

April Board Workshop  
Monday, April 11, 2022 6:30 PM  
Administration Center

1. Call Meeting to Order-Acknowledge Open Meetings Law
2. Roll Call: Barr, Fuller, Glup, Harvey, Muller, Siemonsma, Tesarek-Parsons, Wehrbein, Winters
3. Operations Committee Report
4. Finance Committee Report
5. Committee on American Civics Report
6. Negotiations Committee Report
7. Head Start Report
8. OPAA! March 2022 Nutrition Services Report
9. Adjournment. Time \_\_\_\_



WILES  
Development

*"Come grow with us"*

# Plattsmouth Country Club Estates

# Agenda

- ▶ Overview of Plattsmouth Country Club Estates
  - ▶ Market Summary
  - ▶ Financial Plan
- ▶ Property History
- ▶ Project Status
- ▶ Lack of Secondary Access
  - ▶ County Road #308
  - ▶ Costs and Return on Investment Opportunity
- ▶ Project Consideration
- ▶ Economic Development

# Introducing Plattsmouth Country Club Estates

- ▶ A serene setting located 15 minutes South of Omaha, in the beautiful rolling hills of the Platte River valley.
- ▶ Just North of Plattsmouth off Highway 75. 18003 Club View Drive.
- ▶ Wildlife, forest, beauty and convenience await you.
- ▶ Limited to 29 home sites spread over 53 acres. Most lots over 1 ¼ acre.
- ▶ Lots start at \$160,000. Homes start at \$600,000.
- ▶ Plattsmouth City Water, NPPD Electric, Black Hills Gas and Septic.
- ▶ Sanitary Improvement District (SID) Financed.
- ▶ Plattsmouth School District.
- ▶ Outbuildings allowed per covenants.



# Acreage Details

Lot #	Status	Style/Direction	Lot Price	Size	Demensions	Details
1	Hold	Walkout - North	\$ 160,000	1.305	L 352'/404' W 150'/159'	Backs to forest
2	Available	Walkout - North	\$ 180,000	1.433	L 404'/420' W 150'/151'	Backs to forest
3	Available	Walkout - North	\$ 180,000	1.433	L 420'/389' W 150'/153'	Backs to forest
4	Available	Walkout - North	\$ 160,000	1.261	L 389'/344' W 150'/156	Backs to forest
5	Available	Walkout - North	\$ 160,000	1.108	L 344'/300' W 150'/156	Backs to forest
6	Available	Walkout - North or East	\$ 190,000	1.216	L 332'/394' W 123'/179'	Trees
7	Available	Walkout - East	\$ 190,000	1.076	L 222'/332' W 178'/137'	Corner
8	Available	Walkout - West	\$ 200,000	1.636	L 440'/501' W 150'/165'	Backs to forest
9	Available	Walkout - West	\$ 200,000	1.827	L 501'/560' W 150'/161'	Backs to forest
10	Available	Walkout - West	\$ 200,000	2.012	L 560'/602' W 150'/155'	Backs to forest
11	Available	Walkout - West	\$ 200,000	2.126	L 602'/637' W 150'/154'	Backs to forest
12	Available	Walkout - West	\$ 200,000	1.911	L 637'/499' W 150'/206'	Backs to forest
13	Available	Walkout - West	\$ 250,000	1.998	L 499'/298' W 206'/280'	Backs to forest
14	Available	Walkout - West	\$ 250,000	2.019	L 298'/359' W 84'/373'/121	Backs to forest
15	Available	Walkout - South	\$ 250,000	1.811	L 359'/244'/175' W 80'/316	Downtown Views, Backs to forest
16	Available	Walkout - Southeast	\$ 200,000	1.213	L 244'/281' W 205'/197'	Downtown Views, Trees
17	Hold	Walkout - Southwest or Southeast	\$ 250,000	1.684	L 281'/225' W 267'/183'	Downtown Views, Backs to forest
18	Available	Walkout - Southwest	\$ 200,000	1.584	L 555'/380' W 154'/214'	Downtown Views, Backs to forest
19	Available	Walkout - Southwest	\$ 200,000	1.582	L 380'/464' W 338'	Downtown Views, Backs to forest
20	Available	Walkout - Northeast	\$ 170,000	1.112	L 342'/321' W 127'/124'	Corner
21	Available	Walkout - Northeast	\$ 160,000	1.054	L 321'/334' W 142'/139'	
22	Available	Walkout - Northeast	\$ 180,000	1.017	L 334'/303' W 69'/208'	
23	Available	Walkout - East	\$ 160,000	1.025	L 303'/360' W 113'/175'	
24	Available	Walkout - East	\$ 180,000	1.369	L 360'/420' W 150'/161'	
25	Available	Walkout - East	\$ 180,000	1.32	L 420'/211' W 50'/138'	Corner
26	Available	South	\$ 180,000	1.264	L 434'/269' W 96'/212'	
27	Available	South	\$ 160,000	1.085	L 269'/266' W 180'/181'	
28	Available	South	\$ 170,000	1.34	L 319'/266' W 200'/200'	Corner
29	Available	Walkout - North or Northwest	\$ 170,000	1.406	L 380'/217' W 96'/392'	

