



Hall County Regional Planning Commission

Wednesday, July 06, 2011
Regular Session Packet

Commission Members:

	Grand Island	
John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, July 06, 2011
Regular Session

Item .A1

July Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
July 6, 2011**

- 4. Public Hearing – Concerning annexation of 6 areas identified as:**
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 (Hearing, Discussion, Action) **See full recommendation and Annexation Plans.** (C-05-2011GI)
- 5. Final Plat – Cedar Pines Second Subdivision** – located east of Burwick Rd., and south of Husker Hwy., in Hall County, Nebraska. Consisting of (1 Lot) and 4.876 acres.
- 6. Final Plat – R & R Rauert Subdivision** – located east of Sky Park Rd., and south of White Cloud Rd., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 5.746 acres.
- 7. Budget and Fees for 2011-2012.** The proposed budget and fees for the 2011-12 budget year are attached. The 2011-12 budget as recommended is less than the 2010-11 budget. The operating budget for the department is largely static. The personnel budget was figured with a 2% increase in the annual salaries for all employees. This may or may not be approved in the final budget. During the 2011-12 budget year 10% of the annual salary for the planning secretary will be provided by the Building Department, they expect to have an open secretary position for the first 6 months of the year. The CRA will continue to fund the 20% of the Director and Secretary expenses. The utilities department will continue to fund 38% of the technician position. The department is also anticipating up to \$5500 from federal grants for assistance provided by the planning department for grant administration services.



Hall County Regional Planning Commission

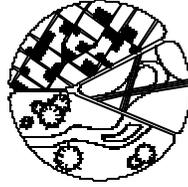
Wednesday, July 06, 2011
Regular Session

Item E2

June Meeting Minutes

Insert a narrative here

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
June 1, 2011

The meeting of the Regional Planning Commission was held Wednesday, June 1, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 21, 2011.

Present:	Bill Hayes	Leslie Ruge
	Pat O'Neill	Julie Connelly
	Deb Reynolds	Mark Haskins
	Don Snodgrass	Karen Bredthauer
	Scott Eriksen	

Absent: Jaye Monter, John Amick
Other:

Staff: Chad Nabity, Rose Woods

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of May 4, 2011 meeting.

A motion was made by Reynolds to approve the meeting minutes and seconded by Ruge, to approve the Minutes of the May 4, 2011 meeting as presented.

The motion carried with 9 members present and 7 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly and Snodgrass) and 2 members (Haskins, Eriksen) abstaining.

3. **Request time to speak.**
4. **Public Hearing - Text Amendment** - Amendments to be considered pertain to Section 36-71 (B) and would allow Commercial RV Storage in the ME Zone by conditional use permit. (C-06-2011GI)

O'Neill opened the Public Hearing.

The changes proposed were requested by Charles Staab of Rich and Sons RV. Mr. Staab has requested that the city add Commercial RV Storage to the list of conditional uses shown in section 36-71 (B) of the Grand Island City Code as shown below:

§36-71. (ME) Industrial Estates Zone

Intent: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

(A) Permitted Principal Uses: The following principal uses are permitted in the (ME) Industrial Estates Zoning District.

(1) Any industrial/manufacturing use found in the Zoning Matrix [Attachment A hereto] shall be permitted within this zoning district, provided, such use is in compliance with miscellaneous provisions and performance standards listed in this section, or unless specifically excluded, or a conditional use as listed below.

(2) Administrative offices for the wholesale distribution of propane when bottles are filled from bulk propane tanks not to exceed 70,000 gallons and when such tanks are installed to provide a source of heat for a building on the lot.

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (ME) Industrial Estates Zoning District as approved by the City Council.

(1) Explosives manufacturing

(2) Towers (radio, television, satellite, etc.)

(3) Gravel, sand or dirt removal, stockpiling, processing or distribution and batching plant

(4) Trade and vocational schools

(5) Commercial RV Storage

(6) other uses found in the Zoning Matrix [Attachment A hereto]

All areas with changes are **highlighted**. Additions are ***italicized and underlined*** and deletions are in **strike-out**.

The ME zone is already permits a variety of trailer storage, warehousing and construction uses. The storage of RV's at this location is already permitted based upon the existing language. Mr. Staab has requested the ability to rent space to people that wish to store their personal RV's at this site. The ability to rent space within a permitted storage lot is not specifically provided for and would require a change to city code to allow.

The proposed change as requested would not allow for the development of mini or self storage units at this site. It would not allow for commercial rental of storage space for cars or similar personal vehicles.

The change as proposed would not automatically permit the proposed use anywhere in the Platte Valley Industrial park. This use would be limited by the conditional use permit process. Standards for landscaping, fencing and access can all be controlled and enforced through the conditional use process.

O'Neill asked if any standards or conditions would need to be required. Mr. Staab responded there would be a chain link fence surrounding the property along with a remote gate. Those who would be renting the space would have certain criteria they would have to meet before they would be allowed use of the facility. City Code would still have to be followed as for landscaping etc. No other member of the public spoke in favor or against the proposed changes.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Haskins to approve the amendments to Chapter 36-71 of the Grand Island City Code. The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Connelly and Snodgrass) and no members abstaining.

5. **Public Hearing – Rezone** – A request to rezone properties located north of Fairacres Lane and east of Shady Bend Road from R1 - Residential to M1 - Light Manufacturing, these properties include Fairacres Dairy Subdivision Lots 10 and 11 Pt of Lots 9 and 12, Pt of the W ½ of the NW ¼ of the SW ¼ of Section 12, Township 11 north, Range 9, west of the 6th P.M. that is adjacent and contiguous with the above lots in Fairacres Dairy Subdivision, Lots 1 and 2 of Fairacres Dairy Fifth Subdivision and Lot 2 of Fairacres Dairy 8th Subdivision in the City of Grand Island. (C-07-2011GI).

