



Hall County Regional Planning Commission

Wednesday, January 04, 2012

Regular Session

Item H3

Annexation Directors Report

Insert a narrative here

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 4, 2012

SUBJECT: *Annexation of Properties*

PROPOSAL: To annex properties as shown on the attached annexation plans.

OVERVIEW:

Cities are created to facilitate the infrastructure necessary (streets, sewer, water...) for people to live together in close proximity. Annexation is the way cities grow. Grand Island has annexed suburban development numerous times over its history including areas such as Parkview and Capital Heights. The City of Grand Island has been involved in numerous lawsuits over annexation but has ultimately continued to grow into the City it is today because of annexation.

Nebraska Statutes allow cities of the First Class to annex property that is adjacent to and contiguous with the municipal limits of the city and that is not agricultural land that is rural in nature. Agricultural land with adjacent municipal services and greater value as developed land than as farm ground has been found by Nebraska courts to be suburban in nature and therefore eligible for annexation. City staff has identified 15 areas around the City of Grand Island that appear to meet the qualification of being adjacent and contiguous and not agricultural land that is rural in nature.

At the March 22, 2011 meeting of the Grand Island City Council a resolution was passed that directed the planning department and other city staff as follows:

- to proceed with preparing annexation plans (as required and defined by statute),
- to notify property owners and school districts as required by law, and
- to forward the annexation plans to the Regional Planning Commission for review,

regarding 2 areas eligible for annexation adjacent to the Grand Island municipal limits.

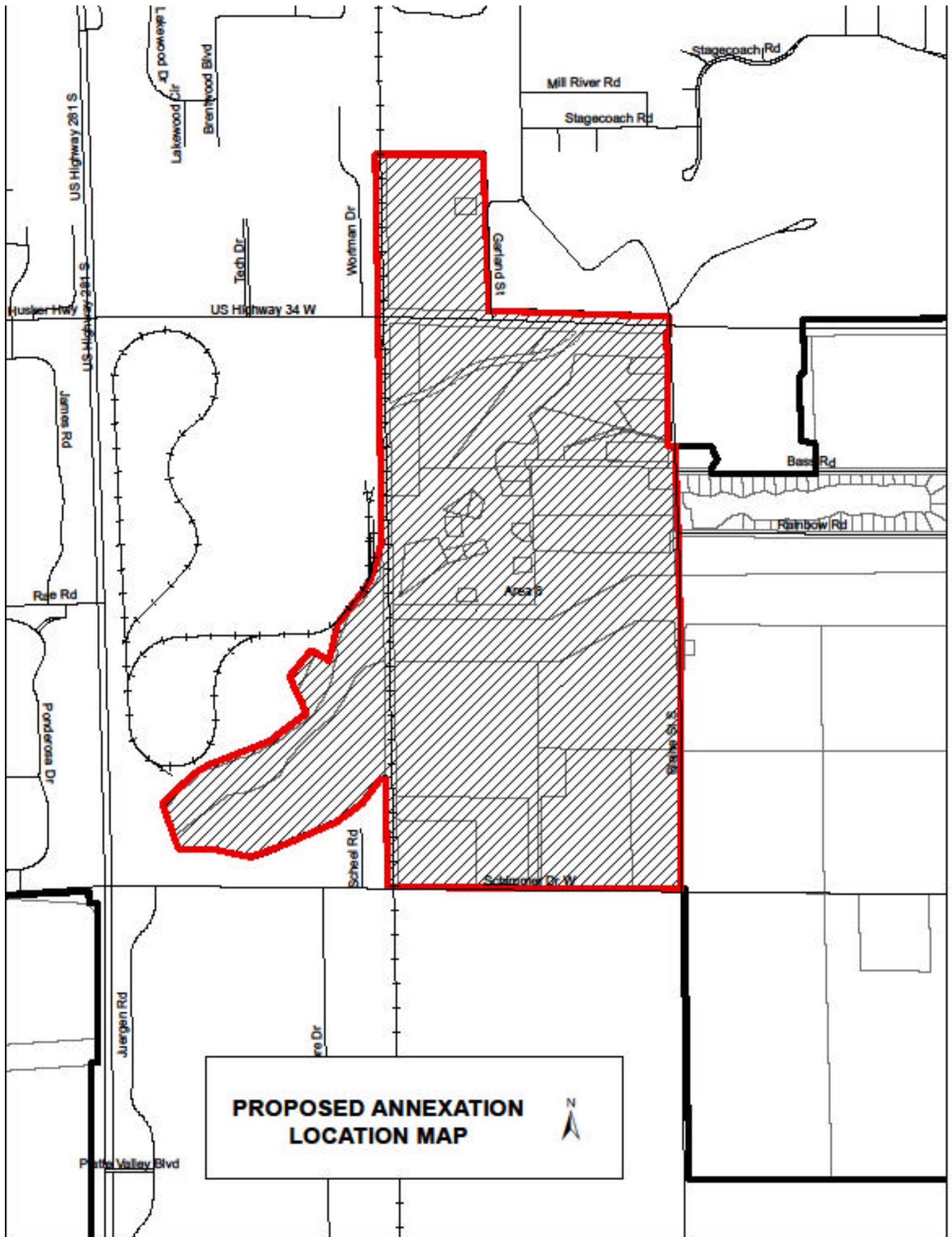
The annexation plans for 2 areas are complete and ready for consideration and recommendation by the Regional Planning Commission. The attached map identifies those areas under consideration at this meeting. Annexation plans are attached for areas identified as 8a and 8b.

