

Hall County Regional Planning Commission

Wednesday, July 06, 2011 Regular Session

Item F3

Concerning Annexation of properties identified as: Area 3a, Area 6, Area 7, Area12, Area13 and Area 14

Insert a narrative here

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 27, 2011

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

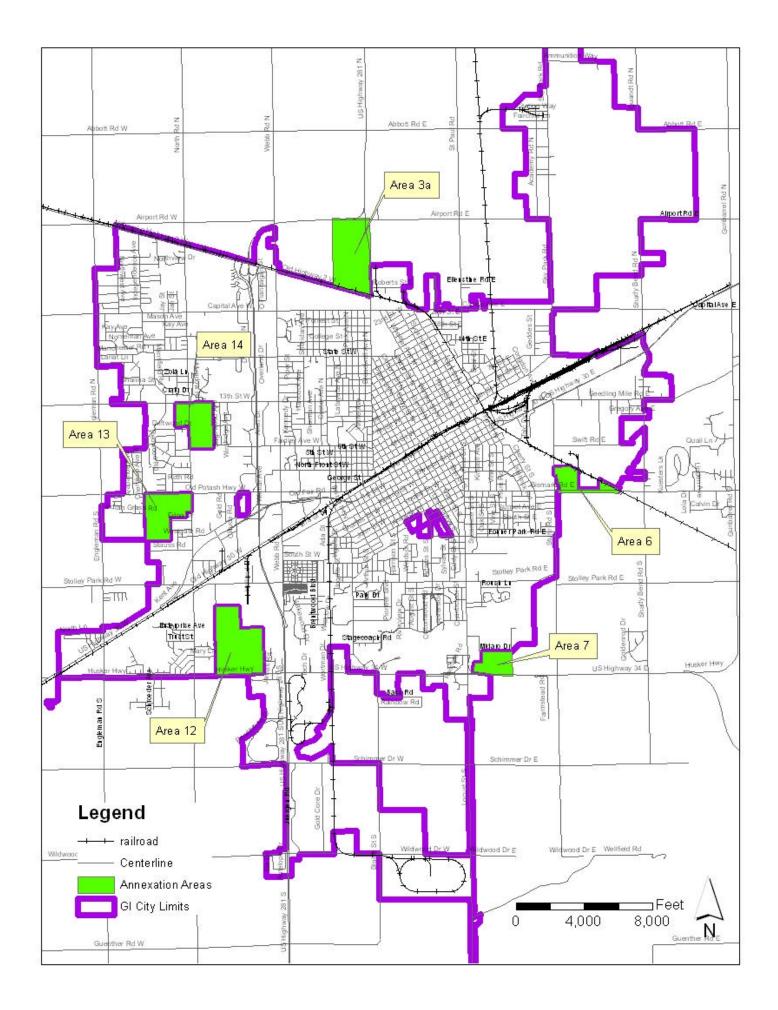
The annexation plans for 6 of the 8 eight identified areas are complete and ready for consideration and recommendation by the Regional Planning Commission. The attached map identifies those areas under consideration at this meeting. Annexation plans are attached for areas identified as 3a, 6, 7, 12, 13, and 14.

All of the properties under consideration are in the Grand Island Utilities District and the Northwest/Cedar Hollow School 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 3a–July 2011

July 6, 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

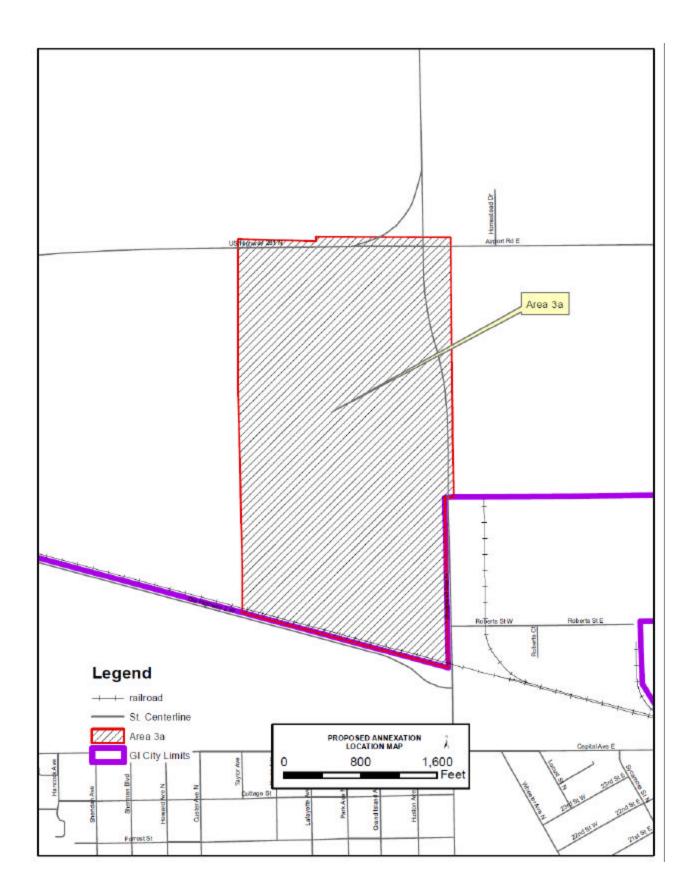
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 281 and Broadwell Ave

This property is the located in the north central part of the community. It is south of Airport Road/U.S. Highway 281 the west side of Broadwell Avenue north of the Burlington Northern Santa Fe tracks. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 210 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area. Eagle Scout Park and the Veterans Field Complex are in this area and maintained by the City Parks Department.

INVENTORY OF SERVICES

1. <u>Police Protection.</u> 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. <u>Fire Protection.</u> 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 #2 located on Broadwell south of State street about 1 mile from the proposed annexation area.

3. <u>Emergency Medical Services.</u> 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. <u>Wastewater (Sanitary Sewer)</u>. The City of Grand Island has sanitary sewer services in the area through existing sewer lines.

5. <u>Maintenance of Roads and Streets.</u> 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

Broadwell Avenue is already maintained by the City at this location. U.S. Highway 281 is maintained by the State of Nebraska but the City does share in the maintenance cost.

6. <u>Electric Utilities.</u> 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. <u>Water Utilities.</u> The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area.

8. <u>Maintenance of Parks, Playgrounds, and Swimming Pools</u> No impact is anticipated as a result of annexation. Eagle Scout Park and the Veterans Field Complex are in this area and maintained by the City Parks Department.