# Market Summary

- Acre lots or larger, are highly desirable and hard to find.
- Sales of new homes surged in 2021 to the highest level since 2006.
- Low mortgage rates are still available.
- Majority of acreages are walk out, scenic and have mature trees.
- Acreages in close proximity to Omaha and Metro area.
- Cass County and Plattsmouth Area:
  - Increases the building opportunities and demand.\*
  - Supports the development of additional housing types and residential developments.\*
  - Improves overall housing quality.\*
  - Provides desirable housing to higher wage earners.\*

\* Specific needs noted in Plattsmouth Comprehensive Plan, Housing Assessment & Strategic Plan

# Financial Plan

## Infrastructure to be financed through SID, D.A. Davidson

- ▶ 29 highly desirable acreage lots, most are walk out, treed with excellent visibility and access.
- ▶ Reasonable expectation lots will be sought after by a number of builders, with all lots sold in 2-4 years.
- ▶ Home construction on all the lots should occur over a relatively short period of time 3-5 years.
- ▶ Initial home sale prices conservatively projected at \$600,000. It is very reasonable that a number of \$750,000 to \$1,250,000 homes will be built.
- ▶ The guideline for GO debt to assessed valuation in SID is not more than 4%. With the conservative \$600,000 house value, the debt ratio for this project is 2.89% initially and 4.36% with the future lift station and water main extension contributions.
- ▶ Average valuations should exceed the SUF amount of \$600,000.

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT : PLATTSMOUTH COUNTRY CLUB ESTATES ZONING: MINIMUM 1 ACRE LOTS  
 DEVELOPER: WILES JURISDICTION: PLATTSMOUTH  
 JOB NO. P2015.050.007 LOTS 29 RESIDENTIAL LOTS  
 ESTIMATED BY: WESTERGARD DATE: April 20, 2021

**PLATTSMOUTH COUNTRY CLUB ESTATES**

ITEM	CONSTRUCT.	TOTAL	SPECIALLY ASSESSED	GENERAL OBL.	PRIVATE	FUTURE G.O.
PAVING INTERIOR	969,200	1,289,036	1,195,413	93,623		
HIGHWAY 75 DECELERATION LANE	110,000	145,200		145,200		
INTERIOR WATER DISTRIBUTION	187,200	241,488	241,488			
UNDERGROUND ELECTRICAL	54,150	67,417	67,417			
STORM SEWER	123,850	164,721		164,721		
ON-SITE WASTEWATER TREATMENT	30,450	32,886			32,886	
IMPACT FEES	85,283	97,649	48,824	48,824		
GRADING & EROSION CONTROL	118,500	118,500			118,500	
FUTURE SANITARY LIFT STATION	100,000	115,000				115,000
FUTURE WATER MAIN EXTENSION	100,000	115,000				115,000
<b>TOTALS</b>	<b>\$1,878,633</b>	<b>\$2,386,896</b>	<b>1,553,143</b>	<b>\$452,367</b>	<b>\$151,386</b>	<b>\$230,000</b>

PER LOT \$ 53,557 \$ 5,220

VALUATION AT 90%  
 29 HOMES AT \$ 600,000 \$ 15,660,000  
 DEBT RATIO PRESENT 2.89%  
 DEBT RATIO with FUTURE G.O. 4.36%

NOTES:

On site wastewater treatment systems at cost of lot owner  
 Estimate includes water system would need to be looped  
 Estimate includes rural section street on road that runs along ridge and urban section with storm sewer on road going down the hill