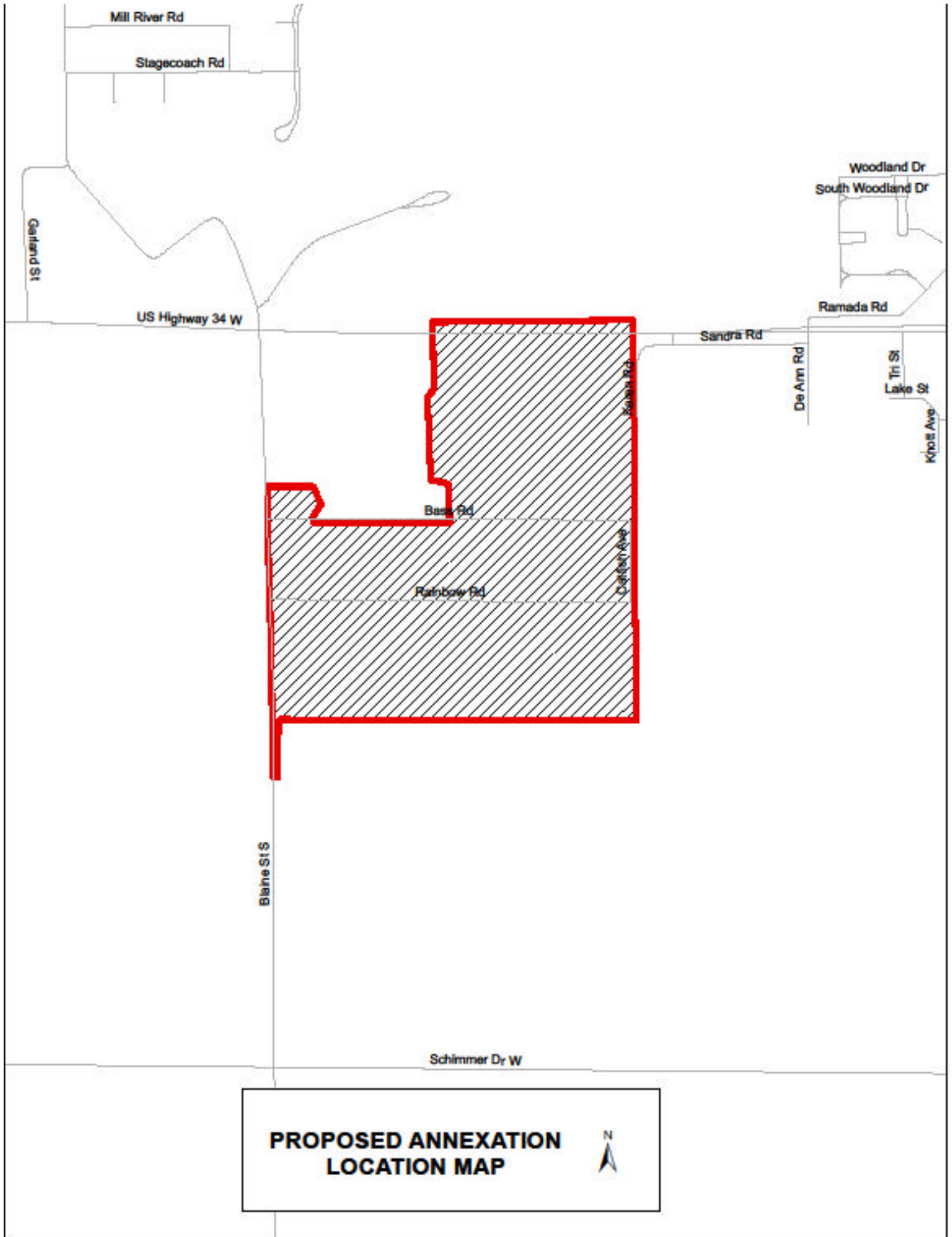
All of the properties under consideration are in the Grand Island Utilities District . Sewer and water are available to all of these properties; though neighborhood mains will need to be extended as the property is developed.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex these properties as presented.

_____ Chad Nabity AICP, Planning Director





ANNEXATION PLAN AREA 8a–December 2011

December 16, 2011

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.