O'Neill opened the Public Hearing.

Nabity explained this request to rezone was consistent with the City's Comprehensive Land Use Plan: The subject property is designated mostly for mixed use manufacturing uses.

Accessible to Existing Municipal Infrastructure: City water and sewer services are available and can be extended to serve all of the properties. The change to manufacturing may increase the value of these smaller properties enough to make those extensions affordable.

Has historically been used for manufacturing uses: This property all part of and adjacent to the original Fairacres Dairy Subdivision has been used for warehousing, storage and transportation services for more than 40 years. The proposed change would support the existing manufacturing uses.

Good access to transportation systems: Shady Bend Road is designated as a major arterial for both the City of Grand Island and Hall County and provides good access to both U.S Highways 30 and 34.

Significant portion of the property in this area that is used for industrial purpose is included in the application: The Orphan Grain Train as the primary applicant has worked with the neighboring property owners to submit a request for rezoning that includes the majority of the property used for industrial/manufacturing purposes in this area.

Choice of the M1 Designation: This request will allow the existing uses to continue and expand at this location but will not open the area up to heavier manufacturing uses.

Sandra Sims of 3620 E Seedling Mile Road questioned what types of manufacturing would be allowed in the area as she was a homeowner. Nability explained it was a light manufacturing zone. There would be no ammunition plants or large manufacturing plants.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer, seconded by Connelly to approve the rezone request of properties located east of Shady Bend Road and north of Fairacres Lane, from R1 Suburban Density Residential to M1 - Light Manufacturing, as presented. A roll call vote was taken and the motion passed with 9 members present voting in favor, (O'Neill, Ruge, Hayes, Reynolds, Eriksen, Haskins, Bredthauer, Connelly, Snodgrass) no member voting against.

6. **Final Plat – Platte Valley Industrial Park 7th Subdivision** – located north of Wildwood Drive and east of Juergen Rd., in Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and 6.873 acres.

A motion was made by Ruge and seconded by Hayes to approve the plat as presented. A roll call vote was taken and the motion passed with 9 members present (O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Connelly, Snodgrass) voting in favor no member present abstaining.

7. **Final Plat – Highway Motels Subdivision** – located west of Hwy 281 and south of Wood River Rd., in Hall County, Nebraska. Separating the individual business to individual lots. Consisting of (3 Lots) and 14.70 acres.

A motion was made by Eriksen and seconded by Connelly to approve the plat as presented. A roll call vote was taken and the motion passed with 9 members present (O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Connelly, Snodgrass) voting in favor no member present abstaining.

8. **Planning Director's Report**

Nability stated the budgets will be presented in July.

9. **Next Meeting June 1, 2011.**

10. **Adjourn.**

Chairman O'Neill adjourned the meeting at 6:29 p.m.

by Rose Woods



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.

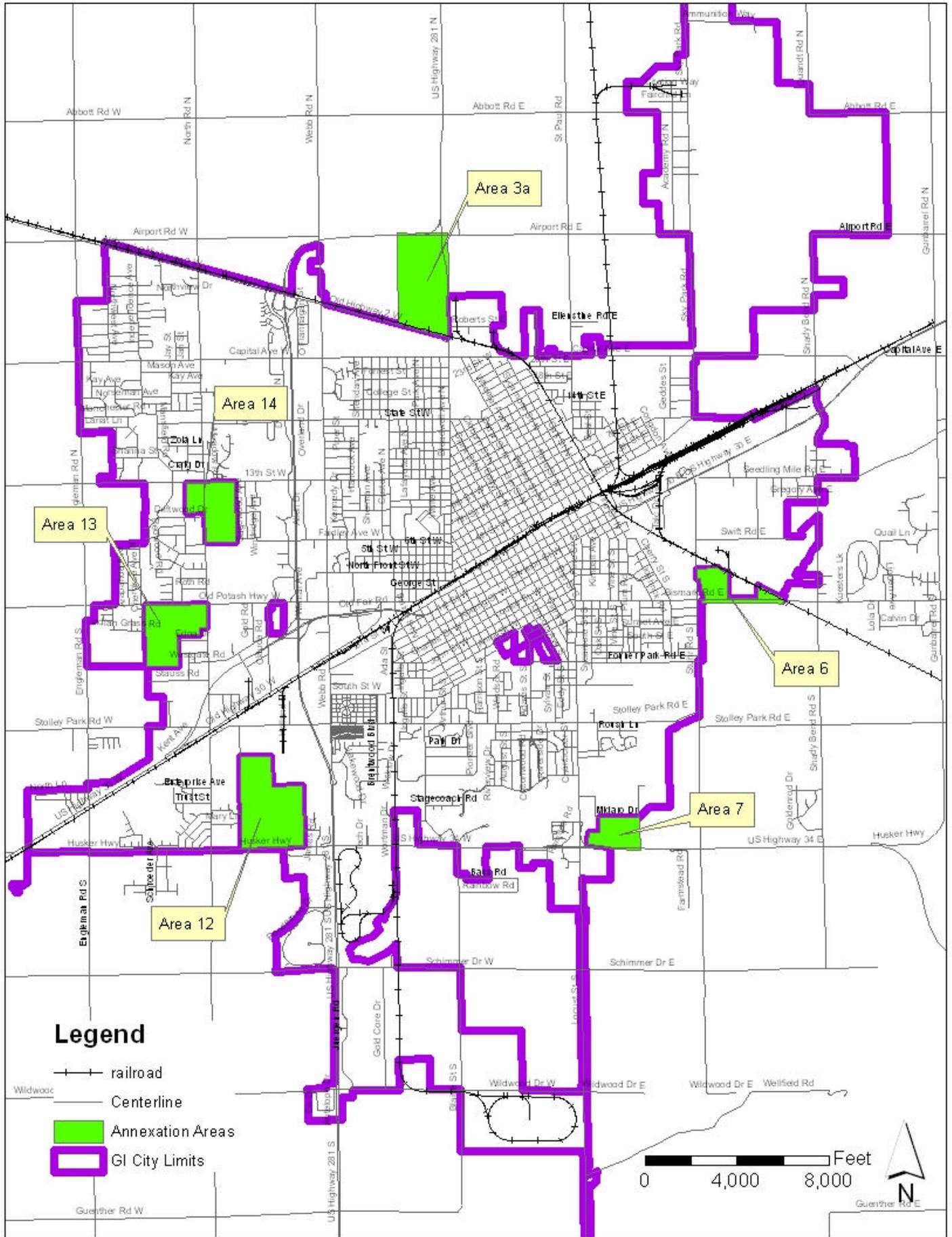
The annexation plans for 6 of the 8 eight identified areas are complete and ready for consideration and recommendation by the Regional Planning Commission. The attached map identifies those areas under consideration at this meeting. Annexation plans are attached for areas identified as 3a, 6, 7, 12,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