9. <u>Building Regulations.</u> 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. <u>Code Compliance.</u> 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. <u>Library Services.</u> In 2010 the City of Grand Island began charging a nonresident 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. <u>Other City Services.</u> 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	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	
Library	Would be available at no additional fee	
Other	No Impact	
School District	In Cedar Hollow/Northwest School District	

Financial Impacts of the Airport Road and U.S. Hwy 281 Properties Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$0	\$0
City sales tax now applicable	No	Yes

Assume \$0 Value

2010 Tax Rates

Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy			\$0.00	0.204855	\$0.00
	City Bond		\$0.00	0.067645	\$0.00
CRA			\$0.00	0.017742	\$0.00
Hall County		0.430957	\$0.00	0.430957	\$0.00
Rural Fire		0.049493	\$0.00		\$0.00
	Fire Bond*	0.008064	\$0.00	0.008064	\$0.00
GIPS School			\$0.00	1.073899	\$0.00
	2nd Bond		\$0.00	0.082245	\$0.00
	4th Bond		\$0.00	0.045144	\$0.00
NW School		1.012636	\$0.00		\$0.00
	6th Bond	0.049034	\$0.00	0.049034	\$0.00
ESU 10		0.015	\$0.00	0.015	\$0.00
CCC		0.112023	\$0.00	0.112023	\$0.00
CPNRD		0.04733	\$0.00	0.04733	\$0.00
Ag Society		0.004168	\$0.00	0.004168	\$0.00
Airport		0.011825	\$0.00	0.011825	\$0.00
	Airport Bond	0.010493	\$0.00	0.010493	\$0.00
Total Combi	ned	1.751023	\$0.00	2.180424	\$0.00

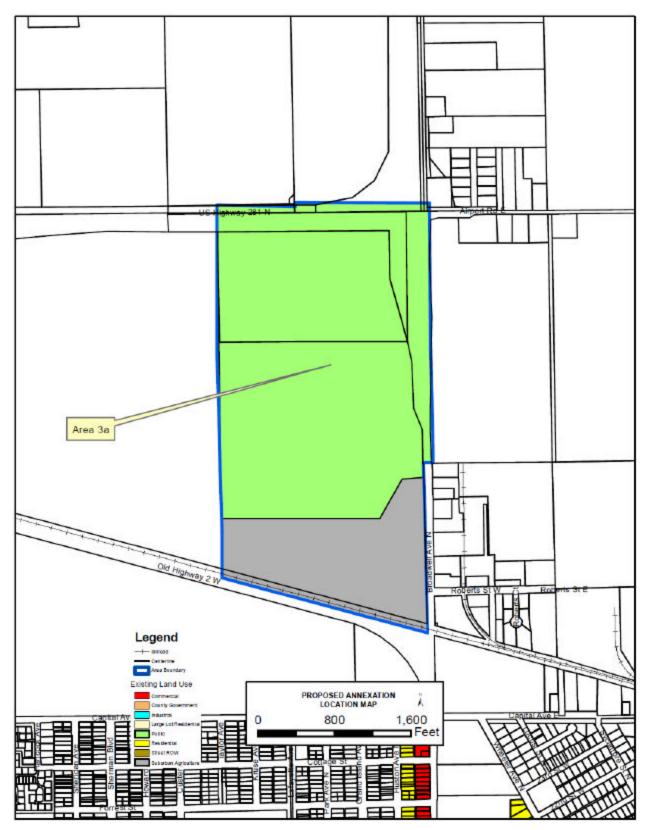
Hall County, ESU, Community College, NRD and other levies will not change.

 Total property tax levy
 1.751023/\$0
 2.180424/\$0

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 3a



Generalized Existing Land Use June 2011

ANNEXATION PLAN AREA 6-July 2011

July 6, 2011

OVERVIEW

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- 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.
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City Services Available and to be provided

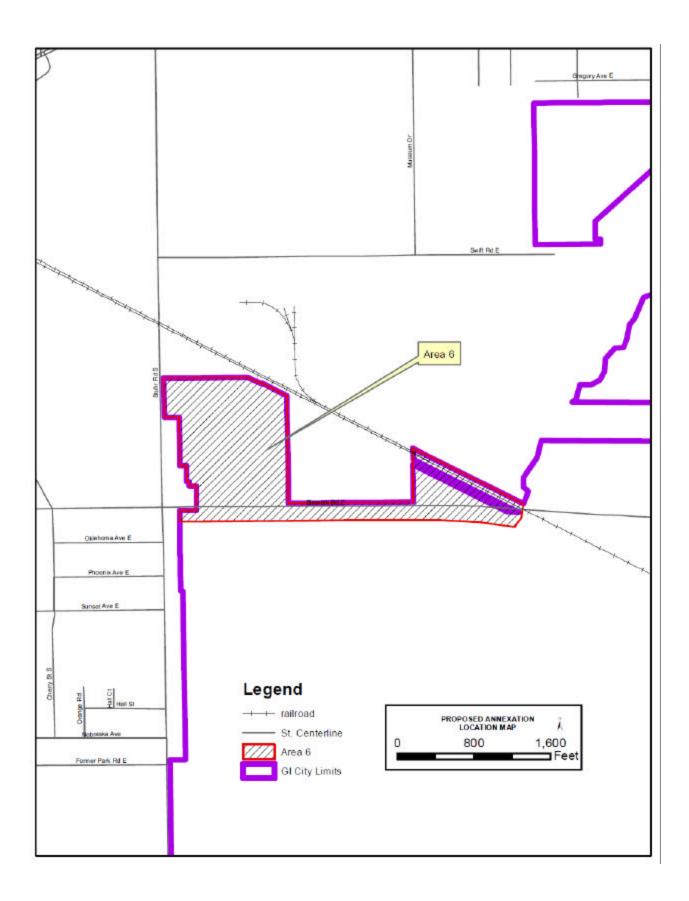
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Bismark Road and Stuhr Road

This property is the located in the southeast part of the community. It is mostly north of Bismark Road the east side of Stuhr Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 50 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area.

INVENTORY OF SERVICES

1. <u>Police Protection.</u> 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. <u>Fire Protection.</u> 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 on Fonner Park Road about 1.5 miles from the proposed annexation area.

3. <u>Emergency Medical Services.</u> 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. <u>Wastewater (Sanitary Sewer).</u> The City of Grand Island has sanitary sewer services in the area through existing sewer lines. All of the parcels have sanitary sewer available and a collection system could easily 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. Sewer is available along Bismark Road.

5. <u>Maintenance of Roads and Streets.</u> 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

Bismark Road and Stuhr Road are already maintained by the City at this location.

6. <u>Electric Utilities.</u> 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. <u>Water Utilities.</u> 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 Stuhr Road. The water line along the north side of the property is cooling water and not considered potable.

8. <u>Maintenance of Parks, Playgrounds, and Swimming Pools</u> No impact is anticipated as a result of annexation. There are not recreational facilities located in this area.

9. <u>Building Regulations.</u> 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. <u>Code Compliance.</u> 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:

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- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations
- 11. <u>Library Services.</u> In 2010 the City of Grand Island began charging a nonresident 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. <u>Other City Services.</u> 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	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	
Library	Would be available at no additional fee	
Other	No Impact	
School District	In Cedar Hollow/Northwest School District	

Financial Impacts of the 13th and North Road Properties Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$100,053	\$100,053
City sales tax now applicable	No	Yes