City Services Available and to be provided

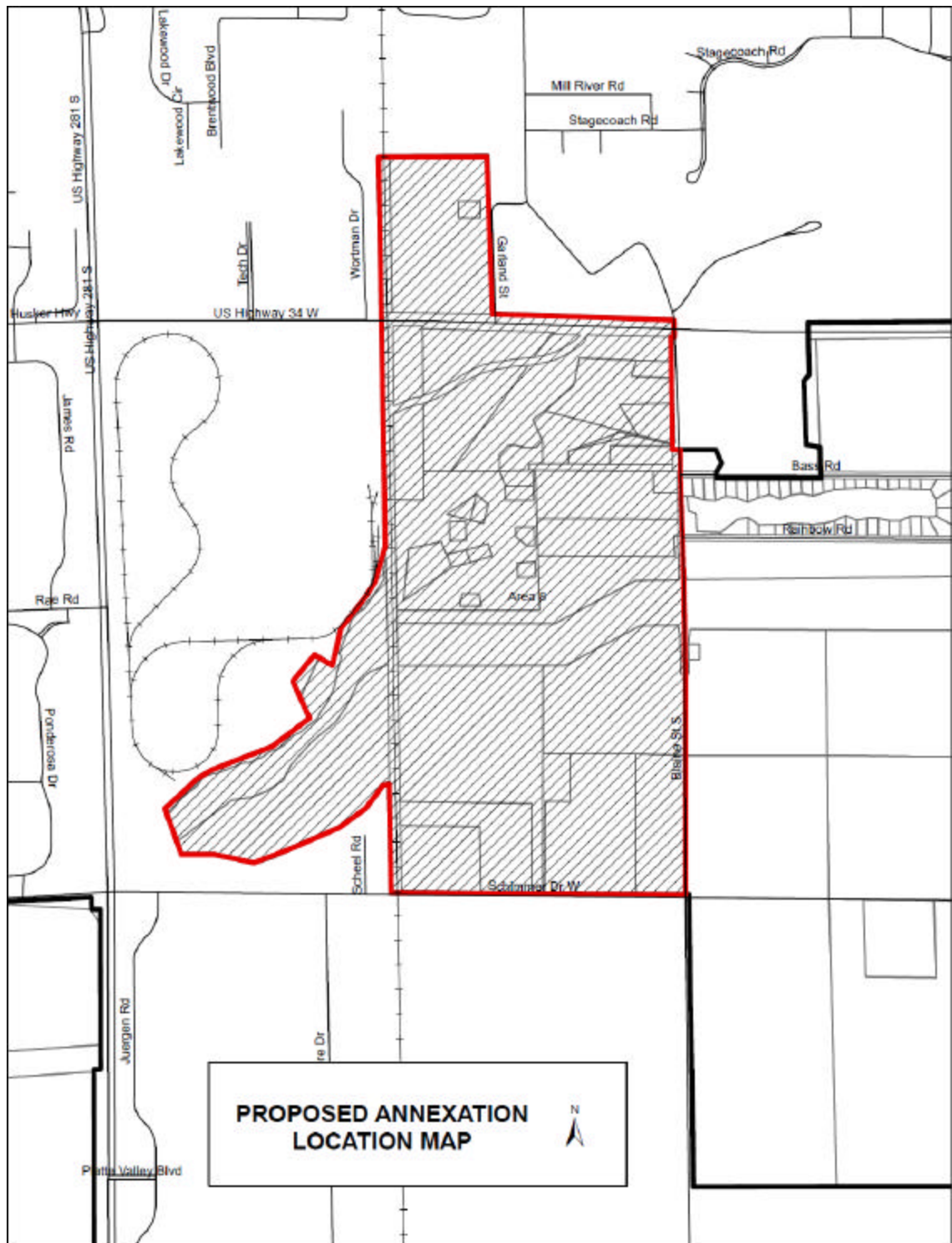
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



U.S. Highway 34 and West of Blaine Street (Meadowlark Estates, Heavenly Haven, Hall County Park and others)

This property is located in the south central part of the community. It is mostly south of U.S. Highway 34 the west side of Blaine Street. The City of Grand Island provides electric services to the area. Sewer is available to some of the properties and water is

available to all of the properties. There are about 420 acres of property included in the area. The property is currently used for recreational, agricultural and residential purposes. There are 19 houses included in this area. Hall County Park is located within this area as well.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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 #3 located on Webb Road about 2 miles from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. A collection system can be extended to serve developed and developing properties in this area. Collection systems within a development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site.

Meadowlark Estates and Heavenly Haven

It is likely that sewer services to the Meadowlark Estates and Heavenly Haven areas north of the Wood River Diversion Channel would receive sewer from the north and west. A line could be extended from Central Community College south parallel to the railroad tracks. This line would serve the rural fire station, Stuhr Museum and could be extended to serve the properties around Meadowlark Estates and Heavenly Haven lakes. The sewer around the lakes could be a small diameter force main with grinder pumps at each dwelling. Sewer is also available in the Rainbow Lake subdivision east of Blaine Street; it is unlikely that this sewer could be extended to serve the properties to the west of Blaine.

Areas North of U.S Highway 34

This area would be served by the extension of a main or service line from the line extended south from Central Community College to serve the lakes on the south side of Blaine Street. Development of this line if it is a public main could be done as part of a subdivision of the property or through an assessment district. If a single service line is installed that would be done at the owners expense.