SID  
Financed

PROJECT: **PAVING INTERIOR**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT RURAL SECTION , 25' WIDE	5,850	S.Y.	\$50.00	\$292,500.00
2	7" P.C. CONCRETE PAVEMENT URBAN SECTION , 25' WIDE	10,700	S.Y.	\$55.00	\$588,500.00
3	EARTHWORK (SUBGRADE ADJUSTMENT)	5,517	C.Y.	\$8.00	\$33,100.00
4	MOBILIZATION	1	LS	\$7,500.00	\$7,500.00
5	STREET SIGNS	4	EA	\$350.00	\$1,400.00
MISC., CONTINGENCY AT 5%					46,200
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$969,200</b>

ENGINEERING DESIGN	7.0%	\$67,844
STAKING AND C.M.	7.0%	\$67,844
TESTING	2.0%	\$19,384
FISCAL	4.5%	\$43,614
LEGAL	4.5%	\$43,614
INTEREST	8.0%	\$77,536

TOTAL COST 33.0% \$1,289,036

G.O. ITEMS

PAVEMENT AT INTERSECTIONS	850 SY	\$16,970
OVERWIDTH PAVEMENT	0 SY	\$0
PAVEMENT AT OUTLOTS / EXTERIOR	2667 SY	\$53,247
SUB. ADJ. AT G.O. PAVEMENT	1172 CY	\$23,406
<b>TOTAL G.O.</b>		<b>\$93,623</b>

PROJECT: **HIGHWAY 75 DECELERATION LANE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	DECELERATION LANE	1	LS	\$100,000	\$100,000.00
MISC., CONTINGENCY AT 10%					10,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$110,000</b>

ENGINEERING DESIGN	5.0%	\$5,500
STAKING AND C.M.	8.0%	\$8,800
TESTING	2.0%	\$2,200
FISCAL	4.5%	\$4,950
LEGAL	4.5%	\$4,950
INTEREST	8.0%	\$8,800

TOTAL COST 32.0% \$145,200

PROJECT: **POWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE	29	LOTS	\$1,350.00	\$39,150
2	ADDITIONAL CHARGES FOR ACREAGE LOTS	1	LS	\$15,000.00	\$15,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$54,150</b>

ENGINEERING DESIGN	2.0%	\$1,083
STAKING AND C.M.	8.0%	\$4,332
TESTING	0.0%	\$0
FISCAL	4.5%	\$2,437
LEGAL	2.0%	\$1,083
INTEREST	8.0%	\$4,332

TOTAL COST 24.5% \$67,417

PROJECT: **INTERIOR WATER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" WATER MAIN	4,500	LF	\$35.00	\$157,500
2	6" GATE VALVE AND BOX	6	EA	\$900.00	\$5,400
3	CONNECT TO EXISTING MAIN	1	LS	\$1,000.00	\$1,000
4	CONSTRUCT CLEANOUT	4	EA	\$1,600.00	\$6,400
5	PRESSURE TESTING & DISINFECTION	1	LS	\$3,500.00	\$3,500
6	MISCELLANEOUS FITTINGS	1	LS	\$3,000.00	\$3,000
7	NDEQ PERMIT FEES	1	LS	\$1,500.00	\$1,500
MISC., CONTINGENCY AT 5%					8,900
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$187,200</b>

ENGINEERING DESIGN	6.0%	\$11,232
STAKING AND C.M.	6.0%	\$11,232
TESTING	0.0%	\$0
FISCAL	4.5%	\$8,424
LEGAL	4.5%	\$8,424
INTEREST	8.0%	\$14,976

TOTAL COST 29.0% \$241,488

PROJECT: **IMPACT FEES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	WATER IMPACT FEES	1	LS	\$26,754.00	\$26,754.00
2	SEWER IMPACT FEES	1	LS	\$58,528.80	\$58,528.80
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$85,283</b>

ENGINEERING DESIGN	0.0%	\$0
STAKING AND C.M.	0.0%	\$0
TESTING	0.0%	\$0
FISCAL	4.5%	\$3,838
LEGAL	2.0%	\$1,706
INTEREST	8.0%	\$6,823