Assume \$100,053 Value

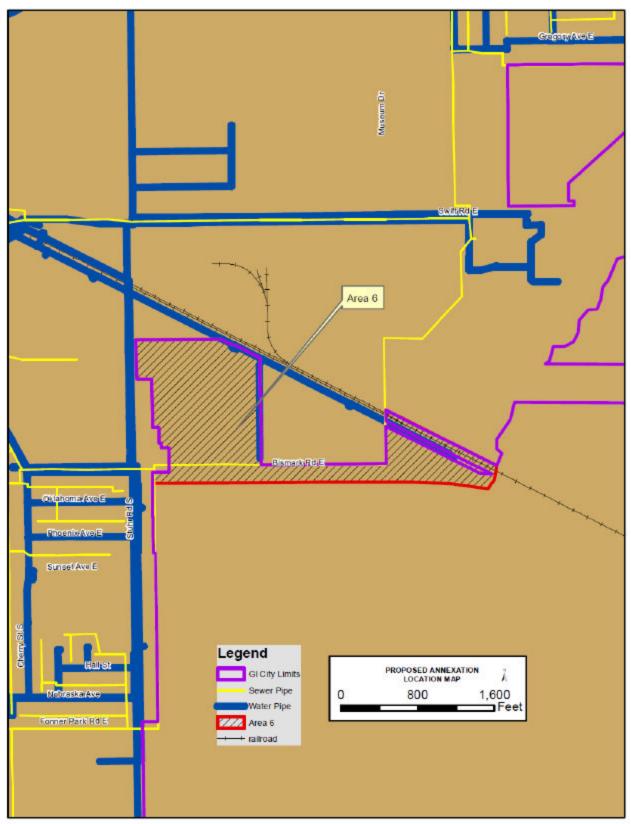
2010 Tax Rates

Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy			\$0.00	0.204855	\$204.96
	City Bond		\$0.00	0.067645	\$67.68
CRA			\$0.00	0.017742	\$17.75
Hall					
County		0.430957	\$431.19	0.430957	\$431.19
Rural Fire		0.049493	\$49.52		\$0.00
	Fire Bond*	0.008064	\$8.07	0.008064	\$8.07
GIPS					
School			\$0.00	1.073899	\$1,074.47
	2nd Bond		\$0.00	0.082245	\$82.29
	4th Bond		\$0.00	0.045144	\$45.17
NW					
School		1.012636	\$1,013.17		\$0.00
	6th Bond	0.049034	\$49.06	0.049034	\$49.06
ESU 10		0.015	\$15.01	0.015	\$15.01
CCC		0.112023	\$112.08	0.112023	\$112.08
CPNRD		0.04733	\$47.36	0.04733	\$47.36
Ag Society		0.004168	\$4.17	0.004168	\$4.17
Airport		0.011825	\$11.83	0.011825	\$11.83
	Airport Bond	0.010493	\$10.50	0.010493	\$10.50
Total Combi	ned	1.751023	\$1,751.95	2.180424	\$2,181.58

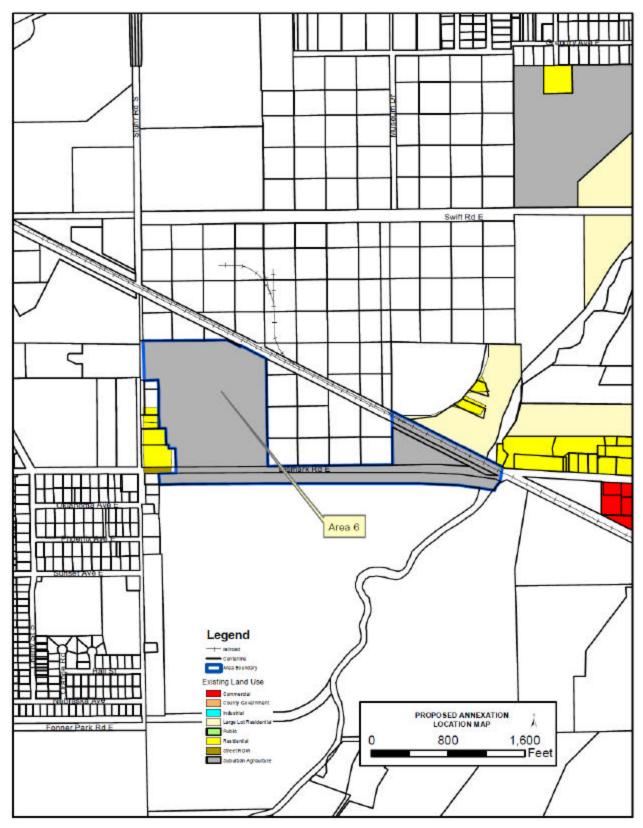
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Total property tax levy1.751023/\$1,751.952.180424/\$2,181.58

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Location of Sewer and Water Lines near area 6



Generalized Existing Land Use June 2011

ANNEXATION PLAN AREA 7–July 2011

July 6, 2011

OVERVIEW

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- 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

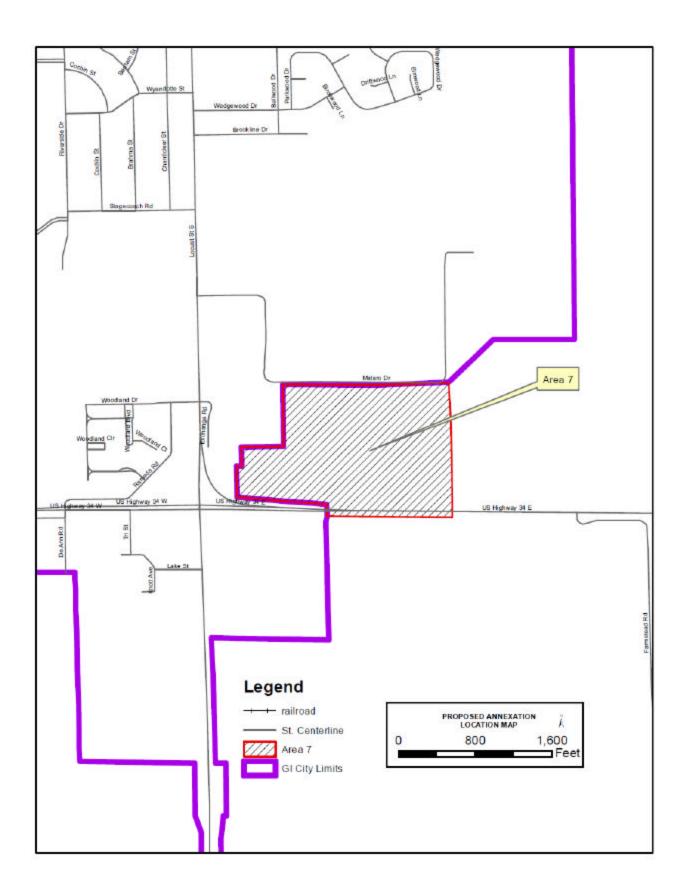
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City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance 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.



U.S. Highway 34 and South Locust Street (Vanosdal Fields)

This property is the located in the southeast part of the community. It is north of U.S. Highway 34 the east side of Locust Street. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There are about 65 acres of property included in the area. The property is currently used for agricultural and residential purposes. There are 3 houses included in this area.

INVENTORY OF SERVICES

1. <u>Police Protection.</u> 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
- Stand ard 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. <u>Fire Protection.</u> 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 on Fonner Park Road about 2 miles from the proposed annexation area.

3. <u>Emergency Medical Services.</u> 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. <u>Wastewater (Sanitary Sewer).</u> 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. Sewer is available along Midaro Drive.

5. <u>Maintenance of Roads and Streets.</u> 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 and Midaro Drive is already maintained by the City at this location.

6. <u>Electric Utilities.</u> 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. <u>Water Utilities.</u> 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. Extending this line to the north side of U.S. Highway 34 will require boring under the highway. The cost of that will depend on whether the extension is a service line or water main.

8. <u>Maintenance of Parks, Playgrounds, and Swimming Pools</u> No impact is anticipated as a result of annexation. There are not recreational facilities located in this area.