Areas South of the Wood River Diversion Channel

Sewer will be available to all properties fronting onto Schimmer Drive with the completion of the sewer extension project underway for the Platte Valley Industrial Park East. Hall County Park is already served by city sewer.

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

U.S. Highway 34 is maintained by the State of Nebraska, Schimmer Drive is already maintained by the City at this location, portions of Blaine Street are maintained by the City the remainder Blaine Street between U.S. Highway 34 and Schimmer Drive would become the responsibility of the City.

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. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district. Water is available along U.S Highway 34, Blaine Street and Schimmer Drive.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Hall County Park is within the area but there is no requirement that the City take any responsibility for Hall County facilities that are within the municipal limits. No impacts are anticipated. The lakes in this area are privately owned lakes. Annexation does not provide public access to privately owned property.

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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.
12. 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 and can be extended
Roads and Streets	Some additional responsibility for Blaine
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
Library	Would be available at no additional fee
Other	No Impact
School District	In Cedar Hollow/Northwest School District

Financial Impacts of the Properties west of Blaine Street generally south of Stagecoach Road and north of Schimmer Drive Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$	\$6,705,869
City sales tax now applicable	No	Yes

Assume \$6,705,869 Value

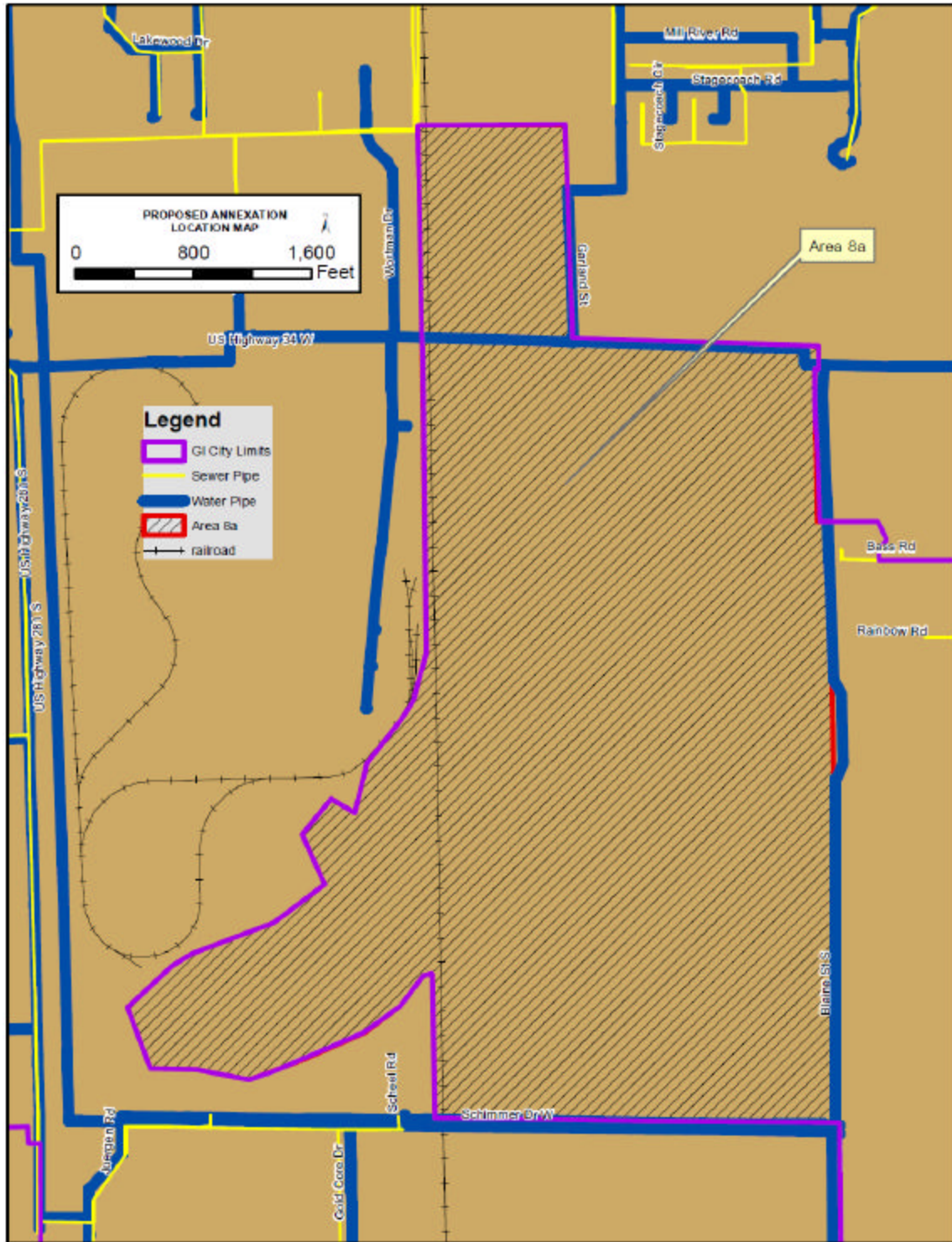
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$13,737.29
			\$0.00	0.067645	\$4,536.18
CRA			\$0.00	0.017742	\$1,189.75
Hall County		0.430957	\$28,899.37	0.430957	\$28,899.37
Rural Fire	Fire Bond*	0.049493	\$3,318.93	0.008064	\$0.00
		0.008064	\$540.76		\$540.76
GIPS School			\$0.00	1.073899	\$72,014.16
	2nd Bond		\$0.00	0.082245	\$5,515.23
	4th Bond		\$0.00	0.045144	\$3,027.29
NW School		1.012636	\$67,905.95	0.049034	\$0.00
	6th Bond	0.049034	\$3,288.15		\$3,288.15
ESU 10		0.015	\$1,005.88	0.015	\$1,005.88
CCC		0.112023	\$7,512.11	0.112023	\$7,512.11
CPNRD		0.04733	\$3,173.88	0.04733	\$3,173.88
Ag Society		0.004168	\$279.50	0.004168	\$279.50
Airport		0.011825	\$792.97	0.011825	\$792.97
	Airport Bond	0.010493	\$703.65	0.010493	\$703.65
Total Combined		1.751023	\$117,421.15	2.180424	\$146,216.18

