

#### VII. Construction Responsibilities and Supervision

The County Engineer shall be responsible for the entire construction process, including right-of-way acquisition, engineering consultant selection, bidding, construction observation, and project close-out and acceptance. The County Engineer will follow the County's standard accounting processes to drawdown ASIP Funds for projects. The County may also designate a lead agency for any project with oversight by the County Engineer.

#### VIII. Review of the Program

The ASIP shall be reviewed by the County Engineer and stakeholder groups every five (5) years for possible amendment to project priorities and fee adjustments.

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Brenda Carlisle District 4  
Jim Warren District 5

## SARPY COUNTY ARTERIAL STREET IMPROVEMENT PROGRAM (ASIP)

We are contacting you once again to make you aware of Sarpy County's intention to proceed in implementing an Arterial Street Improvement Program (ASIP) and corresponding fees. As a stakeholder who may be impacted by this program, we would like to share some information with you and give you the opportunity to ask questions and provide input.

As you know, Sarpy County continues to be the fastest growing county in Nebraska, and one of the fastest growing counties in the country. While the County views growth and economic development as a positive, this growth has placed demands on Sarpy County's ability to provide safe, modern, and adequate street infrastructure.

Sarpy County funds street improvements with federal gas tax revenue and property taxes. Over the last ten years, Sarpy County has transferred between \$2.2 million and \$5.6 million in property taxes annually to fund street improvement projects. Despite this commitment, the county needs additional funding to meet the pressures created by growth.

Enclosed is a copy of Sarpy County's ASIP program, a map showing Sarpy County's zoning jurisdiction, along with some examples of fee calculations. The program is modeled after the ASIP that the City of Omaha and Douglas County have had in place for some time.

The County Board heard a presentation on this program at their March 11, 2014 meeting and directed staff to finalize the plan. Staff intends to place a Resolution approving the ASIP program and fees on the **May 20, 2014** Sarpy County Board of Commissioners' meeting agenda. If the Commissioners approve the program at that meeting, the new fees will be effective July 1, 2014, meaning any purchase contracts verified as having been signed before July 1, 2014 will not be required to pay this fee.

Please direct questions or comments to the following individuals:

- Bruce Fountain, Planning and Building Director, [bfountain@sarpy.com](mailto:bfountain@sarpy.com), 402-593-1555
- Scott Bovick, Deputy County Administrator, [sbovick@sarpy.com](mailto:sbovick@sarpy.com), 402-593-1568
- Denny Wilson, County Engineer, [dwilson@sarpy.com](mailto:dwilson@sarpy.com), (402) 537-6900

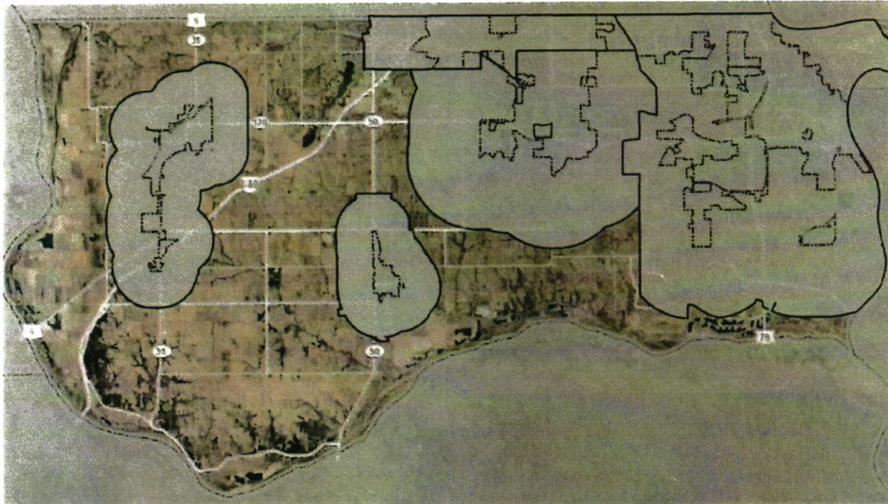
Thank you in advance for your input and thank you for doing business in Sarpy County.

Sincerely,



Mark Wayne  
County Administrator

JURISDICTION: ASIP fees will be collected by Sarpy County in the areas outside city jurisdictions (non-gray area)



FEE EXAMPLES

**1. Single Family Dwelling:**

- 4 Bedroom Ranch Home (non-walkout lot)
  - 1,810 sq. ft. finished above grade
  - 1,253 sq. ft. finished below grade
  - 500 sq. ft. unfinished below grade
  - 774 sq. ft. garage

<u>Bldg. Permit Valuation</u>	<u>Bldg. Permit Fee</u>	<u>Proposed ASIP Fee</u>	<u>Total Fee</u>
\$238,675	\$2,589.81	\$1,790.06	\$4,379.87
		(\$238,675 x 0.75%)	

**2. Retail Commercial:**

- Project #1 – Convenience Store

<u>Bldg. Permit Fee</u>	<u>Proposed ASIP Fee</u>	<u>Total Fee</u>
\$5,510.40	\$10,000	\$15,510
(+ plumbing/mech./elec.)	2 acres x \$5,000	(+ plumbing/mech./elec.)

- Project #2 – Wal-Mart supercenter

<u>Bldg. Permit Fee</u>	<u>Proposed ASIP Fee</u>	<u>Total Fee</u>
\$36,944.40	\$110,000	\$146,944.40
(+plumbing/mech./elec.)	22 acres x \$5,000	(+ plumbing/mech./elec.)

**3. Non-Retail Commercial or Industrial:**

- Light Industrial Building on 1.5 acres

<u>Bldg. Permit Fee</u>	<u>Proposed ASIP Fee</u>	<u>Total Fee</u>
\$7,938.00	\$1,500	\$9,438
(+plumbing/mech./elec.)	1.5 acres x \$1,000	(+ plumbing/mech./elec.)