9. <u>Building Regulations.</u> 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. <u>Code Compliance.</u> 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. <u>Library Services.</u> In 2010 the City of Grand Island began charging a nonresident 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. <u>Other City Services.</u> 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	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	
Library	Would be available at no additional fee	
Other	No Impact	
School District	In Cedar Hollow/Northwest School District	

Financial Impacts of the South Locust and U.S Hwy 34 Properties Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$426,468	\$426,468
City sales tax now applicable	No	Yes

Assume \$426,468 Value

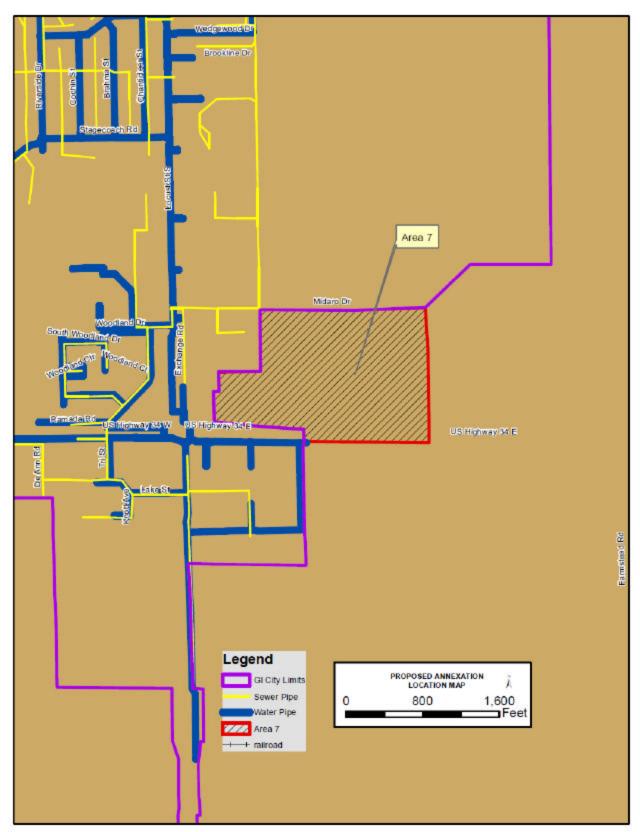
2010 Tax Rates

Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy			\$0.00	0.204855	\$873.64
	City Bond		\$0.00	0.067645	\$288.48
CRA			\$0.00	0.017742	\$75.66
Hall County		0.430957	\$1,837.89	0.430957	\$1,837.89
Rural Fire		0.049493	\$211.07		\$0.00
	Fire Bond*	0.008064	\$34.39	0.008064	\$34.39
GIPS School			\$0.00	1.073899	\$4,579.84
	2nd Bond		\$0.00	0.082245	\$350.75
	4th Bond		\$0.00	0.045144	\$192.52
NW School		1.012636	\$4,318.57		\$0.00
	6th Bond	0.049034	\$209.11	0.049034	\$209.11
ESU 10		0.015	\$63.97	0.015	\$63.97
CCC		0.112023	\$477.74	0.112023	\$477.74
CPNRD		0.04733	\$201.85	0.04733	\$201.85
Ag Society		0.004168	\$17.78	0.004168	\$17.78
Airport		0.011825	\$50.43	0.011825	\$50.43
	Airport Bond	0.010493	\$44.75	0.010493	\$44.75
Total Combi	ned	1.751023	\$7,467.55	2.180424	\$9,298.81

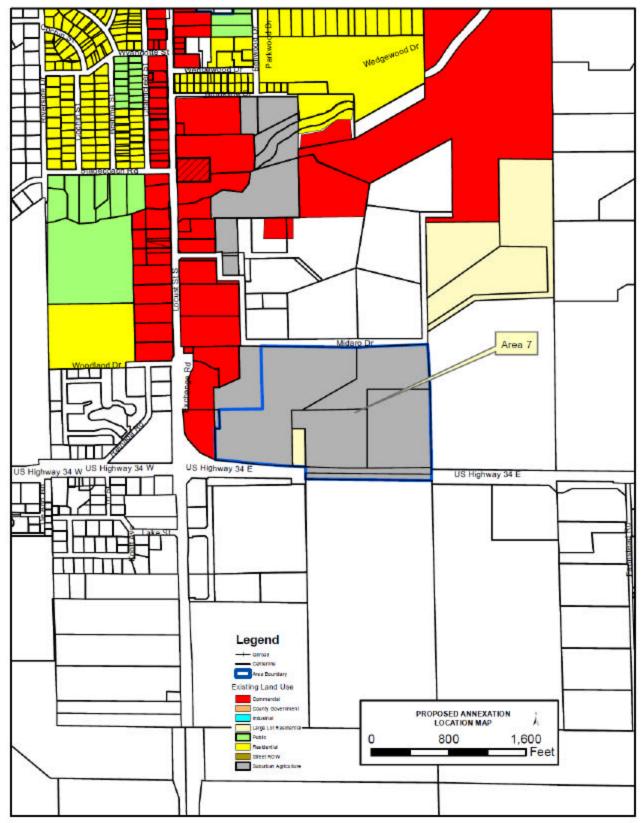
Hall County, ESU, Community College, NRD and other levies will not change.

 Total property tax levy
 1.751023/\$7,467.55
 2.180424/\$9,298.81

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 June 2011

ANNEXATION PLAN AREA 12–July 2011

July 6, 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

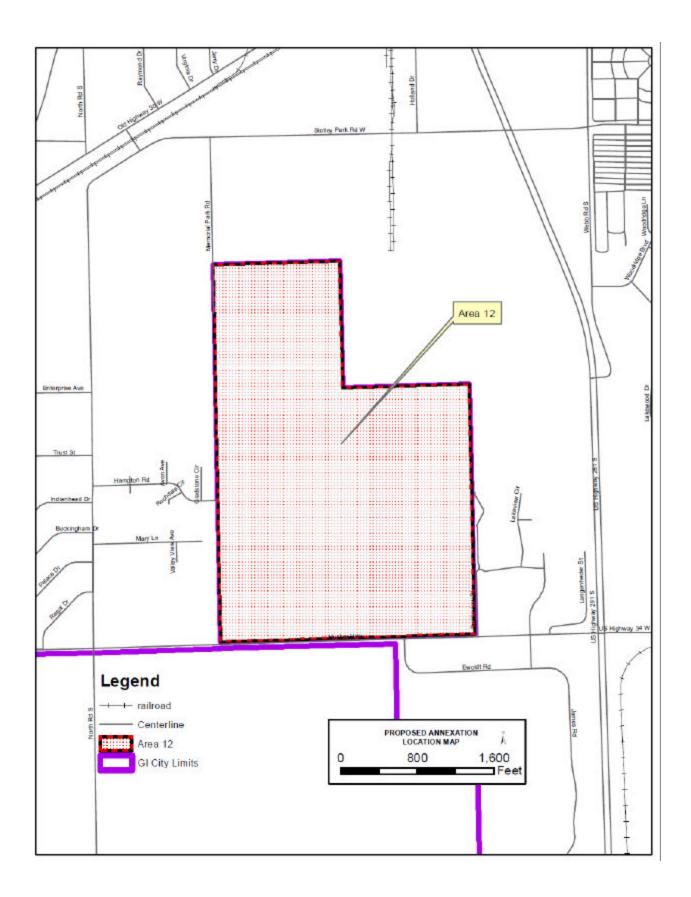
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 281 and Husker Highway

This property is the located in the southwest part of the community. It is north of Husker Highway the west side of U.S. Highway 281 and Prairieview Street. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 200 acres of property included in the area that is currently used for agricultural purposes. There is one house and no businesses included in this area.