Hall County, ESU, Community College, NRD and other levies will not change.

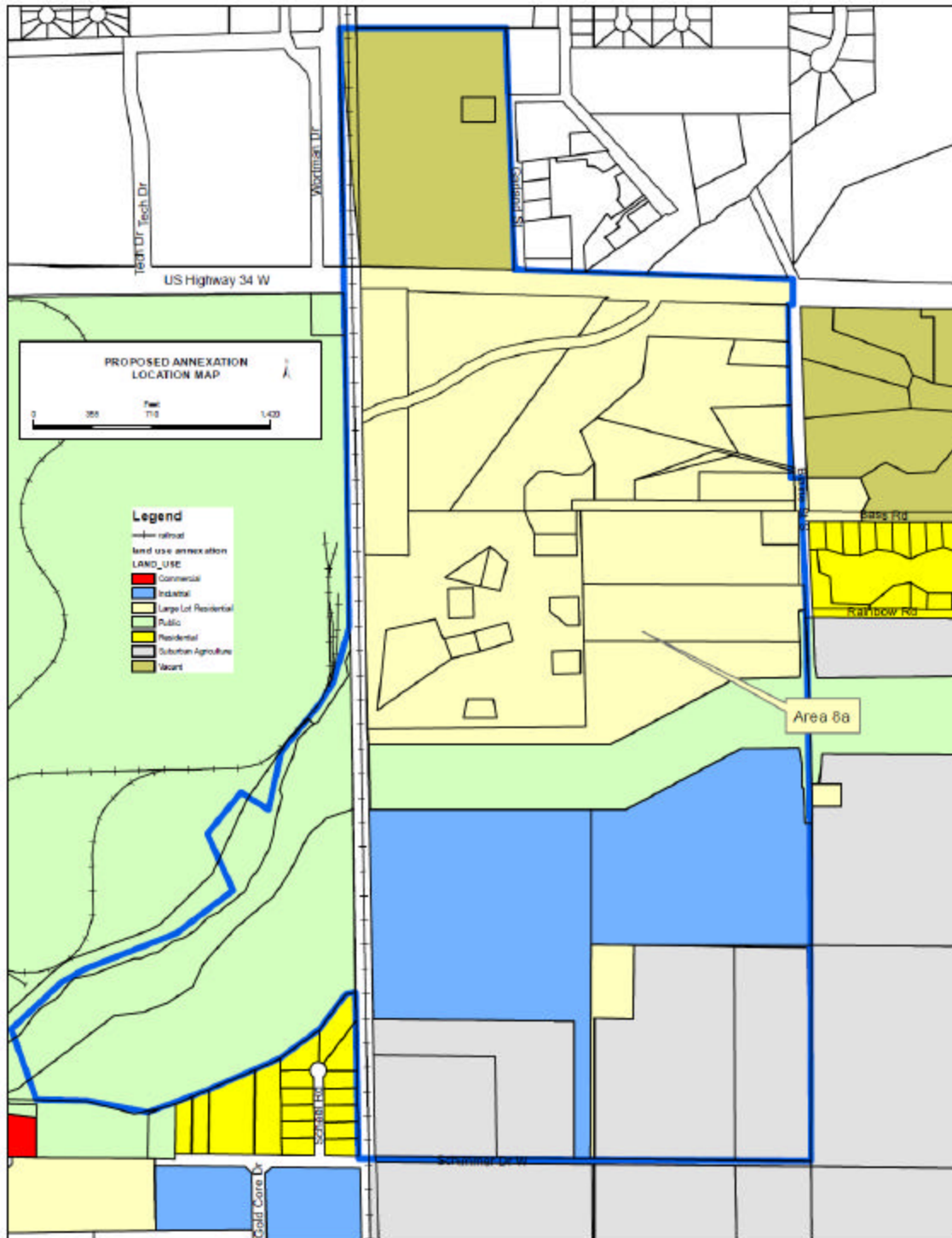
Total property tax levy 1.751023/\$117,421.15 2.180424/\$146,216.18

