

Frequently Asked Annexation Questions

Q: When will the City's property tax rate take effect?

A: The City's property tax rate will go into effect with the taxes property owners pay in 2021.

Q: Will the annexed properties lose school bussing.

A: The current school board policy does not provide bussing for students within the City limits of Ashland. The school board has started to discuss this issue at their October school board meeting. Jason Libal (superintendent) has asked that people reach out to him with questions and concerns regarding this policy.

Q: What is in it for the City? What is in it for Sabre Heights and contiguous and adjacent properties?

A: City – There will be additional revenue to support City services as well as additional residents to serve on City Council and City boards and commissions.

Sabre Heights and contiguous and adjacent properties – The City will maintain all public services and infrastructure (streets, park and utilities), snow removal, and police services.

Q: Sabre Heights has excess funds (after making last payment to Dostal Construction for park) prior to annexation to repair sections of the street that are in defect, will that occur?

A: The City has evaluated the streets and lift station and has a punch list of things that need to be improved prior to or as a part of the annexation process.

Q: Is the basketball court going to be finished as intended, including another hoop and fencing?

A: The City has asked for a copy of the quote that was given to Sabre Heights. It will be evaluated by the City Council.

Q: Why is Iron Horse not being annexed?

A: They have too much debt. The City will continue to look at this SID each year and evaluate whether it makes sense then take it on.

Q: Will the covenants change in Sabre Heights?

A: There is not a conflict with city ordinances and the covenants would stay as is.

Q: Will the SID Board become a HOA?

A: SID Board has not looked at that.

Q: Who would enforce the covenants?

A: Neighbors can enforce this civilly.

Q: Will the speed limit drop on 30th Street?

A: It would be the City's intention to lower the speed limit.

Q: If this is annexed then, will 30th Street still be a County road?

A: No, it will be a City street

Q: Does the City have plans to expand the sidewalks and right of way?

A: The City is working on a sidewalk plan that identifies a timeline for all sidewalks to be repaired in the City. At this time, expanding sidewalks is further down on the list after repairing current sidewalks.

Q: Why is the City doing this?

A: Land use protection and oversight of future growth are the primary reasons annexation is occurring at this time. Established boundaries in Saunders County have placed these properties as part of Ashland already, just not within the city limits. This area is known as the Extraterritorial Jurisdiction (ETJ). Per Nebraska State Statutes, cities are able to incorporate portions of the ETJ into the city's boundaries.

Q: Will being in the city limits affect my property value? Will properties have to be reappraised?

A: No, annexation does not affect property value. As improvements are made to properties, there may be a reevaluation and appraisal done at that time. Specific questions about your property value may be addressed to the Saunders County Assessor's Office.

Q: Will I be able to continue the use of my property after annexation? Will my property be "grandfathered"?

A: Yes, except for nuisance uses. Current uses are considered to be grandfathered, also known as "existing non-conforming." However, this does not apply to uses that are defined as nuisances under the law (things that create a health or safety hazard). After annexation, uses that are legally non-conforming may not expand without permission from the City.

Q: What is zoning and how will this affect my property?

A: Cities use zoning as a tool to guide the growth and transition of properties within city limits and the ETJ. Each zoning category is given certain property uses that are allowed by right or allowed as a conditional use. When your property is annexed, the current zoning will remain in place, unchanged. As a property owner, you may request a zoning change in the future as expansion projects or redevelopment create different uses on the property.

Q: How will annexation affect law enforcement and fire protection services?

A: The city will take over law enforcement services with our local police department. Fire protection will remain the same.

Q: When would residents see improvements in roads that are annexed?

A: The City prioritizes road improvements every year during the budget process. All of these streets/roads will be added into this prioritization process.

Q: How will annexation affect my use of firearms on the property?

A: Shooting firearms is not allowed on any property within City limits.

Q: When will the annexation be finalized?

A: The current timeline will have the final reading of the annexation ordinances on December 19th and it would go into effect on January 4th.