INVENTORY OF SERVICES

1. <u>Police Protection.</u> 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. <u>Fire Protection.</u> 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 U.S. Highway 281 south of Stolley Park Road about 1 mile from the proposed annexation area.

3. <u>Emergency Medical Services.</u> 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. <u>Wastewater (Sanitary Sewer).</u> The City of Grand Island has sanitary sewer services in the area through existing sewer lines. All of the parcels have sanitary sewer available and a collection system could easily 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. Sewer is available along Husker Highway to the south, Prairieview Street to the east, and in the Marylane and Kentish Hills Subdivisions to the west.

5. <u>Maintenance of Roads and Streets.</u> 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

Husker Highway is already maintained by the City at this location.

6. <u>Electric Utilities.</u> 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. <u>Water Utilities.</u> 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. City Water is available in Husker Highway to the south, Prairieview Street to the east and the Marylane and Kentish Hills Subdivisions to the west.

8. <u>Maintenance of Parks, Playgrounds, and Swimming Pools</u> No impact is anticipated as a result of annexation. Eagle Scout Park and the Veterans Field Complex are in this area and maintained by the City Parks Department.

9. <u>Building Regulations.</u> 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. <u>Code Compliance.</u> 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. <u>Library Services.</u> In 2010 the City of Grand Island began charging a nonresident 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. <u>Other City Services.</u> 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	
Library	Would be available at no additional fee	
Other	No Impact	
School District	In Cedar Hollow/Northwest School District	

Financial Impacts of the Husker Hwy and U.S. Hwy 281 Properties Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$481,334	\$481,334
City sales tax now applicable	No	Yes

Assume \$481,334 Value

2010 Tax Rates

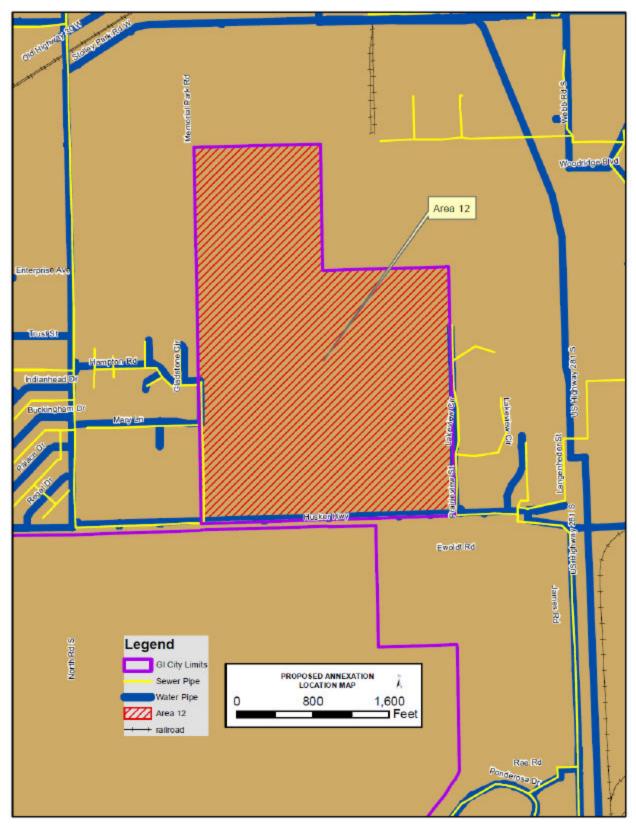
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy			\$0.00	0.204855	\$986.04
	City Bond		\$0.00	0.067645	\$325.60
CRA			\$0.00	0.017742	\$85.40
Hall County		0.430957	\$2,074.34	0.430957	\$2,074.34
Rural Fire		0.049493	\$238.23		\$0.00
	Fire Bond*	0.008064	\$38.81	0.008064	\$38.81
GIPS School			\$0.00	1.073899	\$5,169.04
	2nd Bond		\$0.00	0.082245	\$395.87
	4th Bond		\$0.00	0.045144	\$217.29
NW School	6th Bond	1.012636 0.049034	\$4,874.16 \$236.02	0.049034	\$0.00 \$236.02
ESU 10		0.015	\$72.20	0.015	\$72.20
CCC		0.112023	\$539.20	0.112023	\$539.20
CPNRD		0.04733	\$227.82	0.04733	\$227.82
Ag Society		0.004168	\$20.06	0.004168	\$20.06
Airport		0.011825	\$56.92	0.011825	\$56.92
	Airport Bond	0.010493	\$50.51	0.010493	\$50.51
Total Combi	ned	1.751023	\$8,428.27	2.180424	\$10,495.12

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

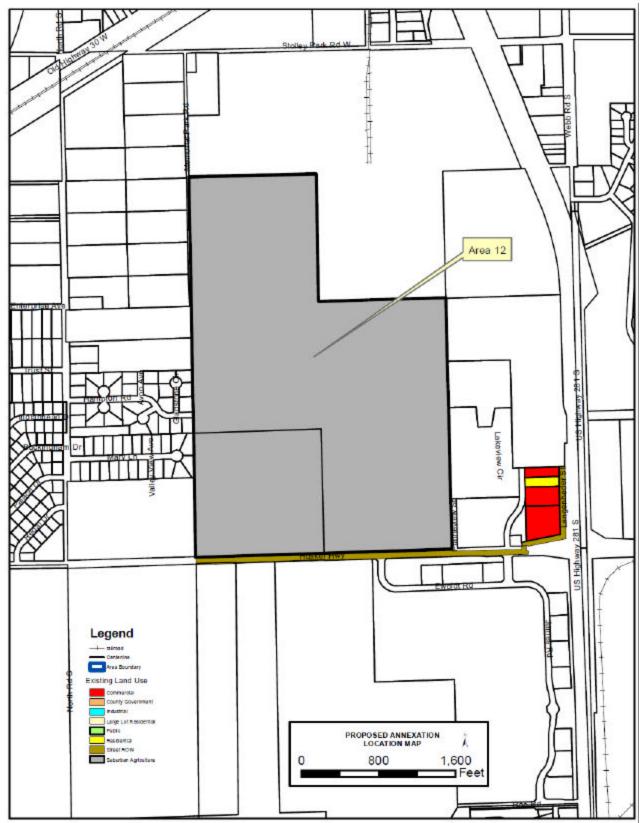
Total property tax levy 1.751023/\$8,428.27