Area 3a

Area 14

Area 13

Area 12

Area 6

Area 7

Abbott Rd W

North Rd N

Webb Rd N

US Highway 281 N

Abbott Rd E

St Paul Rd

Academy Rd N

Abbott Rd E

Gunbarrel Rd N

Airport Rd W

Airport Rd E

Airport Rd E

North Blvd

Capital Ave

Ottumwa St

Old Highway 2

Roberts St

Elkstone Rd E

Sky Driv Rd

Shady Bend Rd N

Capital Ave E

Mason Ave

13th St W

State St

College St

High St E

Goodies St

Beeding Mile Rd E

Capital Ave E

Northman Ave

13th St W

State St

College St

High St E

Goodies St

Beeding Mile Rd E

Capital Ave E

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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

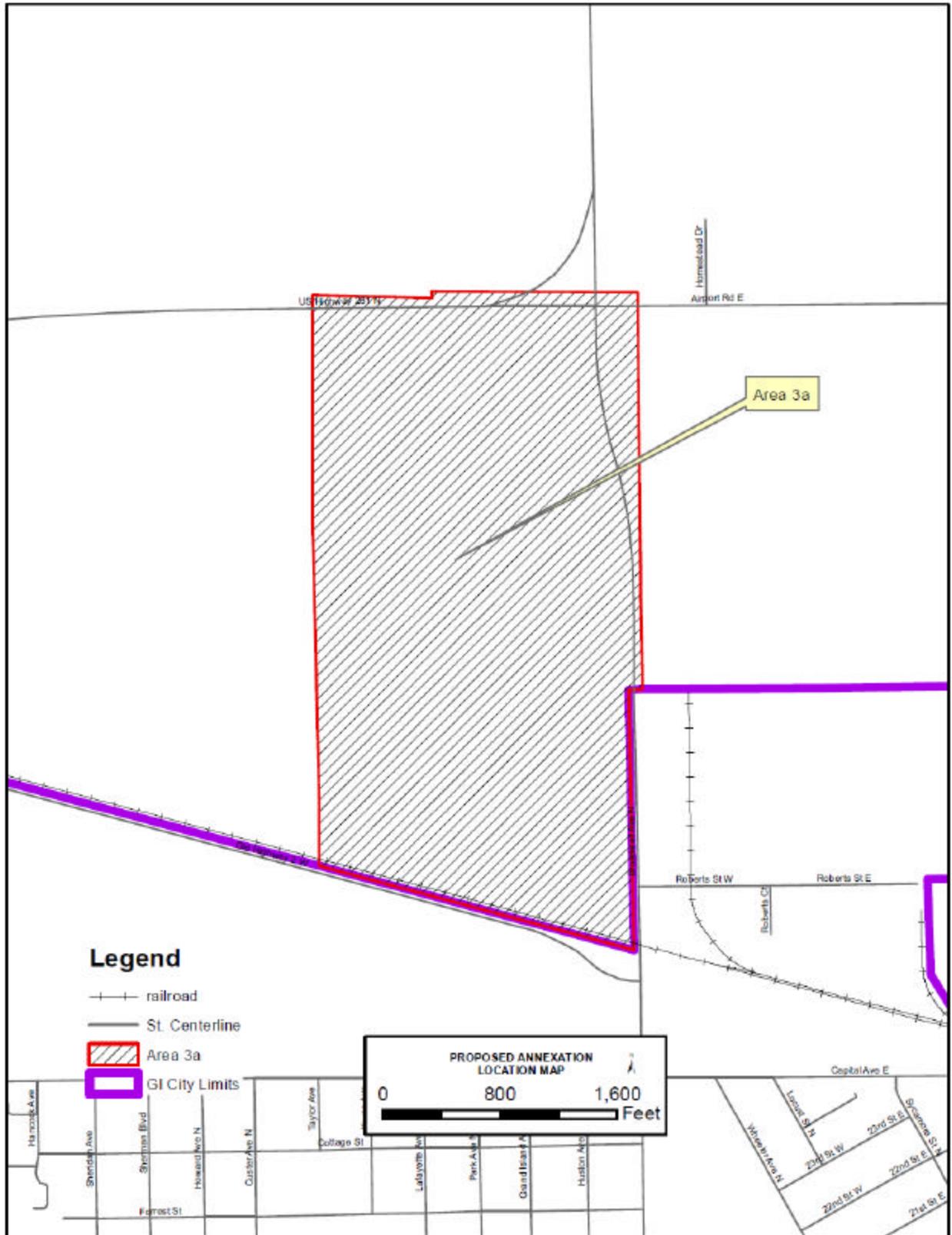
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 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. 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 #2 located on Broadwell south of State street about 1 mile 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.

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

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. 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.

