



# Hall County Regional Planning Commission

Wednesday, March 03, 2010  
Regular Meeting

## Item H3

**Annexation of 3609 E US Hwy 30 and 803 Shady Bend Rd**

*Insert a narrative here*

Staff Contact:

# **ANNEXATION PLAN –February 2010**

February, 2010

## **OVERVIEW**

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

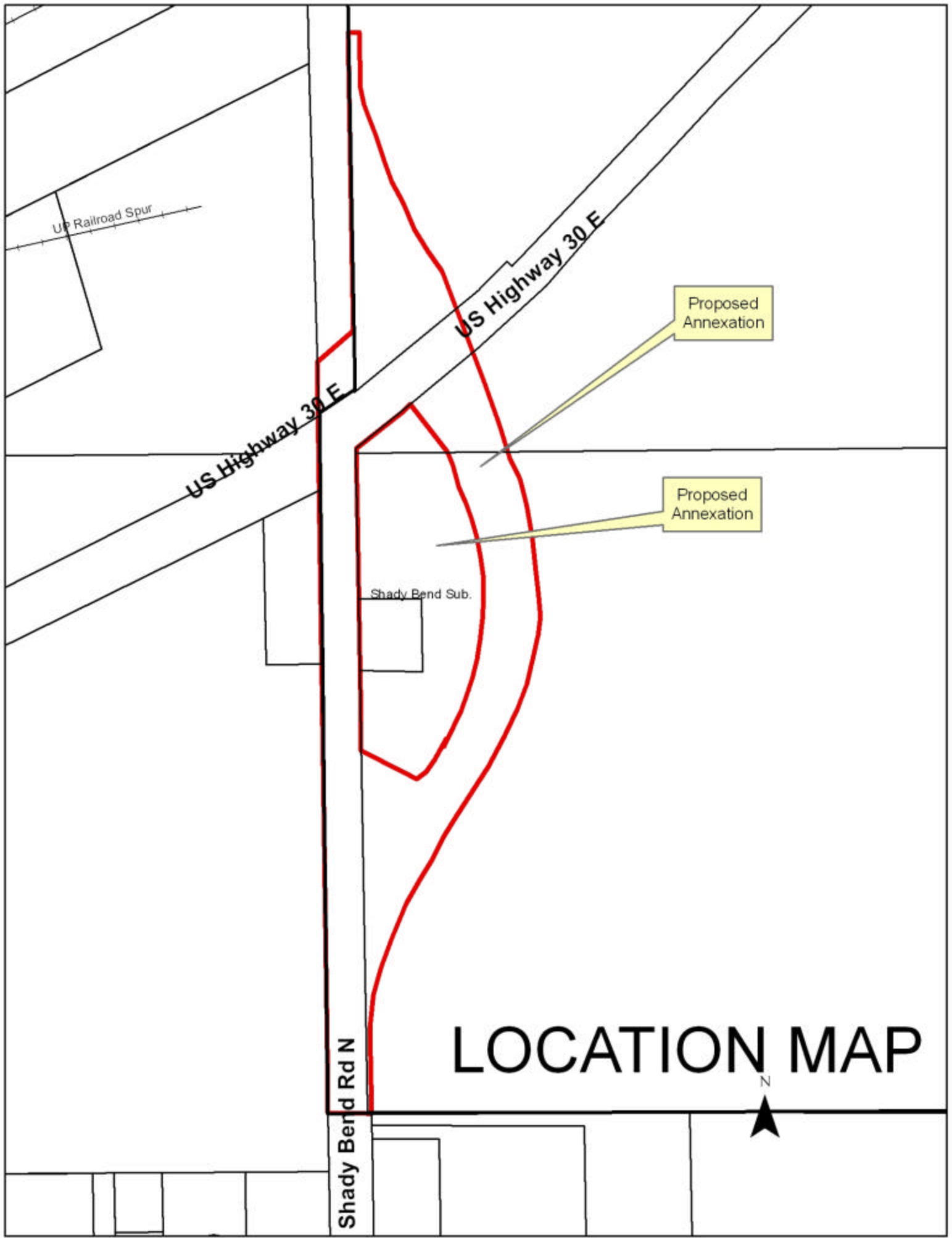
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Craig Woodward and Karen Woodward have submitted Shady Bend Subdivision as an addition to the City.

A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



UP Railroad Spur

US Highway 30 E

US Highway 30 E

Proposed Annexation

Proposed Annexation

Shady Bend Sub.

Shady Bend Rd N

LOCATION MAP



## **Shady Bend Subdivision Property**

This property is located along the eastern edge of the community and is south of U.S. Highway 30 between Old Shady Bend and the new Shady Bend that was relocated with the widening of U.S. Highway 30. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property

### **INVENTORY OF SERVICES**

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 90 FTE and 9 PTE. The Police Department is staffed at a rate of 1.66 officers per one thousand populations. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #1 located at Fonner Park, approximately 3.75 miles from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Old Shady Bend is already maintained by the City of Grand Island. The City has been maintaining the new road since it was opened.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. Water service to this area is available.

8. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island's Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:
- Enforcement Proceedings for Liquor and Food Establishment Violations
  - Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
  - Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations
11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	Already Grand Island District

## Financial Impacts of Shady Bend Subdivision Annexation

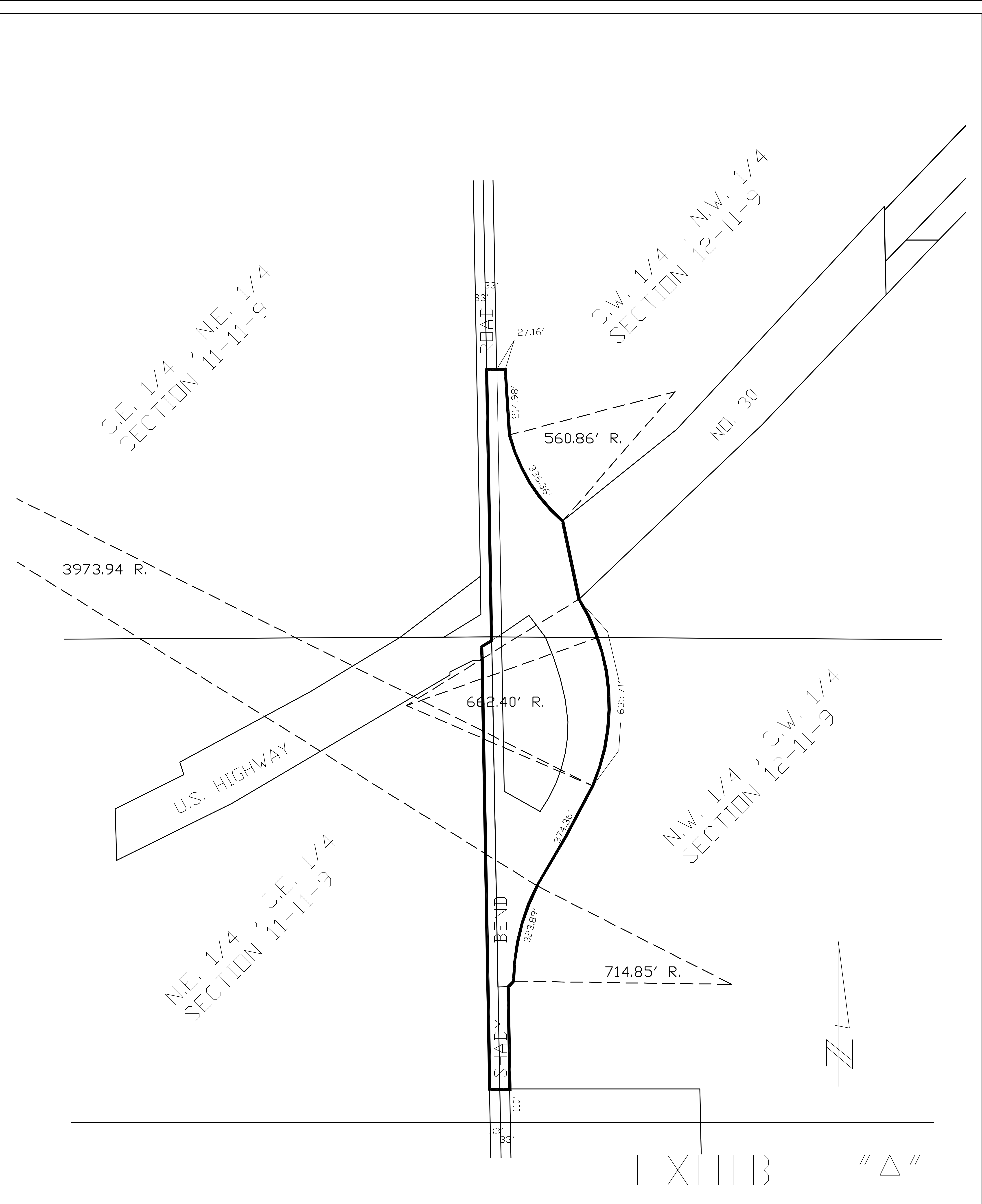
Financial Impact	Before Annex	After Annex
Property Valuation	\$108,740	\$108,740
City sales tax now applicable		Yes

### Assume \$108,740 Property

2007		Tax Levy	Before Annex	Tax Levy	After Annex
City Levy		0.000000	\$0.00	0.207213	\$225.32
	City Bond	0.000000	\$0.00	0.065287	\$70.99
CRA		0.000000	\$0.00	0.018076	\$19.66
Hall County		0.430262	\$467.87	0.430262	\$467.87
Rural Fire		0.052291	\$56.86		\$0.00
	Fire Bond*	0.010873	\$11.82	0.010873	\$11.82
GIPS School				1.071624	\$1165.28
	Bond			0.081182	\$88.28
	Bond			0.044883	\$48.81
NW School 82		1.062440	\$1155.30		\$0
	Bond	0.059060	\$64.22	0.059060	\$0
ESU 10		0.01500	\$16.31	0.01500	\$16.31
CCC		0.099275	107.95	0.099275	\$107.95
CPNRD		0.047295	\$51.43	0.047295	\$51.43
Ag Society		0.004350	\$4.73	0.004350	\$4.73
Airport		0.012342	\$13.42	0.012342	\$13.42
	Airport Bond	0.010737	\$11.68	0.010737	\$11.68
Total Combined		1.882687	\$1,961.59	2.086612	\$2,303.55

