



The Great Life News



REPAIRS

Several repairs have taken place in Gretna this summer. The City contracted to repair concrete panels and install new overlay. The City crews will also be repairing concrete panels this summer and fall. The water line on South Street and Scott St. are coming to completion.

MONTHLY CITY NEWSLETTER

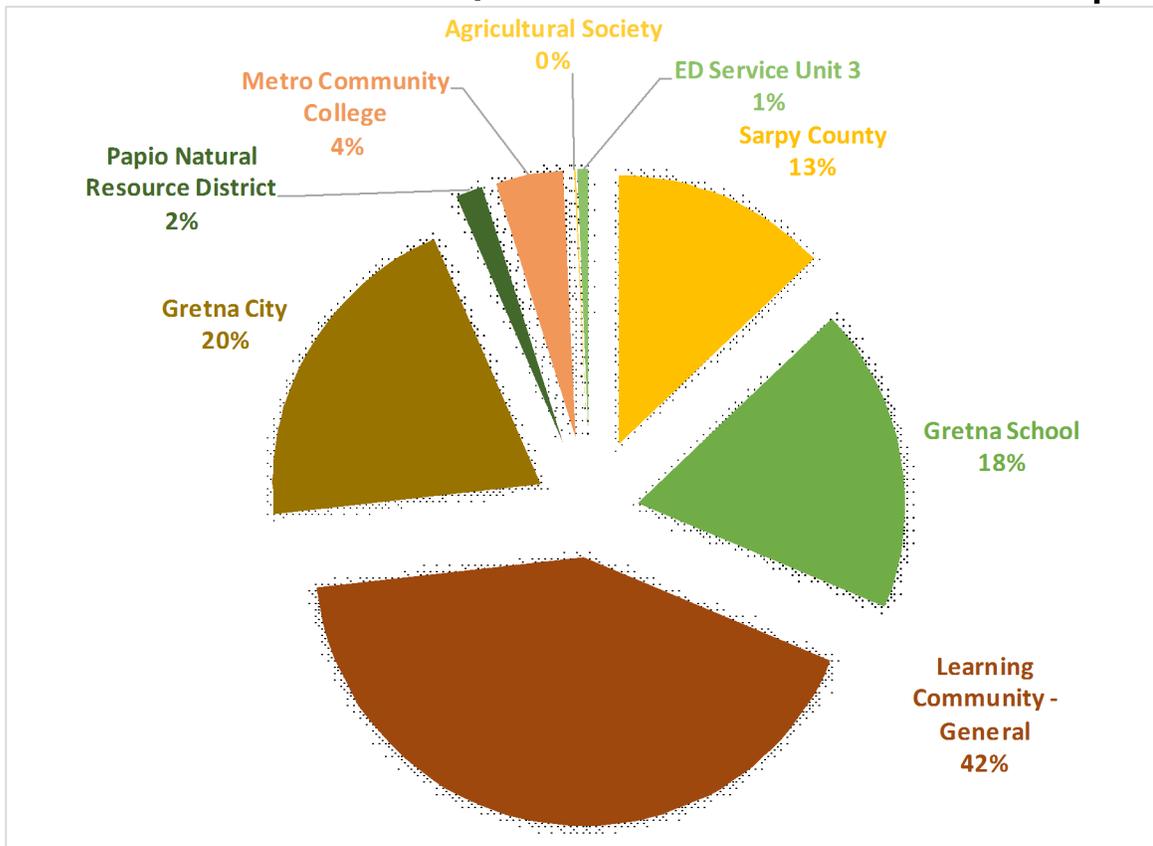
WHERE YOUR PROPERTY TAXES GO

Several times a year, we receive questions concerning property taxes. The pie chart on this page shows the percentage of where your property taxes are directed. For a \$200,000 home, your taxes would be distributed as shown below.

Sarpy County	593.80
Gretna School	846.73
Learning Community - General	1,932.50
Gretna City	931.69
Papio Natural Resource District	76.07
Metro Community College	190.00
Agricultural Society	4.79
ED Service Unit 3	30.00
Total Levy	4,605.58

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Sanitary Improvement Districts (SID)



Many people who live in the Gretna area actually live in Sanitary Improvement Districts (SID) which are not a part of the City. The City has planning, zoning and building inspection responsibilities for those SID's that are located within our Extra-territorial Jurisdiction which is within one mile of the City's corporate limits. We thought it might be helpful for people to have a better understanding of SIDs.

An SID is an alternative land development method, basically a public entity formed to aid land developments outside of the city limits. An SID exists only until the city makes a determination to include the district as a part of the city (annexation). This can happen within a few years or can take much longer, depending on the financial stability of the SID and the City's determination.

In most cases, a land developer borrows money to construct sewer, common grounds and other amenities. They also borrow money to finance the sort term operation expenses. These costs are recovered when the lots are sold and the "special assessments" covering these improvements are collected. The cost of the improvements (bonds or warrants) and operations are repaid over a number of years by the homeowner.

A planning board governs the SID. The board is responsible for planning and maintaining the financial wellbeing of the subdivision, including setting the tax rate. It cannot make laws or pass ordinances. New boards members are elected every two years. Each homeowner gets one vote for the SID members. All SID members are residents of the subdivision with one member serving as chairman and one as clerk. Any homeowner living in the SID is eligible to run for the board.

An SID usually has two phases. In the first phase, lasting 2-4 years, the developer owns most of the land. It is common for the developer to sit on the board during that time. When the subdivision is close to completion and most of the homes are built and occupied, the board consists of residents of the community. SID board meetings are open to the public. The SID board members are there to listen and respond to their neighbor's concerns and suggestions.

Some SIDs around Gretna,

Aspen Creek	Lincoln Place	Westridge Farms
Covington I & II	The Summit	Highland Ridge
Willow Park II	Sarpy Heights	Standing Stone I



You can sign up for notifications through the City's web site and click on "Notify Me"

Fields at Gretna

Proposed Financing

The City has submitted to the election commissioner a ballot question for the November 8th election for a 1/2 cent sales tax. This income would be primarily used for the development of the park which includes:

- baseball fields
- softball fields
- field lighting
- bleachers
- paved access road and parking lots
- trails
- irrigation
- playground structure
- restrooms and concessions
- many more items

A small portion of the tax will go towards road construction in and around Gretna. Capehart Rd. will be one of the first projects.