8. Maintenance of Parks, Playgrounds, and Swimming Pools 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. 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

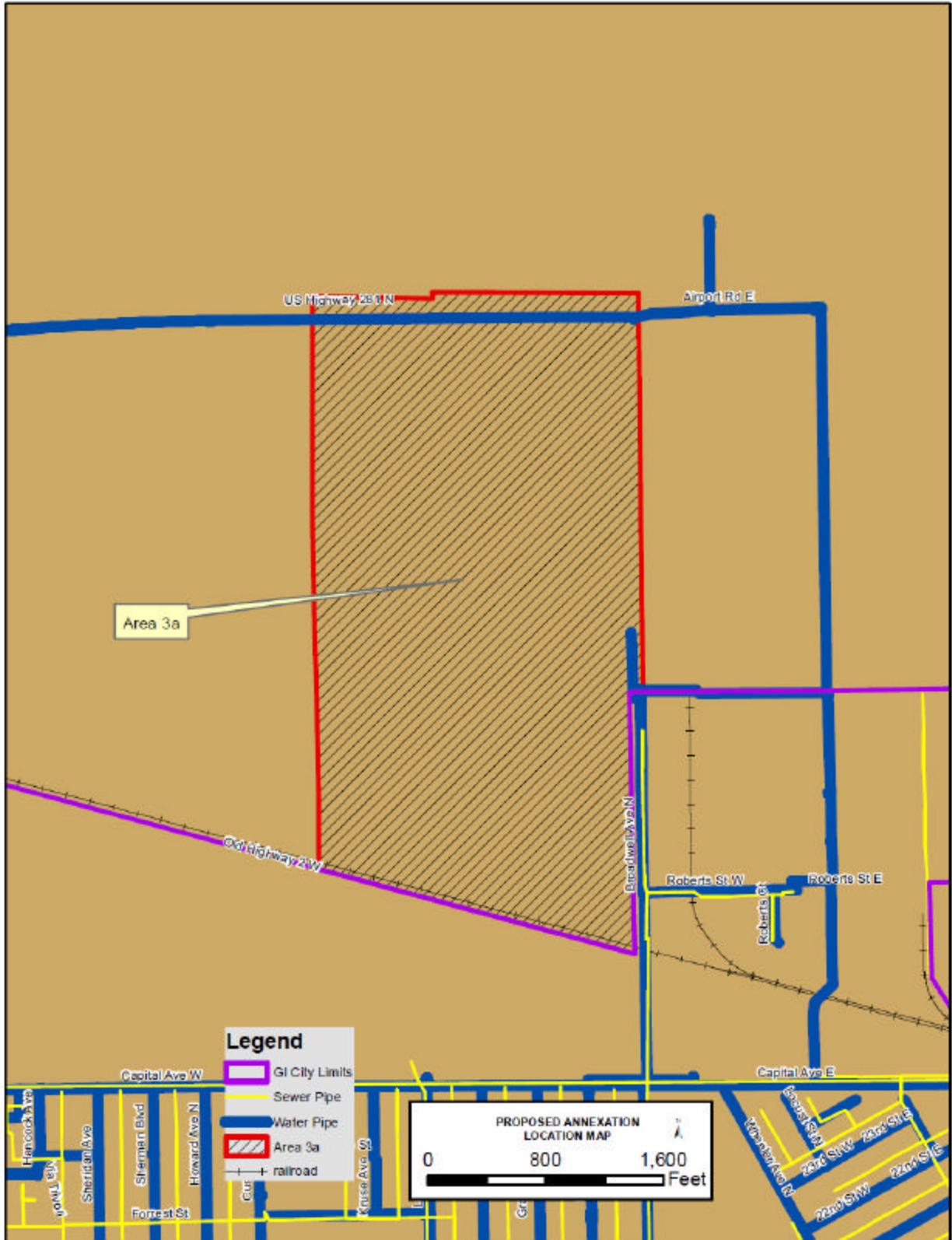
10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- 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