TOTAL COST 14.5% \$97,649

G.O. ITEMS

50% WATER & SEWER IMPACT FEES G.O 0.5 LS \$48,824

TOTAL G.O. \$48,824

PROJECT: **GRADING AND EROSION CONTROL**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SITE GRADING	50,000	CY	\$2.00	\$100,000
2	CLEAR AND GRUB	1	LS	\$10,000.00	\$10,000
3	SOIL TESTING	1	LS	\$2,500.00	\$2,500
4	SILT FENCE	2000	LF	\$3.00	\$6,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$118,500</b>

PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	18" RCP	100	LF	\$45.00	\$4,500
2	24" RCP	360	LF	\$65.00	\$23,400
3	30" RCP	345	LF	\$75.00	\$25,875
4	36" RCP	345	LF	\$85.00	\$29,325
5	CURB INLETS	7	EACH	3750.00	26,250
6	STORM MANHOLE	2	EACH	4000.00	8,000
7	FLARED END SECTIONS	3	EACH	1500.00	4,500
8	RIP-RAP	80	TON	25.00	2,000
	MISC., CONTINGENCY AT 10%				12,400
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$123,850</b>

ENGINEERING DESIGN	8.0%	\$9,908
STAKING AND C.M.	8.0%	\$9,908
TESTING	1.0%	\$1,239
FISCAL	4.5%	\$5,573
LEGAL	4.5%	\$5,573
INTEREST	7.0%	\$8,670
<b>TOTAL COST</b>	<b>33.0%</b>	<b>\$164,721</b>

PROJECT: **ON-SITE WASTEWATER TREATMENT**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	PERCOLATION TEST	29	EACH	\$600.00	\$17,400
2	NDEQ SUBDIVISION APPROVAL FEES	29	LOTS	450.00	13,050
	MISC., CONTINGENCY AT 10%				3,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$30,450</b>

ENGINEERING DESIGN	5.0%	\$1,523
STAKING AND C.M.	3.0%	\$914
TESTING	0.0%	\$0
FISCAL	0.0%	\$0
LEGAL	0.0%	\$0
INTEREST	0.0%	\$0
<b>TOTAL COST</b>		<b>\$32,886</b>

# Property History

February 2015, purchased the 60-acre property, explored best use and associated costs based on Plattsmouth's Land Development Ordinances. Housing was researched, but cost of City Infrastructure, Sewer and Water services build out (\$1,000,000), in addition to a street connection to Haswell Road (\$550,000) were considered.

June 2016, Plattsmouth approved and rezoned 40 acres to Multi-Use. Pursued growing and building a Hops Processing Facility, Greenhouses, Venue and Large Taproom, Campground, and Cabins. Required to be developed in 2 phases and upon completion of second phase, *maximum capacity of 40-acres for all uses is 525 people*. Second access was not a concern.

April-August 2019, held several housing discussions with an interested builder and the City. In addition to City Infrastructure, Sewer and Water services, the secondary access concern was introduced. Street connection to Haswell Road estimates were \$638,650 and the project was tabled.

November 2020-April 2021, held multiple Housing discussions with the City and E&A Engineering. Every effort was made to satisfy the City of Plattsmouth's Land Development Ordinances, and additional asks.