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Location of Sewer and Water Lines near area 7



Generalized Existing Land Use December 2011

ANNEXATION PLAN AREA 8b–December 2011

December 16, 2011

OVERVIEW

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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.
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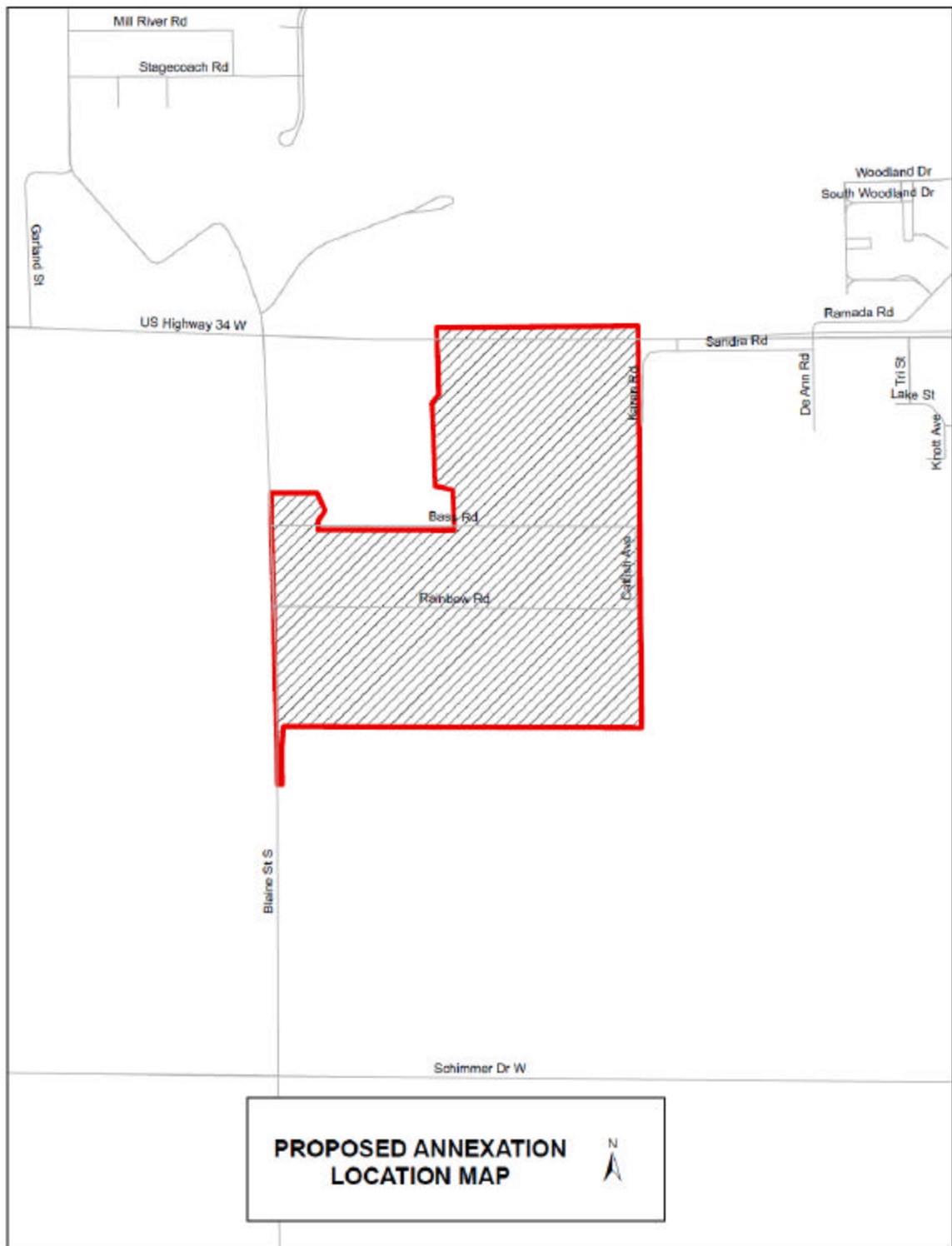
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City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



South of U.S. Highway 34 and east of Blaine Street (Rainbow Lake)

This property is located in the south central part of the community. It is south of U.S. Highway 34 and on the east side of Blaine Street. The City of Grand Island provides electric services to the area. Sewer is available to some of the properties and water is

available to all of the properties. There are about 129 acres of property included in the area. The property is currently used primarily for residential and agricultural purposes. There are 46 houses included in this area with an estimated population of 175.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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

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- 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 #3 located on Webb Road about 2 miles from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. A collection system could be extended throughout the property when development occurs. Collection systems within a

development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site. Rainbow Lake is currently served by a private sewer line and lift station. The city will take over maintenance and control of the private line from the homeowners association. This will allow the City to permit access to this line to other development as needed. The City Public Works Department has preliminary designs for a plan that could result in the elimination of the lift station. This would also allow for additional development between U.S Highway 34 and the Wood River Diversion Channel.