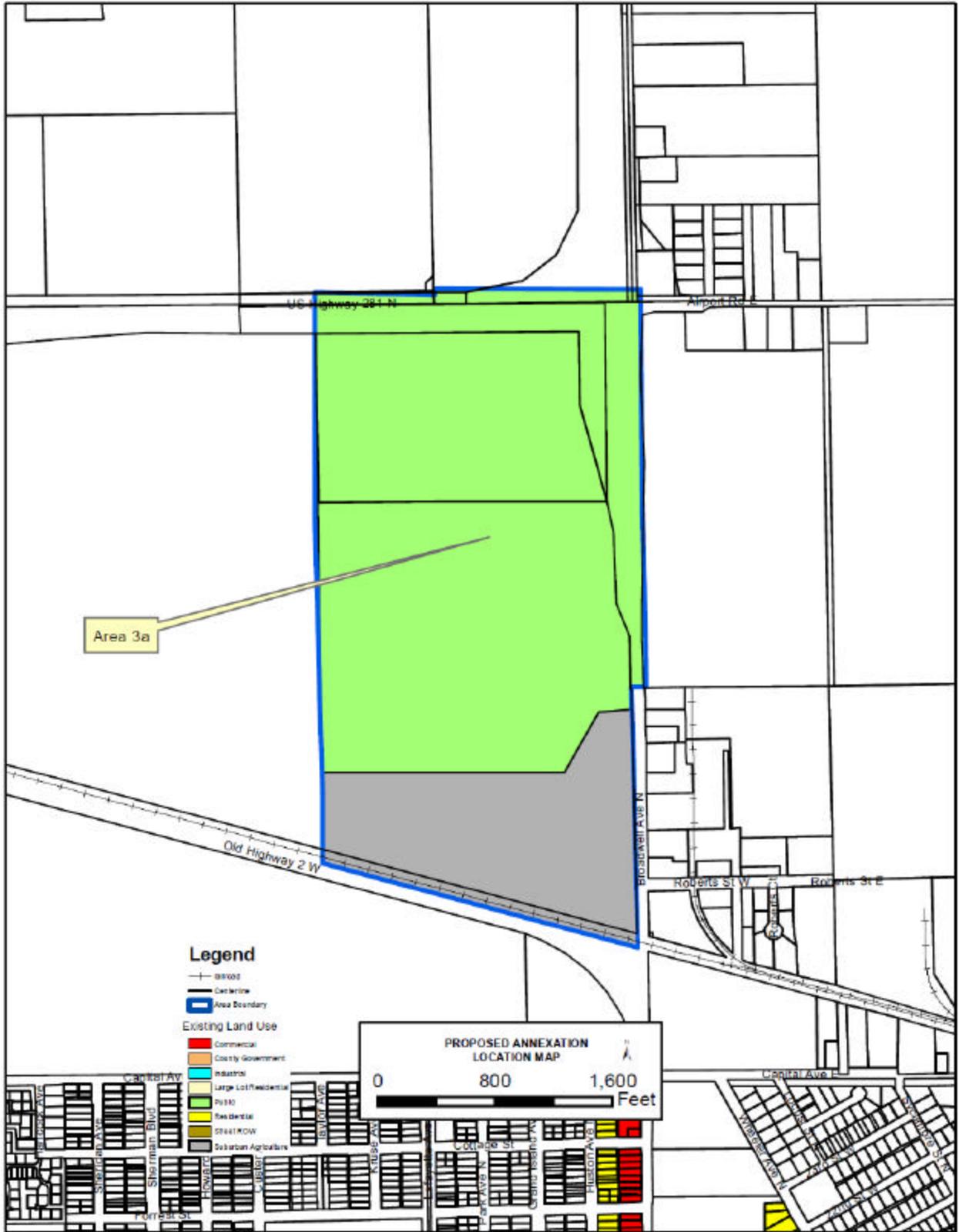
11. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

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	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



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

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

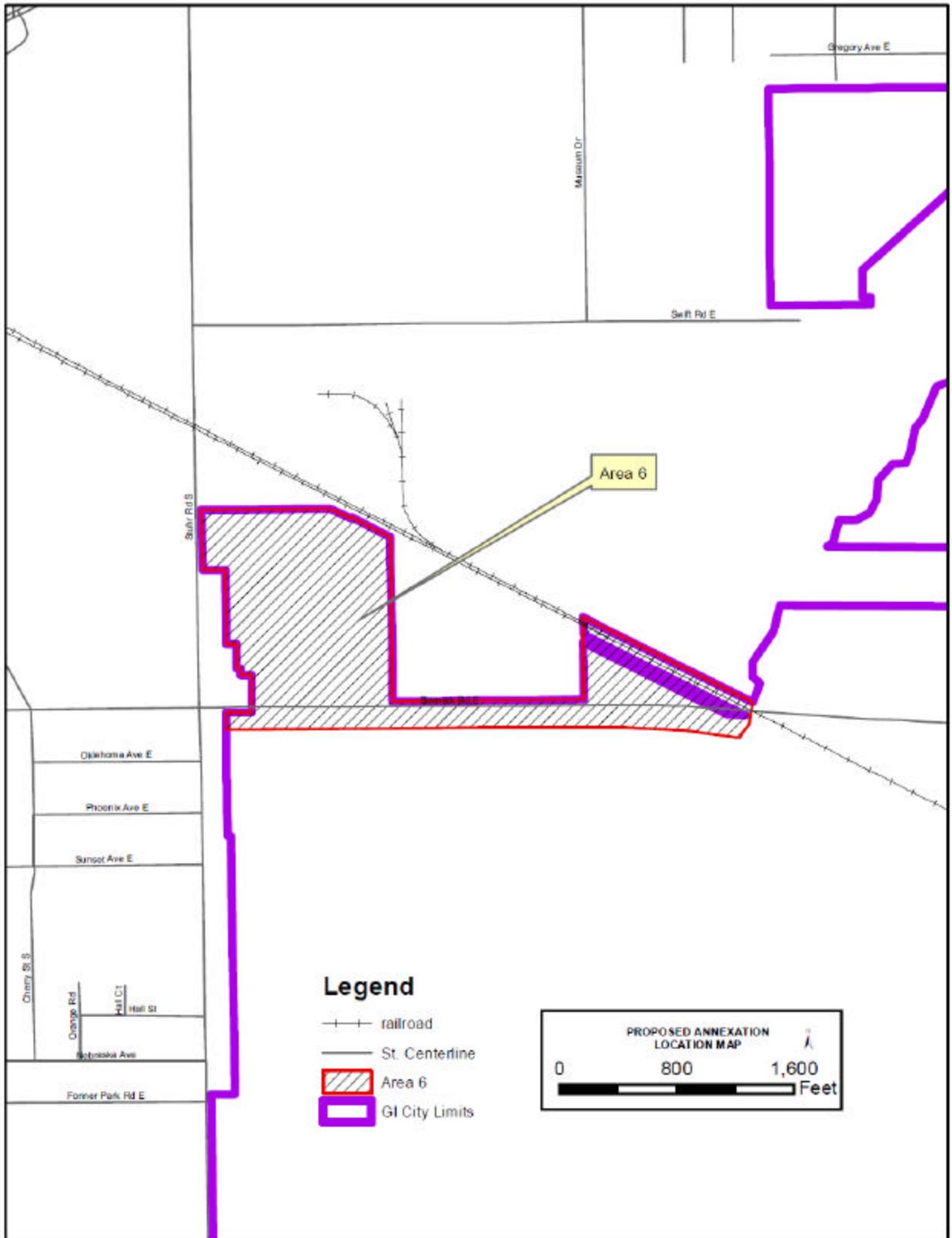
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- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

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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.