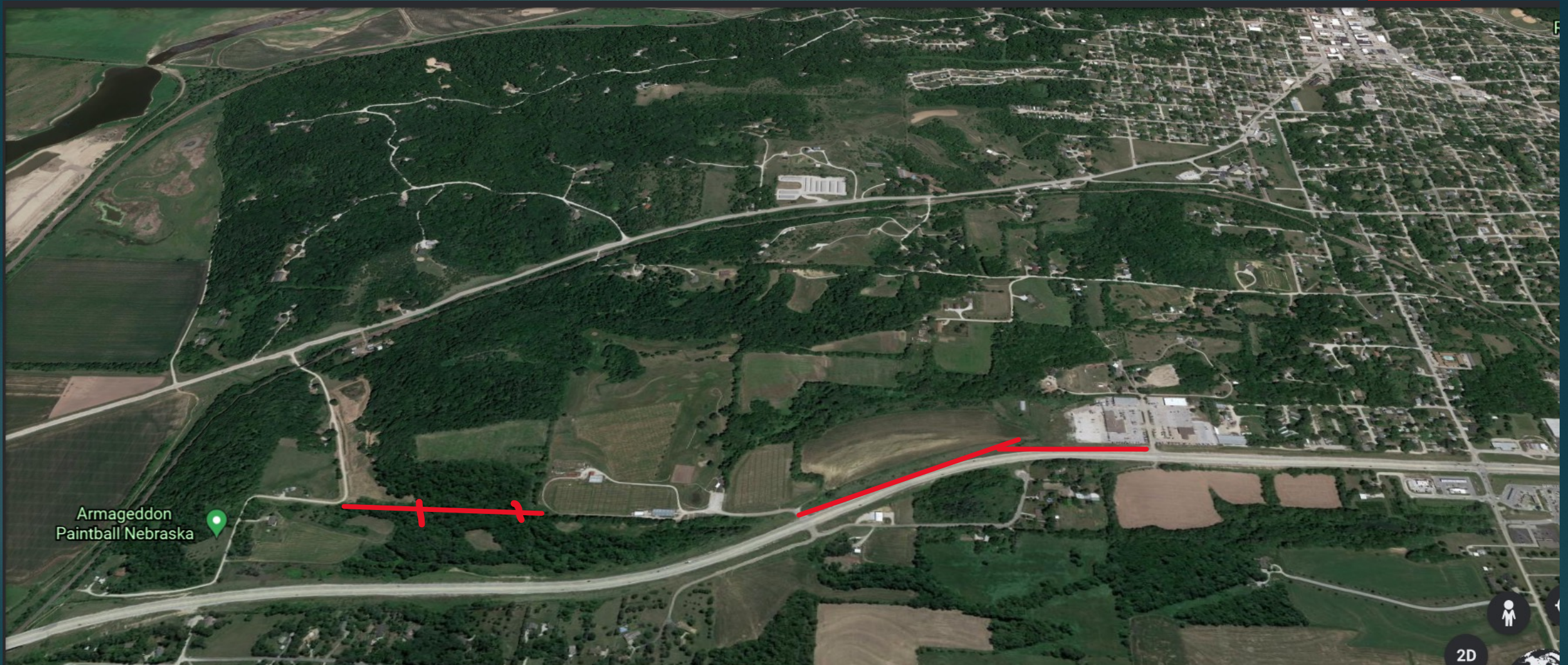
- ▶ Title 124 State Septic Guidelines allow minimum 3-acre lots, and up to 30 lots. We are technically outside distance requirements for mandatory City Sewer connection (Discussed easements & funding for future).
- ▶ National Fire Protection Code, allows for 30 lots without a second access (Discussed adding sprinkler requirement to covenants, 3 lane expansion to Highway 75 and reduction in # of people (*estimate 100-125 people*) would live in the 60-acre subdivision at full build out, which is 70% less).
- ▶ Site currently served by dead-end 6-inch City water main that is sufficient. City requested additional capacity and looped system.

# Project Status

Preliminary Plat was submitted April 20, 2021

- ▶ Response from City of Plattsmouth, with notice to correct and resubmit for consideration before Planning Commission:
  - ▶ Percolation test results for lots *(Plan to provide, using Kerns Excavating)*
  - ▶ Economic Feasibility Study Report and Environmental Impact Study which documents the cost of providing city sewer service to the subdivision versus the cost of the proposed private disposal system \$. *(Plan to provide)*
  - ▶ Erosion Control Plan *(Plan to provide)*
- ▶ Additional City Staff Concerns
  - ▶ Lack of second access point to subdivision ***(Requesting Help from the County)***
  - ▶ Termination of Development agreement to RR base *(Plan to terminate and request rezoning to RR)*
  - ▶ Impact on annexation/future growth of a large lot subdivision served by septic *(Covenants included Sewer easements and committed \$115,000 in contribution for future sanitary lift station when city determines \$500,000 improvement is warranted. We are outside of Plattsmouth Subdivision Ordinance distance requirement for mandatory city sewer connection.)*
  - ▶ Use of dead-end rather than looped water lines *(Committed \$115,000 to future Highway 75 redundant water main extension when city determines \$400,000 improvement, is warranted.)*

# Lack of Second Access Point



A long-term solution is to construct a frontage road along the east side of Highway 75 running from Fulton Avenue to Club View Drive and then continuing to existing Haswell Drive. Construction of a frontage road would provide secondary access to all properties along Highway 75 between Fulton Avenue and Webster Road.