\*previously approved bond will remain with property until paid off





February 17, 2010

Dear Members of the Board:

**RE: Annexation – Property located at 3609 E US Hwy 30 and 803 N Shady Bend Rd., (C-10-2010GI)**

This letter is to inform you that an application has been turned in to annex a tract of land comprising of Shady Bend Sub in Hall County, NE into the City of Grand Island, at the property owner's request. This property is located south of US Hwy 30 and west of Shady Bend Rd. and is less than 10 acres. Upon final approval the Grand Island limits will be changed to include this tract of land.

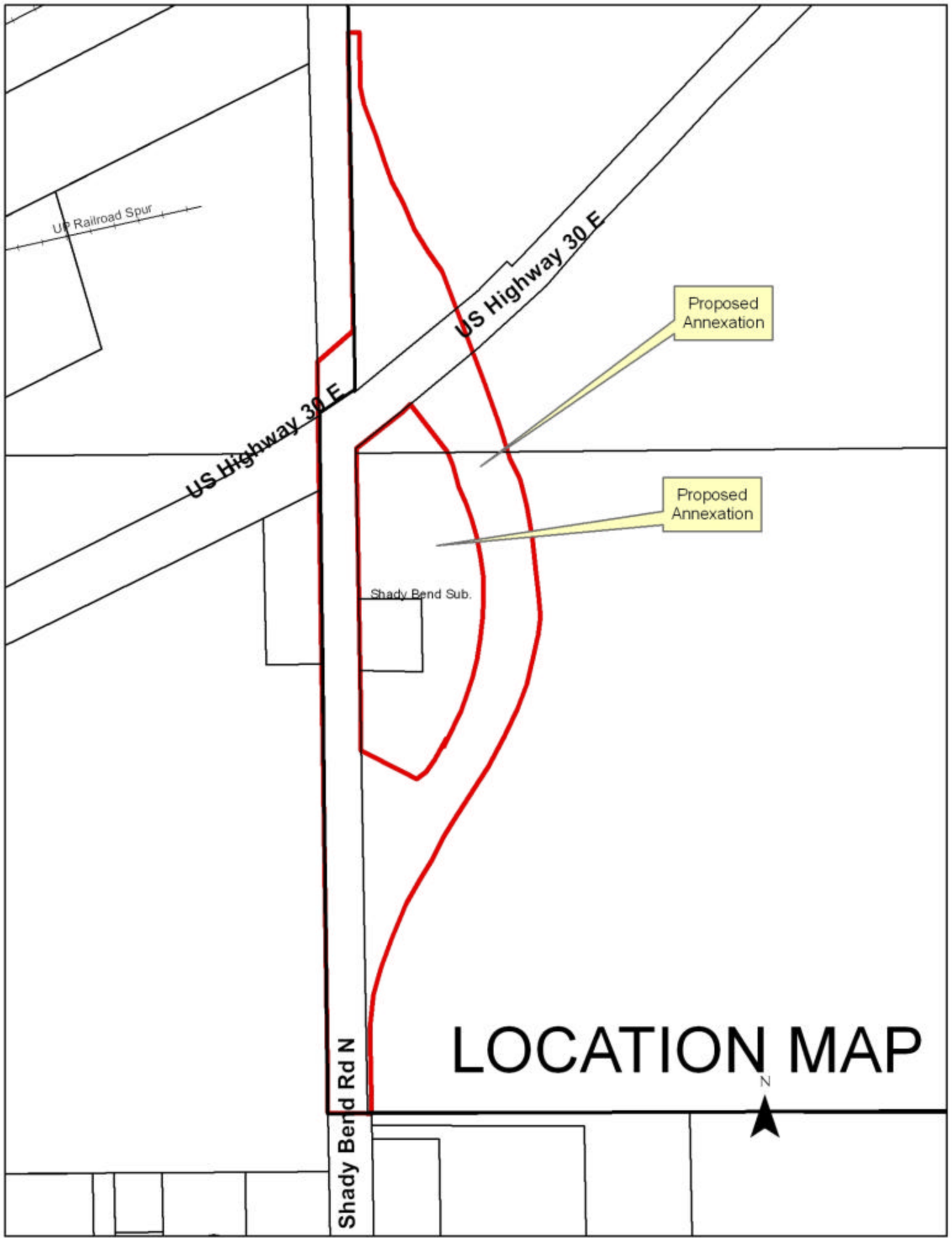
You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 6:00 p.m. March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Public Works  
City Building Inspections  
City Utilities  
Manager of Postal Operations

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



UP Railroad Spur

US Highway 30 E

US Highway 30 E

Proposed  
Annexation

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Annexation

Shady Bend Sub.

Shady Bend Rd N

LOCATION MAP

N