Bismark Road and Stuhr Road

This property is 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. 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 #1 located on Fonner Park Road about 1.5 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. 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. 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

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

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 Stuhr Road. The water line along the north side of the property is cooling water and not considered potable.

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

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	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

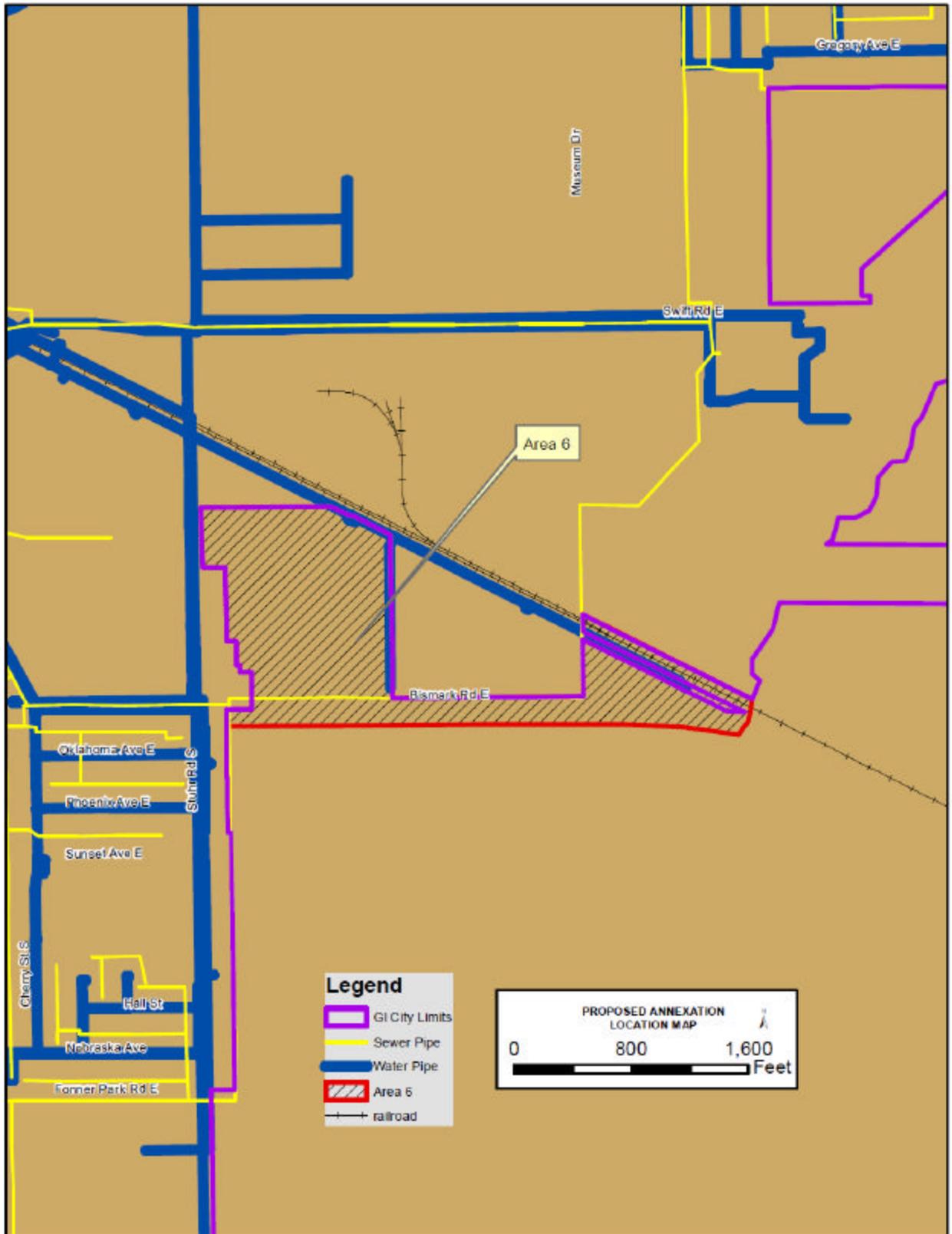
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes	
City Levy	City Bond		\$0.00	0.204855	\$204.96	
			\$0.00	0.067645	\$67.68	
CRA			\$0.00	0.017742	\$17.75	
Hall County		0.430957	\$431.19	0.430957	\$431.19	
Rural Fire	Fire Bond*	0.049493	\$49.52	0.008064	\$0.00	
			\$8.07		\$8.07	
GIPS School	2nd Bond 4th Bond		\$0.00	1.073899	\$1,074.47	
			\$0.00		0.082245	\$82.29
			\$0.00		0.045144	\$45.17
NW School	6th Bond	1.012636	\$1,013.17	0.049034	\$0.00	
			\$49.06		\$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	Airport Bond	0.011825	\$11.83	0.010493	\$11.83	
			\$10.50		\$10.50	
Total Combined		1.751023	\$1,751.95	2.180424	\$2,181.58	