# Reconstruct County Road #308 (CR#308)



Club View Drive runs east along the side of Highway 75 to the north end of the Country Club property.

Before abandoned, CR#308 extended from the north end of Club View Drive to Haswell Drive.

Propose Phase I of long-term solution - Reconstruct CR#308 from the north end of Club View Drive to Haswell Drive.



# County Road #308 Opportunity

A portion of this road was abandoned many years ago due to terrain and bridge structures washing out and failing. Multiple property owners and several homes now have single access. If Haswell Road or the Railroad Bridge were ever compromised, there may be no access out.

Propose the County reconstruct the road. *Based on initial analysis, it appears to provide a substantial return on your investment.* Suggested next steps:

Hire an engineering firm:

- Design the road to Webster Blvd based on current design standards set forth by the Board of Classification and Standards of Nebraska.
- Acquire any additional right of way needed to meet these standards. CR #308 has an easement that currently is not recognized by the County. Haswell Road Parcel 130385875 shows Cass County as owner.
- Build any bridge structures that would be needed.

Preliminary construction costs of \$895,500 have been provided by E&A Consulting Group. 2015 costs estimated at \$545,000, 2019 costs estimated at \$638,650. These costs will only continue to increase.

If you agree, we propose:

- SID to maintain new roadway portion at their expense until the County Board accepts SID road into county inventory.
- Make County Road improvements conditional on Plattsmouth Country Club Estates Housing Development Preliminary and Final Plat Approval.