2.180424/\$10,495,12

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



Sewer and Water Lines near area 12



Generalized Land Use June 2011

ANNEXATION PLAN AREA 13–July 2011

July 6, 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

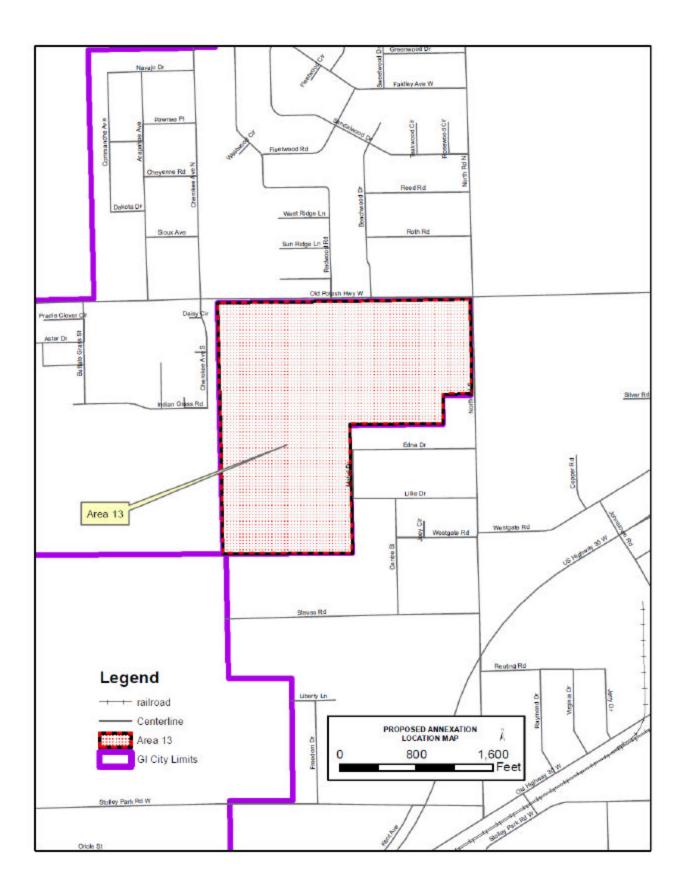
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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.



Old Potash Highway and North Road

This property is the located in the northwest part of the community. It is south of Old Potash Highway on the west side of North Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 120 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area.

INVENTORY OF SERVICES

1. <u>Police Protection.</u> 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. <u>Fire Protection.</u> 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 #4 located on State Street about 2.25 miles from the proposed annexation area.

3. <u>Emergency Medical Services.</u> 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. <u>Wastewater (Sanitary Sewer).</u> The City of Grand Island has sanitary sewer services in the area through existing sewer lines. All of the parcels have sanitary sewer available and a collection system could easily 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. Sewer is available along Old Potash Highway

5. <u>Maintenance of Roads and Streets.</u> 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 Potash Highway and North Road are already maintained by the City at this location.

6. <u>Electric Utilities.</u> 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. <u>Water Utilities.</u> 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.

8. <u>Maintenance of Parks, Playgrounds, and Swimming Pools</u> No impact is anticipated as a result of annexation. There are not recreational facilities located in this area.

9. <u>Building Regulations.</u> 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. <u>Code Compliance.</u> 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. <u>Library Services.</u> In 2010 the City of Grand Island began charging a nonresident 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. <u>Other City Services.</u> 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	
Library	Would be available at no additional fee	
Other	No Impact	
School District	In Cedar Hollow/Northwest School District	

Financial Impacts of the 13th and North Road Properties Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$250,871	\$250,871
City sales tax now applicable	No	Yes

Assume \$250,871 Value

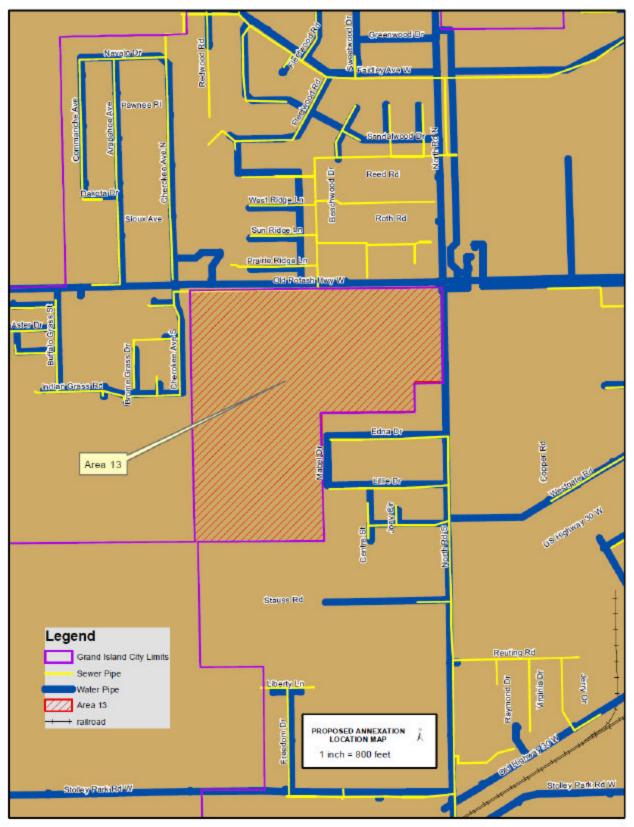
2010 Tax Rates

Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy			\$0.00	0.204855	\$513.92
	City Bond		\$0.00	0.067645	\$169.70
CRA			\$0.00	0.017742	\$44.51
Hall County		0.430957	\$1,081.15	0.430957	\$1,081.15
Rural Fire		0.049493	\$124.16	0.150757	\$0.00
Rului i ne	Fire Bond*	0.008064	\$20.23	0.008064	\$20.23
GIPS					
School			\$0.00	1.073899	\$2,694.10
	2nd Bond		\$0.00	0.082245	\$206.33
	4th Bond		\$0.00	0.045144	\$113.25
NW					
School		1.012636	\$2,540.41		\$0.00
	6th Bond	0.049034	\$123.01	0.049034	\$123.01
ESU 10		0.015	\$37.63	0.015	\$37.63
CCC		0.112023	\$281.03	0.112023	\$281.03
CPNRD		0.04733	\$118.74	0.04733	\$118.74
Ag Society		0.004168	\$10.46	0.004168	\$10.46
Airport		0.011825	\$29.67	0.011825	\$29.67
	Airport Bond	0.010493	\$26.32	0.010493	\$26.32
Total Combi	ned	1.751023	\$4,392.81	2.180424	\$5,470.05

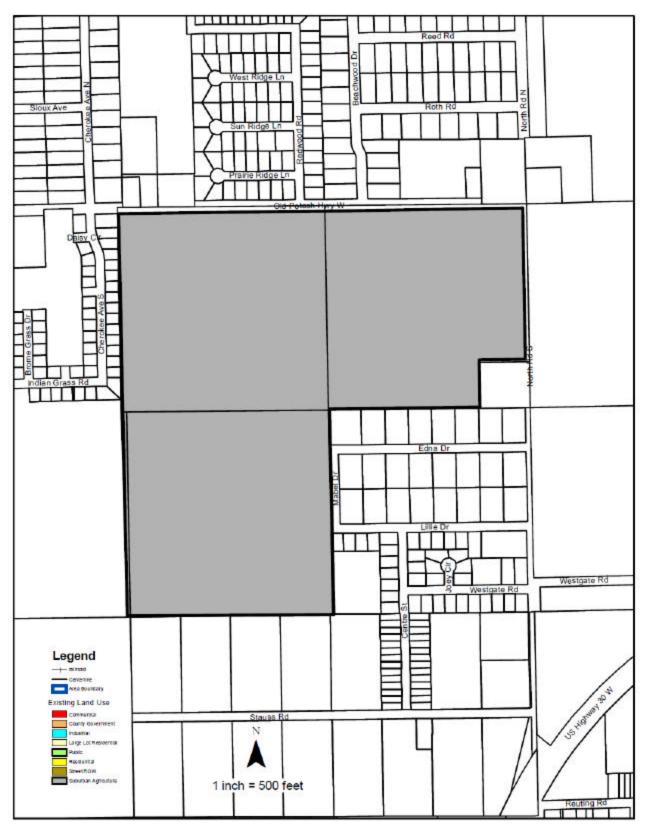
Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy 1.751023/\$4,395.07 2.180424/\$5,472.86