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

A portion of Bass Road is already within the City jurisdiction. The remainder of Bass Road, along with Catfish Avenue, Rainbow Road and Blaine Street would become the responsibility of the City.

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. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district. Water is available along U.S Highway 34, Blaine Street and Schimmer Drive.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Hall County Park is within the area but there is no requirement that the City take any responsibility for Hall County facilities that are within the municipal limits. No impacts are anticipated. Rainbow Lake is a privately owned lake and annexation does not provide public access to private property.

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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

12. 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 and can be extended
Roads and Streets	Some additional responsibility for Blaine Street, part of Bass Road, Rainbow Road and Catfish Avenue
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
Library	Would be available at no additional fee
Other	No Impact
School District	In Cedar Hollow/Northwest School District

Financial Impacts of the Properties west of Blaine Street generally south of Stage Coach Road and north of Schimmer Drive Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$	\$9,668,384
City sales tax now applicable	No	Yes

Assume \$9,668,384 Value

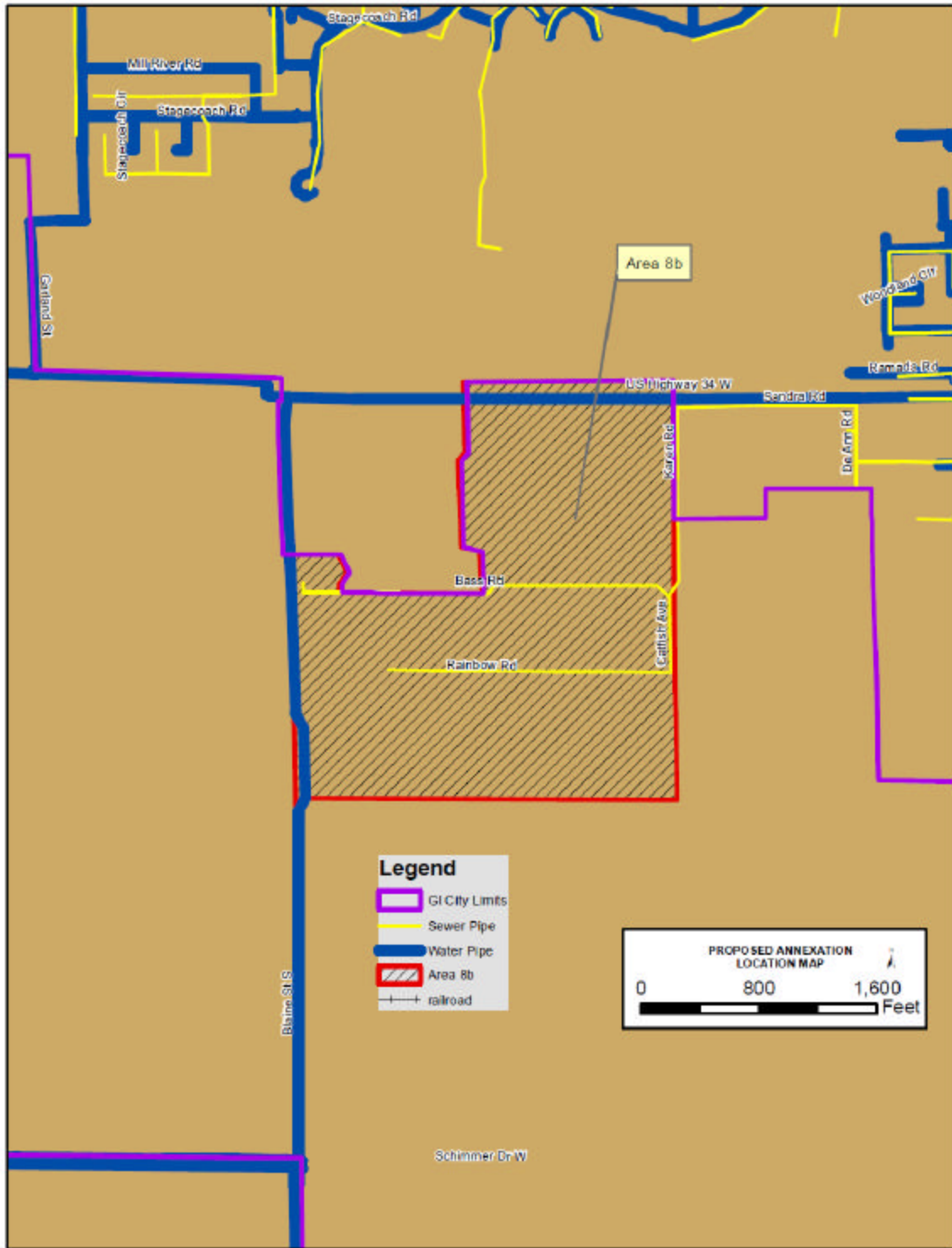
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$19,806.17
			\$0.00	0.067645	\$6,540.18
CRA			\$0.00	0.017742	\$1,715.36
Hall County		0.430957	\$41,666.58	0.430957	\$41,666.58
Rural Fire	Fire Bond*	0.049493	\$4,785.17	0.008064	\$0.00
		0.008064	\$779.66		\$779.66
GIPS School			\$0.00	1.073899	\$103,828.68
	2nd Bond		\$0.00	0.082245	\$7,951.76
	4th Bond		\$0.00	0.045144	\$4,364.70
NW School		1.012636	\$97,905.54	0.049034	\$0.00
	6th Bond	0.049034	\$4,740.80		\$4,740.80
ESU 10		0.015	\$1,450.26	0.015	\$1,450.26
CCC		0.112023	\$10,830.81	0.112023	\$10,830.81
CPNRD		0.04733	\$4,576.05	0.04733	\$4,576.05
Ag Society		0.004168	\$402.98	0.004168	\$402.98
Airport		0.011825	\$1,143.29	0.011825	\$1,143.29
	Airport Bond	0.010493	\$1,014.50	0.010493	\$1,014.50
Total Combined		1.751023	\$169,295.63	2.180424	\$210,811.77