# Estimated Annual Valuation and Return

Lot #	Land Valuation	Lot Area # acres	Building Valuation	Total Assessed Lot Valuation	Future Build Out									Annual Taxes
					Property Tax	School District	School District Bond	SE Comm Col	ESU	NRD	Fire Dept	AG		
					.329101 % per \$100 value to County	1.088230% per \$100 value to SD	.121124% per \$100 value to SDB	.093700 % per \$100 value to SECC	.015000 % per \$100 value to ESU	.027224 % per \$100 value to NRD	.057675 % per \$100 value to Fire Dept	.00756 6% per \$100 value to AG	at full build out	
Lot #1	\$ 160,000	1.305	\$ 600,000	\$ 760,000	\$2,501	\$8,271	\$921	\$712	\$114	\$207	\$438	\$58	\$13,221	
Lot #2	\$ 180,000	1.433	\$ 750,000	\$ 930,000	\$3,061	\$10,121	\$1,126	\$871	\$140	\$253	\$536	\$70	\$16,178	
Lot #3	\$ 180,000	1.433	\$ 750,000	\$ 930,000	\$3,061	\$10,121	\$1,126	\$871	\$140	\$253	\$536	\$70	\$16,178	
Lot #4	\$ 160,000	1.261	\$ 600,000	\$ 760,000	\$2,501	\$8,271	\$921	\$712	\$114	\$207	\$438	\$58	\$13,221	
Lot #5	\$ 160,000	1.108	\$ 600,000	\$ 760,000	\$2,501	\$8,271	\$921	\$712	\$114	\$207	\$438	\$58	\$13,221	
Lot #6	\$ 190,000	1.216	\$ 750,000	\$ 940,000	\$3,094	\$10,229	\$1,139	\$881	\$141	\$256	\$542	\$71	\$16,352	
Lot #7	\$ 190,000	1.076	\$ 750,000	\$ 940,000	\$3,094	\$10,229	\$1,139	\$881	\$141	\$256	\$542	\$71	\$16,352	
Lot #8	\$ 200,000	1.636	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #9	\$ 200,000	1.827	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #10	\$ 200,000	2.012	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #11	\$ 200,000	2.126	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #12	\$ 200,000	1.911	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #13	\$ 250,000	1.998	\$ 1,250,000	\$ 1,500,000	\$4,937	\$16,323	\$1,817	\$1,406	\$225	\$408	\$865	\$113	\$26,094	
Lot #14	\$ 250,000	2.019	\$ 1,250,000	\$ 1,500,000	\$4,937	\$16,323	\$1,817	\$1,406	\$225	\$408	\$865	\$113	\$26,094	
Lot #15	\$ 250,000	1.811	\$ 1,250,000	\$ 1,500,000	\$4,937	\$16,323	\$1,817	\$1,406	\$225	\$408	\$865	\$113	\$26,094	
Lot #16	\$ 200,000	1.213	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #17	\$ 250,000	1.684	\$ 1,250,000	\$ 1,500,000	\$4,937	\$16,323	\$1,817	\$1,406	\$225	\$408	\$865	\$113	\$26,094	
Lot #18	\$ 200,000	1.584	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #19	\$ 200,000	1.582	\$ 950,000	\$ 1,150,000	\$3,785	\$12,515	\$1,393	\$1,078	\$173	\$313	\$663	\$87	\$20,006	
Lot #20	\$ 170,000	1.112	\$ 600,000	\$ 770,000	\$2,534	\$8,379	\$933	\$721	\$116	\$210	\$444	\$58	\$13,395	
Lot #21	\$ 160,000	1.054	\$ 600,000	\$ 760,000	\$2,501	\$8,271	\$921	\$712	\$114	\$207	\$438	\$58	\$13,221	
Lot #22	\$ 180,000	1.017	\$ 750,000	\$ 930,000	\$3,061	\$10,121	\$1,126	\$871	\$140	\$253	\$536	\$70	\$16,178	
Lot #23	\$ 160,000	1.025	\$ 600,000	\$ 760,000	\$2,501	\$8,271	\$921	\$712	\$114	\$207	\$438	\$58	\$13,221	
Lot #24	\$ 180,000	1.369	\$ 750,000	\$ 930,000	\$3,061	\$10,121	\$1,126	\$871	\$140	\$253	\$536	\$70	\$16,178	
Lot #25	\$ 180,000	1.32	\$ 750,000	\$ 930,000	\$3,061	\$10,121	\$1,126	\$871	\$140	\$253	\$536	\$70	\$16,178	
Lot #26	\$ 180,000	1.264	\$ 750,000	\$ 930,000	\$3,061	\$10,121	\$1,126	\$871	\$140	\$253	\$536	\$70	\$16,178	
Lot #27	\$ 160,000	1.085	\$ 600,000	\$ 760,000	\$2,501	\$8,271	\$921	\$712	\$114	\$207	\$438	\$58	\$13,221	
Lot #28	\$ 170,000	1.34	\$ 600,000	\$ 770,000	\$2,534	\$8,379	\$933	\$721	\$116	\$210	\$444	\$58	\$13,395	
Lot #29	\$ 170,000	1.406	\$ 600,000	\$ 770,000	\$2,534	\$8,379	\$933	\$721	\$116	\$210	\$444	\$58	\$13,395	
<b>Totals</b>	<b>\$ 5,530,000</b>	<b>42.227</b>	<b>\$ 24,000,000</b>	<b>\$29,530,000</b>	<b>\$97,184</b>	<b>\$321,354</b>	<b>\$35,768</b>	<b>\$27,670</b>	<b>\$4,430</b>	<b>\$8,039</b>	<b>\$17,031</b>	<b>\$2,234</b>	<b>\$513,710</b>	
					<b>Existing</b>									
Lot #1	\$ 141,600	20		\$ 141,600	\$466	\$1,541	\$172	\$133	\$21	\$39	\$82	\$11	\$2,463	
Lot #2	\$ 600,035	40		\$ 600,035	\$1,975	\$6,530	\$727	\$562	\$90	\$163	\$346	\$45	\$10,438	
<b>Totals</b>	<b>\$ 741,635</b>	<b>60</b>		<b>\$ 741,635</b>	<b>\$2,441</b>	<b>\$8,071</b>	<b>\$898</b>	<b>\$695</b>	<b>\$111</b>	<b>\$202</b>	<b>\$428</b>	<b>\$56</b>	<b>\$12,902</b>	

# Return on Investment

- ▶ Upon completion\*, County Taxes would:
  - ▶ Increase \$8,347 an acre annually, versus current \$215 an acre annually
  - ▶ Equates to an overall increase of \$500,808 in annual taxes
  - ▶ Annual Return On Investment to County is \$97,000. In 5-7 years, you will begin to see your return on investment.
- ▶ Largest Return On Investment - “Construction of Phase I frontage road as described would provide for a secondary access to over 150 acres on the North end of town”. Allows for additional development opportunities to help spur community expansion, and continued growth, that will help increase our tax base for years to come.
- ▶ Immeasurable community income based on ancillary services of new residents:
  - ▶ Utilities - City Water, Nebraska Public Power District, Black Hills, etc.
  - ▶ Local Services – Banking, Groceries, Restaurants, Automotive, Insurance, Attorney’s, Personal Care, Animal Care, Repair Services, etc.
- ▶ Community Involvement in our Churches, Schools, Chamber, Rotary, Mainstreet, Events, etc.