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



Sewer and Water Lines near area 13



Generalized Land Use June 2011

ANNEXATION PLAN AREA 14–July 2011

July 6, 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

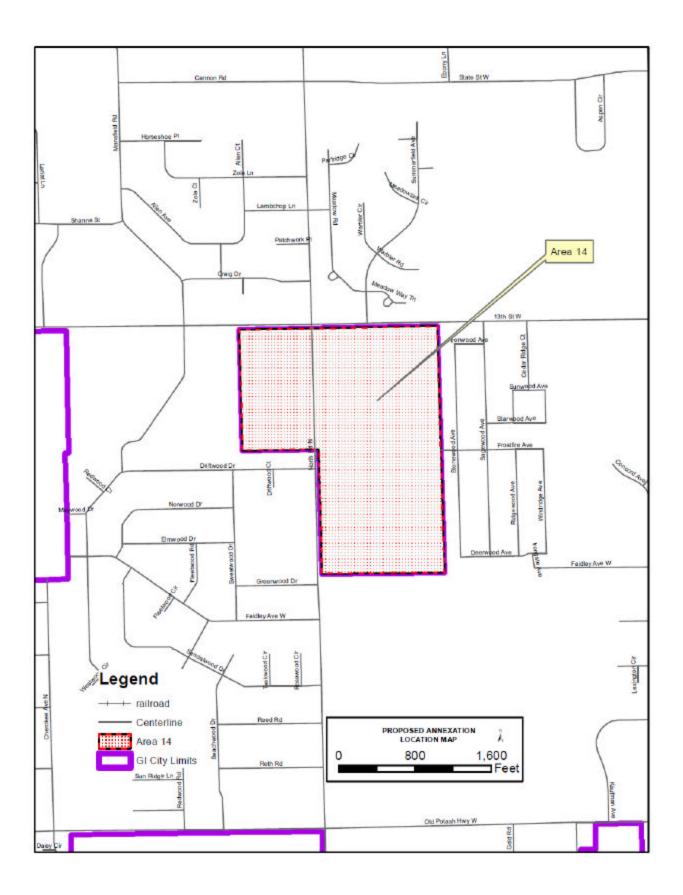
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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.



13th and North Road

This property is the located in the northwest part of the community. It is south of 13th Street on the east and west sides of North Road and north of Faidley Avenue. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 100 acres of property included in the area that is currently used for agricultural purposes. There are 3 houses and no businesses include in this area.

INVENTORY OF SERVICES

1. <u>Police Protection.</u> 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. <u>Fire Protection.</u> 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 #4 located on State Street about 1.25 miles from the proposed annexation area.

3. <u>Emergency Medical Services.</u> 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. <u>Wastewater (Sanitary Sewer).</u> The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. A sewer extension will be necessary to serve the two houses on North Road. This will be done through an assessment district process with the costs assessed back to the surrounding property owners. Sewer is available along 13th Street to the north of majority of these properties and could be extended with the development of these properties.

5. <u>Maintenance of Roads and Streets.</u> 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

North Road and 13th Street are already maintained by the City at this location.

6. <u>Electric Utilities.</u> 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. <u>Water Utilities.</u> 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.

8. <u>Maintenance of Parks, Playgrounds, and Swimming Pools</u> No impact is anticipated as a result of annexation. There are not recreational facilities located in this area.

9. <u>Building Regulations.</u> 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. <u>Code Compliance.</u> 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. <u>Library Services.</u> In 2010 the City of Grand Island began charging a nonresident 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. <u>Other City Services.</u> 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	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	
Library	Would be available at no additional fee	
Other	No Impact	
School District	In Cedar Hollow/Northwest School District	

Financial Impacts of the 13th and North Road Properties Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$687,081	\$687,081
City sales tax now applicable	No	Yes

Assume \$687,081 Value

2010 Tax Rates

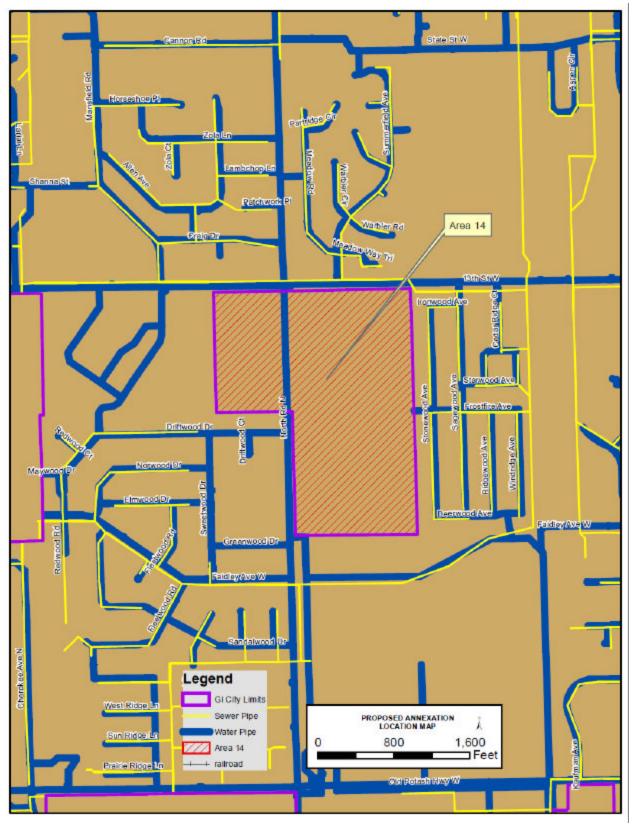
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	Bond	Levy	\$0.00	0.204855	\$1,407.52
City Levy	City Bond		\$0.00	0.067645	\$464.78
CRA	City Dolla		\$0.00	0.017742	\$121.90
Hall County		0.430957	\$2,961.02	0.430957	\$2,961.02
Rural Fire		0.049493	\$340.06	0.150757	\$0.00
	Fire Bond*	0.008064	\$55.41	0.008064	\$55.41
GIPS					
School			\$0.00	1.073899	\$7,378.56
	2nd Bond		\$0.00	0.082245	\$565.09
	4th Bond		\$0.00	0.045144	\$310.18
NW School		1.012636	\$6,957.63		\$0.00
	6th Bond*	0.049034	\$336.90	0.049034	\$336.90
ESU 10		0.015	\$103.06	0.015	\$103.06
CCC		0.112023	\$769.69	0.112023	\$769.69
CPNRD		0.04733	\$325.20	0.04733	\$325.19
Ag Society		0.004168	\$28.64	0.004168	\$28.64
Airport		0.011825	\$81.25	0.011825	\$81.25
	Airport				
	Bond	0.010493	\$72.10	0.010493	\$72.10
Total Combin	ned	1.751023	\$12,030.95	2.180424	\$14,981.28

