



Hall County Regional Planning Commission

**Wednesday, November 7, 2012
Regular Meeting**

Item F1

Public Hearing - Alda Annexation Plan

Staff Contact: Chad Nabity

ANNEXATION PLAN –Alda Nebraska

October 18, 2012

OVERVIEW

Section 17-405 of The Nebraska State Statute allows Villages 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 village 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 village 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-village 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 village 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. This would include extension of sewer, water and electrical infrastructure.
9. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

The Village has caused to be prepared annexation plats of the parcels under consideration and has forwarded a request to make a recommendation on annexation of these properties to the Hall County Regional Planning Commission in the form of an Ordinance.

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

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Emergency services
- Summary of operating expenditures associated with increased 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 if necessary will take place over a reasonable 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 Village's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***

Inventory of Service and Service Plan

The parcels under consideration are located adjacent to the Alda Village limits. Parcels 1, 2, 3, 4, 5, and 7 are located south of the Union Pacific Rail Road tracks and Parcel 6 includes the UPRR right-of-way both south and north of U.S. Highway 30 on the eastern edge of Alda.

INVENTORY OF SERVICES

1. **Police Protection.** The Hall County Sheriff's Department under contract with the Village of Alda 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 offered by contract for all properties within the municipal limits of Alda.

2. **Fire Protection.** The Alda Rural Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

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

3. **Wastewater (Sanitary Sewer).** The Village of Alda currently maintains the wastewater utilities services for the proposed annexation area. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the Village. Wastewater service to this area is available through existing lines.

4. Maintenance of Roads and Streets. The Village of Alda will maintain public streets over which the Village has jurisdiction. A section of 60th Road east of Parcel 6 and Alda Road west of Parcel 1 are the only new roads to be included with the municipal limits. These services include:

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

The Village of Alda will coordinate with the State of Nebraska for the necessary services in regard to that portion of Alda Road being annexed West of Parcel 1 and will assume responsibility or reimburse the State of Nebraska for those services to the extent required. Likewise, in regard to that portion of 60th Road being annexed East of Parcel 6, the Village of Alda will coordinate with Hall County for the necessary services and will assume responsibility for those services or reimburse Hall County for those services to the extent required.

5. Water Utilities. The Village of Alda currently maintains the water utilities services for the proposed annexation area. Water service to this area is available through existing water lines.

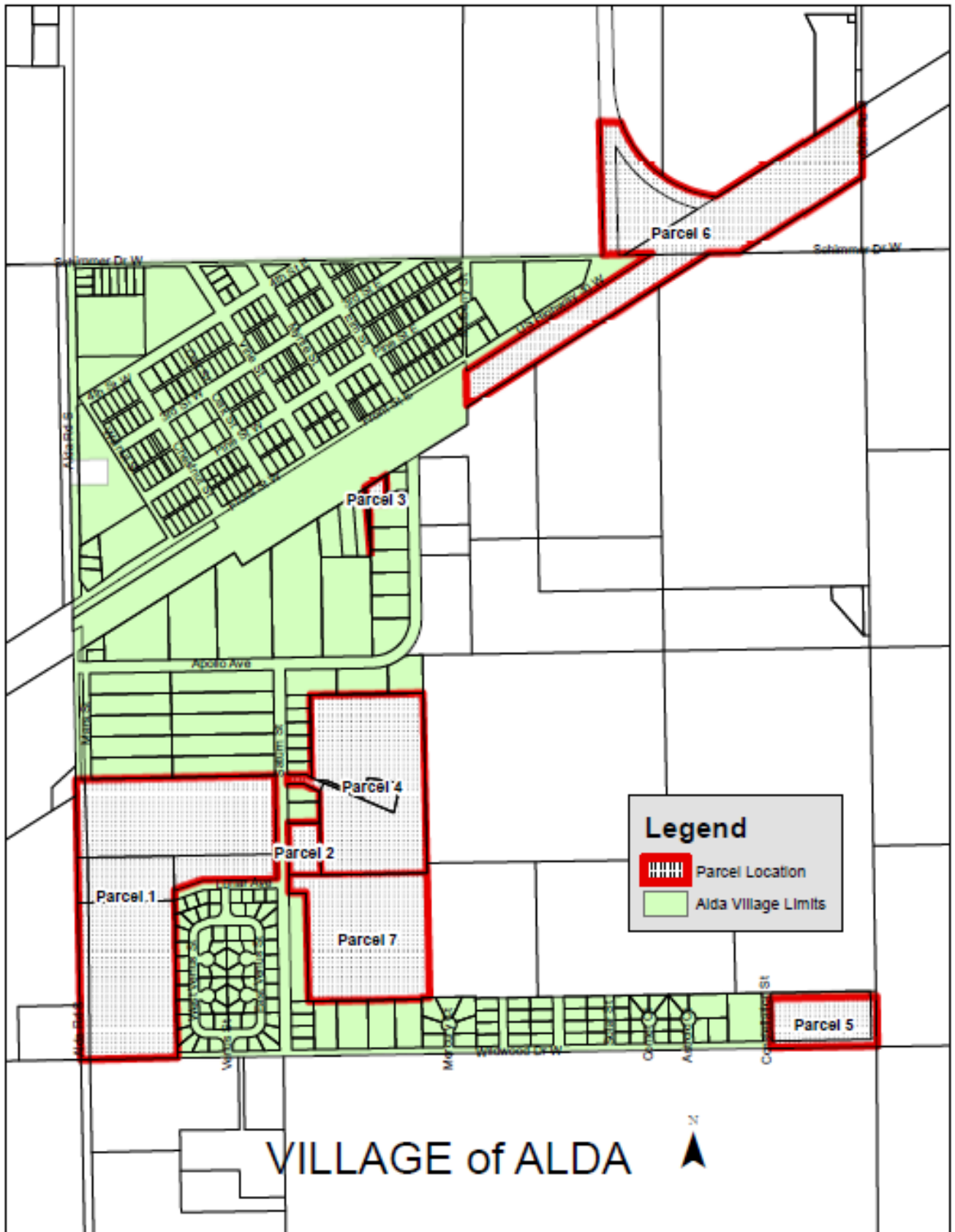
6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation. This area did include a 9-hole private golf course that was open to the public.

7. Zoning Regulations. The Village of Alda is not enforcing building regulations. Zoning permits are issued through an agreement with Hall County by the Hall County Building and Grounds Department. Hall County will continue to oversee services associated with zoning regulations, including:

- Zoning Permit Issuance
- Investigation and Enforcement of Zoning Violations

8. Summary of Impacts

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Change
Wastewater	Available
Roads and Streets	Possible Change of Maintenance responsibilities along the perimeter of Alda on South Alda Road and 60 th Road
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Alda Regulations
School District	District 12 and 8 (Alda and Wood River)



October 23, 2012

Dear Members of the Board:

RE: Annexation Area Concerning annexation of land proposed for annexation as Parcels 1, 2, 3, 4, 5, 6, and 7 located wholly or partially within Section 5, Township 10 N, Range 10, west of the 6th P.M. in Hall County, Nebraska and Parcel 6 located partially within Section 21, Township 11 N, Range 10, West of the 6th P.M. in Hall County, Nebraska. (C-03-2012Alda)

A map of the properties and legal descriptions are included. Upon final approval the Alda City limits will be changed to include these parcels 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. on November 7, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Alda Attorney
Alda Clerk
Hall County Zoning
Hall County Public Works
Manager of Postal Operations

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