\*When property is fully built out. When 29 lots are sold and houses built, or when total land valuation hits \$9,530,000 .

# Project Considerations

## Tax Increment Financing versus Sanitary Improvement District

### TIF:

- Not in City limits, would include City Partnership with property annexation process.
- Builds out required Infrastructure, City Sewer and Water services.
- Tax income pay's the project debt for up to 20 years before County would see any tax income.

### SID:

- Tax income continues to go to County
- Lot sales drive amount of County Tax income and ROI timing return

## Plattsmouth Community Schools

- Board has not taken any official action, but they support the housing development.
- Do not foresee a negative impact to class size, bus transportation, etc.

## Surrounding Land Owners

- Glenn & Sharon Anderson - Trust
- Joy and Melissa Haswell
- Eric and Jamie Vaughn
- James and Dana March

## Metro Area Land Developers, Builders and Real Estate Companies Interest

- In discussion with five area Land Developers who are awaiting second access outcome.
- Identified six metro area home builders with interest in building \$750,000 to \$1,250,000 homes.
- Multiple Real Estate Companies in our area are very excited about the opportunity.

# What is Economic Development?

Economic Development is the creation of wealth from which community benefits are realized. It's an investment in growing your economy and enhancing the prosperity and quality of life for all residents.

From a public perspective, local economic development involves the allocation of limited resources – land, labor, capital and entrepreneurship in a way that has a positive effect on the level of business activity, employment, income distribution patterns, and fiscal solvency.

Economic development is a concerted effort on the part of the responsible governing body in a city or county to influence the direction of private sector investment toward opportunities that can lead to sustained economic growth.

Sustained economic growth can provide sufficient incomes for the local labor force, profitable business opportunities for employers and tax revenues for maintaining an infrastructure to support this continued growth.

There is no alternative to private sector investment as the engine for economic growth, but there are many initiatives that you can support to encourage investments where the community feels they are needed the most.

Q&A

**Estimated Speech/Language Pathologist (SLP) Costs for 2022-2023 By Moving Two SLPs from Agency Contracts to PCSD Contracts**

	Current Year Contract Amount			Plattsmouth Community Schools Estimated Contract Amounts					One Time Fee to Change to PCSD Contract	Estimated Savings for 2022-2023 Year to Move from Agency Contract to PCSD Contract
				Estimated Contract	Estimated Benefits			TOTAL for PCSD		
	Per Hour Rate	Estimated Hours/Year	Total	Salary for 2022-2023	CCC & Shortage Area Stipend	SS/Retirement	Insurance	TOTAL For PCSD		
<b>SLP - Early Childhood</b>	\$75	1530	\$114,750	\$51,408	\$4,500	\$9,011	\$0	\$64,919	\$22,500	\$27,331
<b>SLP - MS/HS</b>	\$72	1530	\$110,160	\$44,268	\$4,500	\$7,759	\$8,815	\$65,342	\$21,500	\$23,318



# MONTHLY FOOD SERVICE REPORT

March 2022 | Plattsburgh Community Schools

**Our Mission:**  
"Make Their Day"

### OPAA! Core Values

Act in the best interest of the students, schools, and communities we serve.

Be honest in everything we do

Have a passion to serve others

Commit to continuous improvement.

Visit us online at [www.opaafood.com](http://www.opaafood.com)

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**10,330**

**BREAKFASTS**



**14,505**

**LUNCHES**



**\$3,302.80**

**TOTAL ALA CARTE**



We had an awesome March month with 24,835 Meals served.

We continue to try new things.

Participation is up for EVERYONE.

We have brought the Sub Station to Middle School, and it is a huge hit, 80-100+ subs a day.

Currently Middle School is serving 3 options a day for lunch.

High School Sub, Wrap, and Salad Station is staying strong.

High School Lunch is serving 5 options a day plus Ala Carte.

Pizza Day has exploded with a record high of 268 Slices Served.

Our Goal for April is to bring back 2<sup>nd</sup> Chance Breakfast.

**We Are Proud to Manage Your Food Service Program!**