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

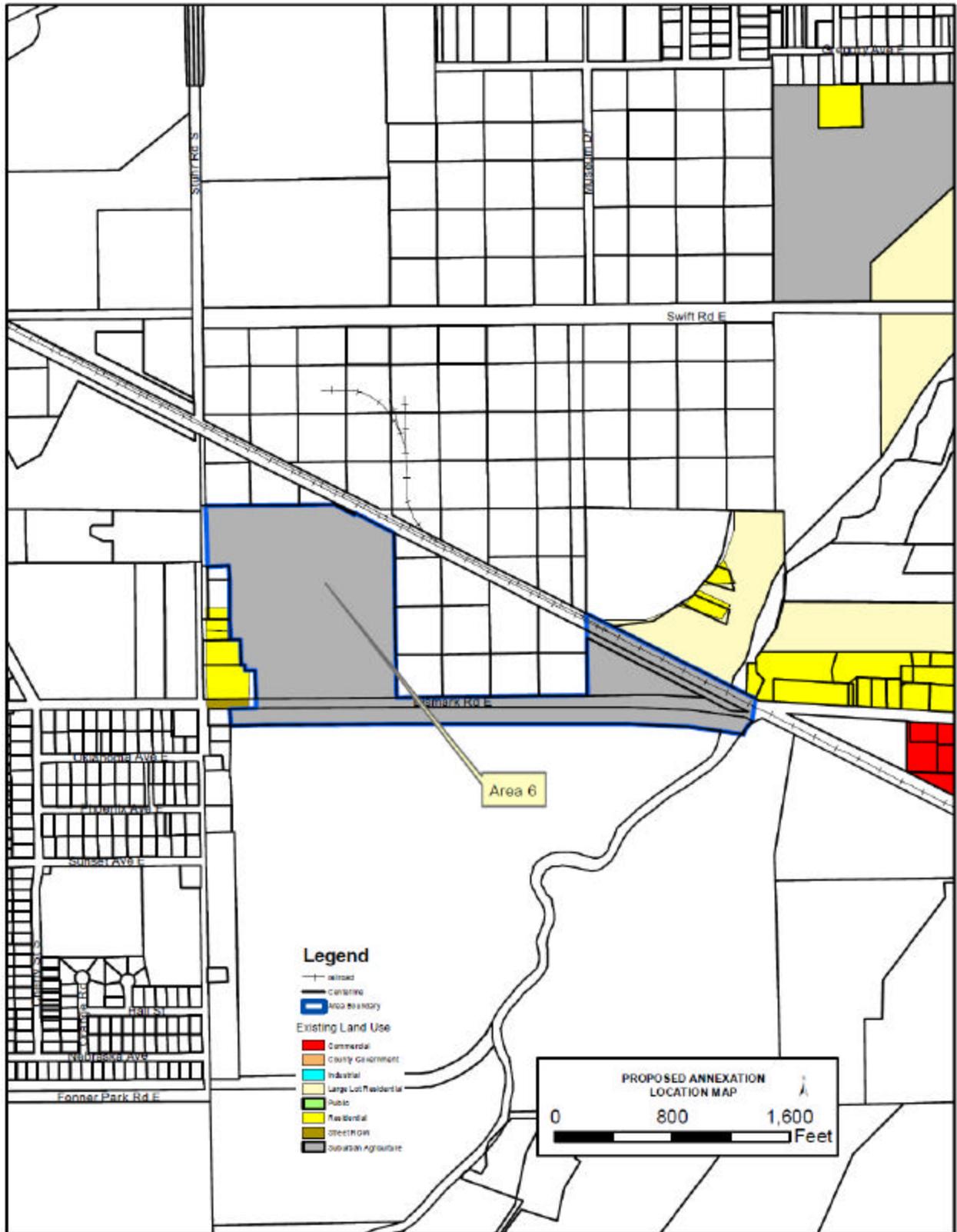
Total property tax levy 1.751023/\$1,751.95 2.180424/\$2,181.58

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 6



Generalized Existing Land Use June 2011

ANNEXATION PLAN AREA 7–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

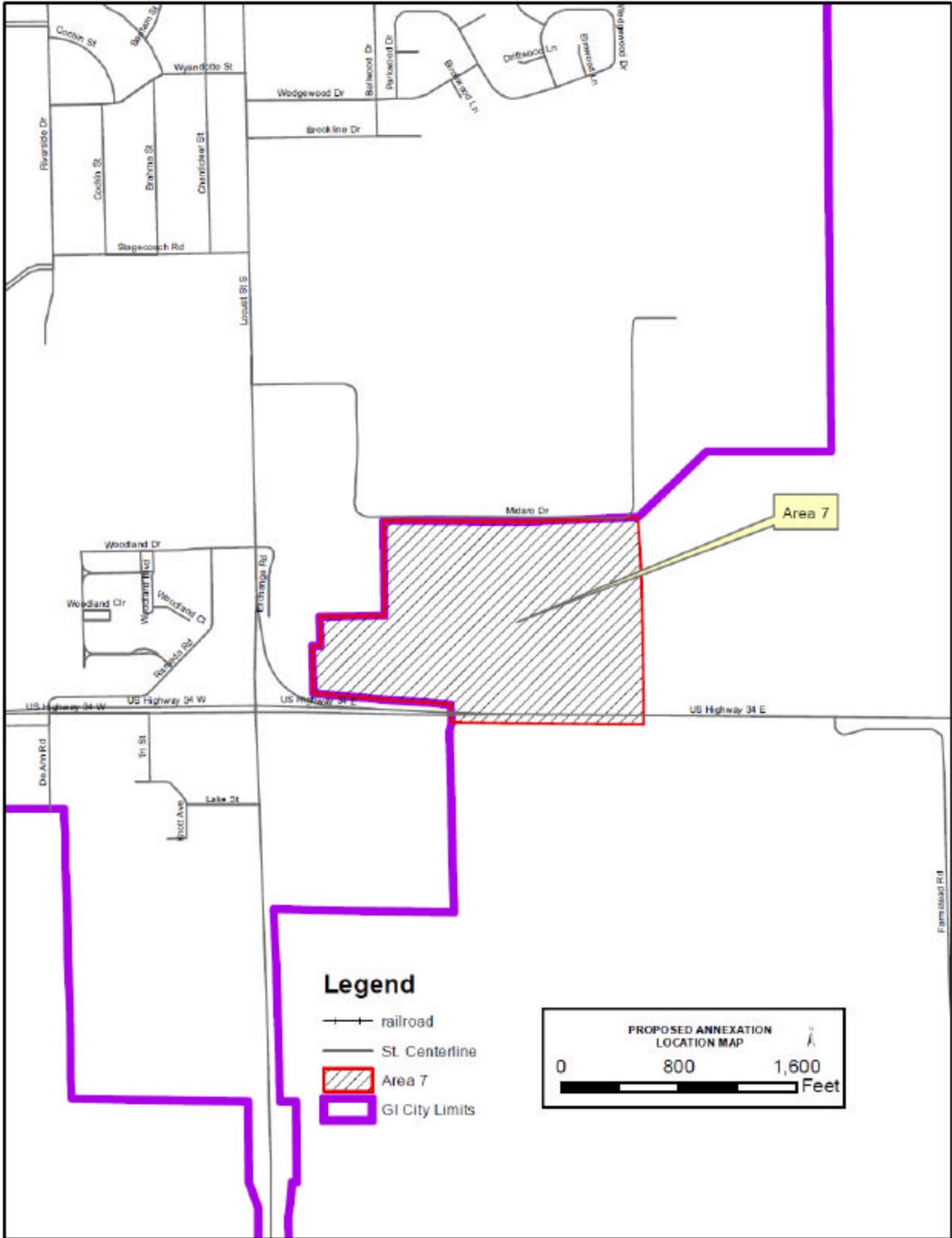
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 34 and South Locust Street (Vanosdal Fields)