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

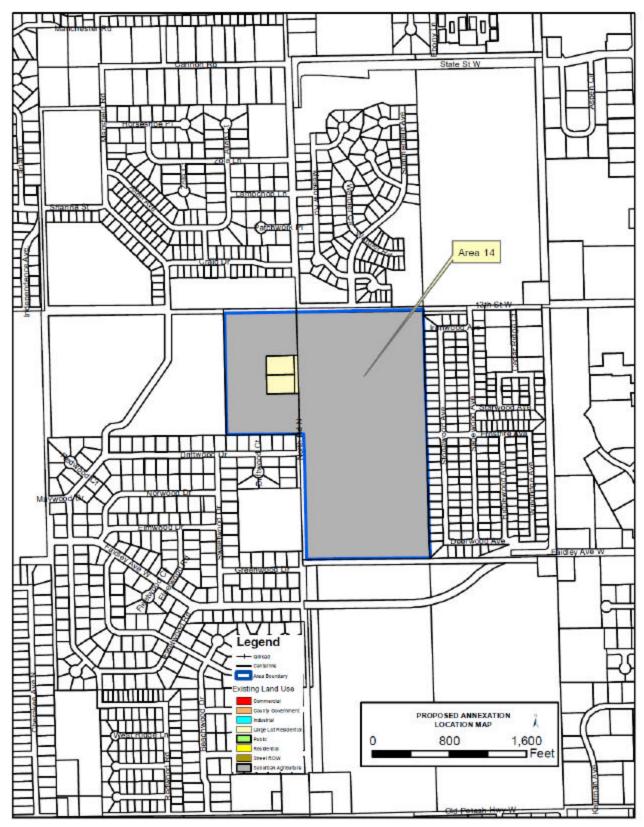
Total property tax levy1.751023/\$12,030.952180424/\$14,981.28

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



Sewer and Water Lines near area 14



Generalized Land Use June 2011

June 24, 2011

Dear Members of the Board:

RE: Annexation Area 3a south of Airport Road/U.S. Highway 281 and on the west side of Broadwell Avenue north of the Burlington Northern Santa Fe tracks. Eagle Scout Park and the Veterans Field Complex are in this area. **Annexation Area 6** located north of Bismark Road to the east side of Stuhr Road. **Annexation Area 7** located north of U.S. Highway 34 on the east side of South Locust Street. **Annexation Area 12** located north of Husker Highway to the west side of U.S. Highway 281 and Prairieview Street. **Annexation Area 13** located south of Old Potash Highway on the west side of North Road. **Annexation Area 14** located south of 13th Street on the east and west sides of North Road and north of Faidley Avenue a map and legal descriptions are attached. (C-05-2011GI)

Included with this letter is a schedule of the process proposed for annexing these properties. A map of the properties and legal descriptions are included. Upon final approval the Grand Island City limits will be changed to include this parcel of land.

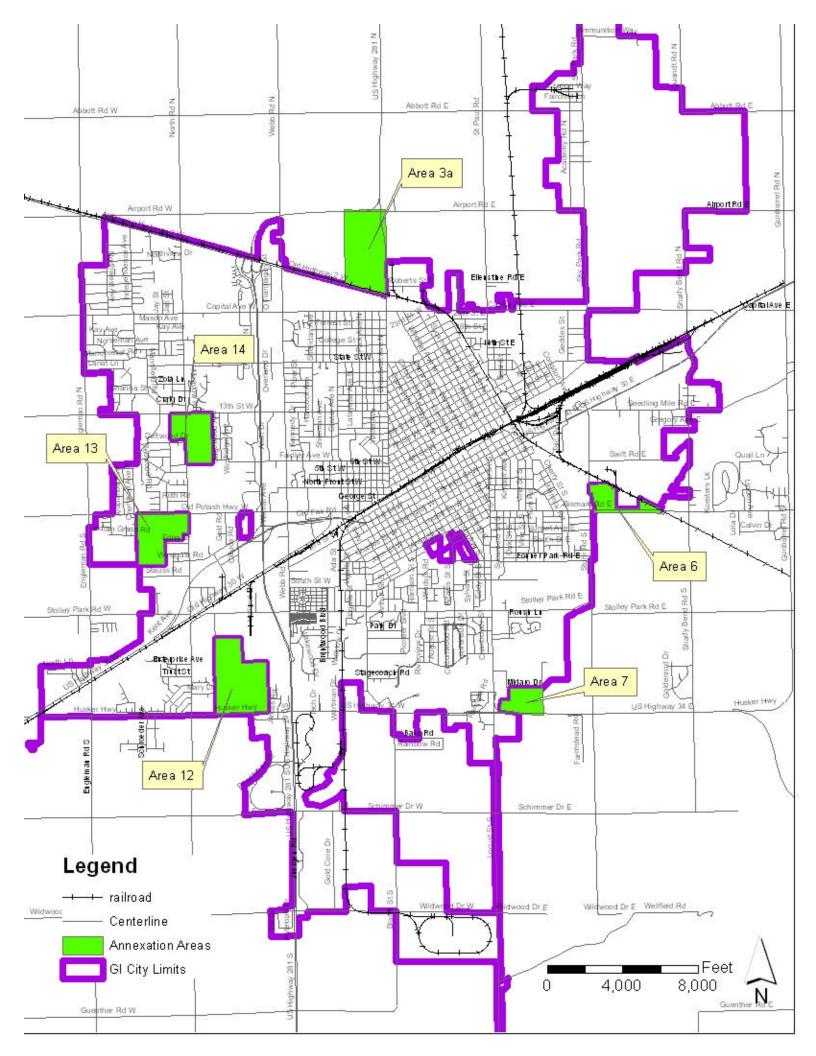
You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 6:00 p.m. on July 6, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP Planning Director

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

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



Annexation Area 3a

This property is the located in the north central part of the community. It is south of Airport Road/U.S. Highway 281 and on the west side of Broadwell Avenue north of the Burlington Northern Santa Fe tracks. Eagle Scout Park and the Veterans Field Complex are in this area. The property includes part of the SE ¼ of Section 33, Township 12 North, Range 9 West of the 6th P.M. and part of the E ½ of Section 5, Township 11 North, Range 9 West of the 6th P.M. and part of the NW ¼ of Section 4, Township 11 North, Range 9 West of the 6th P.M.

Annexation Area 6

This property is the located in the southeast part of the community. It is mostly north of Bismark Road the east side of Stuhr Road. The property includes part of the S $\frac{1}{2}$ of Section 14, Township 11 North, Range 9 West of the 6th P.M. and part of the N $\frac{1}{2}$ of Section 23, Township 11 North, Range 9 West of the 6th P.M.

Annexation Area 7

This property is located in the southeast part of the community. It is north of U.S. Highway 34 on the east side of South Locust Street. The property includes part of the part of the SW ¼ of Section 27, Township 11 North, Range 9 West of the 6th P.M.

Annexation Area 12

This property is the located in the southwest part of the community. It is north of Husker Highway the west side of U.S. Highway 281 and Prairieview Street. The property includes the SW $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the E $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 11 North, Range 10 West of the 6th P.M.

Annexation Area 13

This property is the located in the northwest part of the community. It is south of Old Potash Highway on the west side of North Road. The property includes part of the NE ¼ of the NE ¼ and the W ½ of the NE ¼ of Section 23, Township 11 North, Range 10 West of the 6th P.M.

Annexation Area 14

This property is the located in the northwest part of the community. It is south of 13th Street on the east and west sides of North Road and north of Faidley Avenue. The property includes the E ¹/₂ of the NE ¹/₄ of the NE ¹/₄ of Section 14, Township 11 North, Range 10 West of the 6th P.M. and the W ¹/₂ of the NW ¹/₄ of Section 13, Township 11 North, Range 10 West of the 6th P.M.