Hall County, ESU, Community College, NRD and other levies will not change.

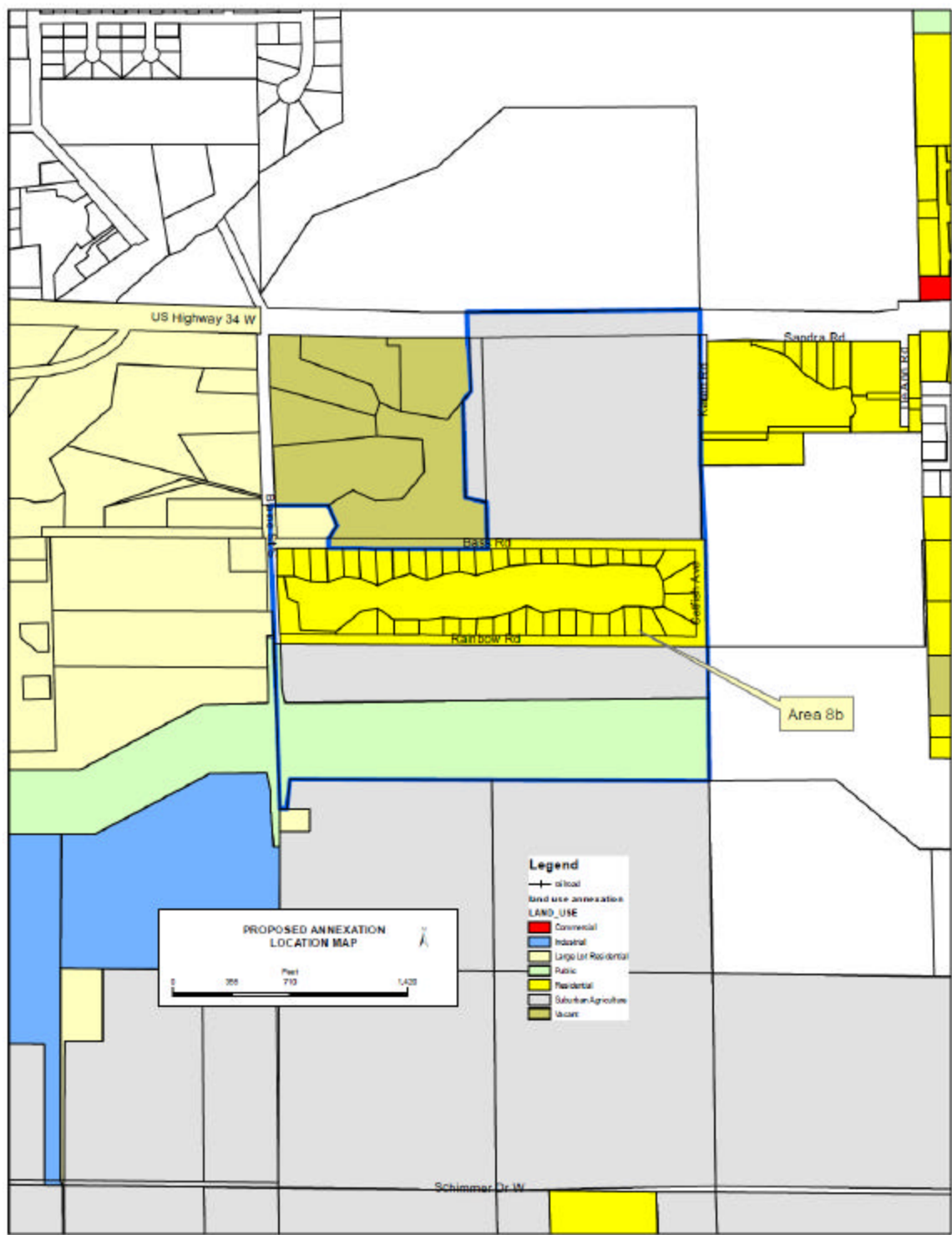
Total property tax levy 1.751023/\$169,295.63 2.180424/\$210,811.77

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Location of Sewer and Water Lines near area 7



Generalized Existing Land Use December 2011