This property is 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. 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 #1 located on Fonner Park 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. Sewer is available along Midaro Drive.

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 and Midaro Drive is already maintained by the City at this location.

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

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	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

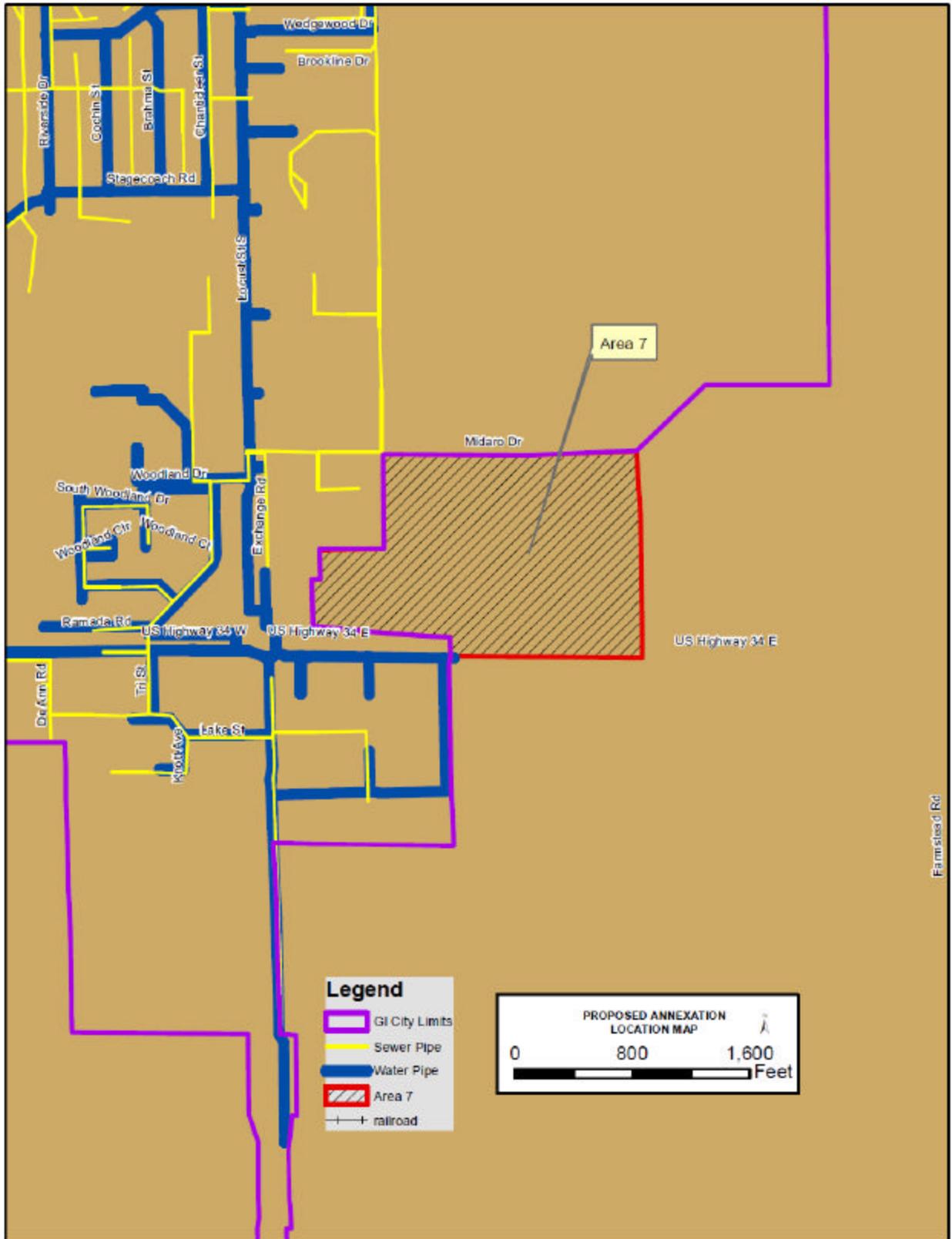
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$873.64
			\$0.00	0.067645	\$288.48
CRA			\$0.00	0.017742	\$75.66
Hall County		0.430957	\$1,837.89	0.430957	\$1,837.89
Rural Fire	Fire Bond*	0.049493	\$211.07		\$0.00
		0.008064	\$34.39	0.008064	\$34.39
GIPS 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 Combined		1.751023	\$7,467.55	2.180424	\$9,298.81

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

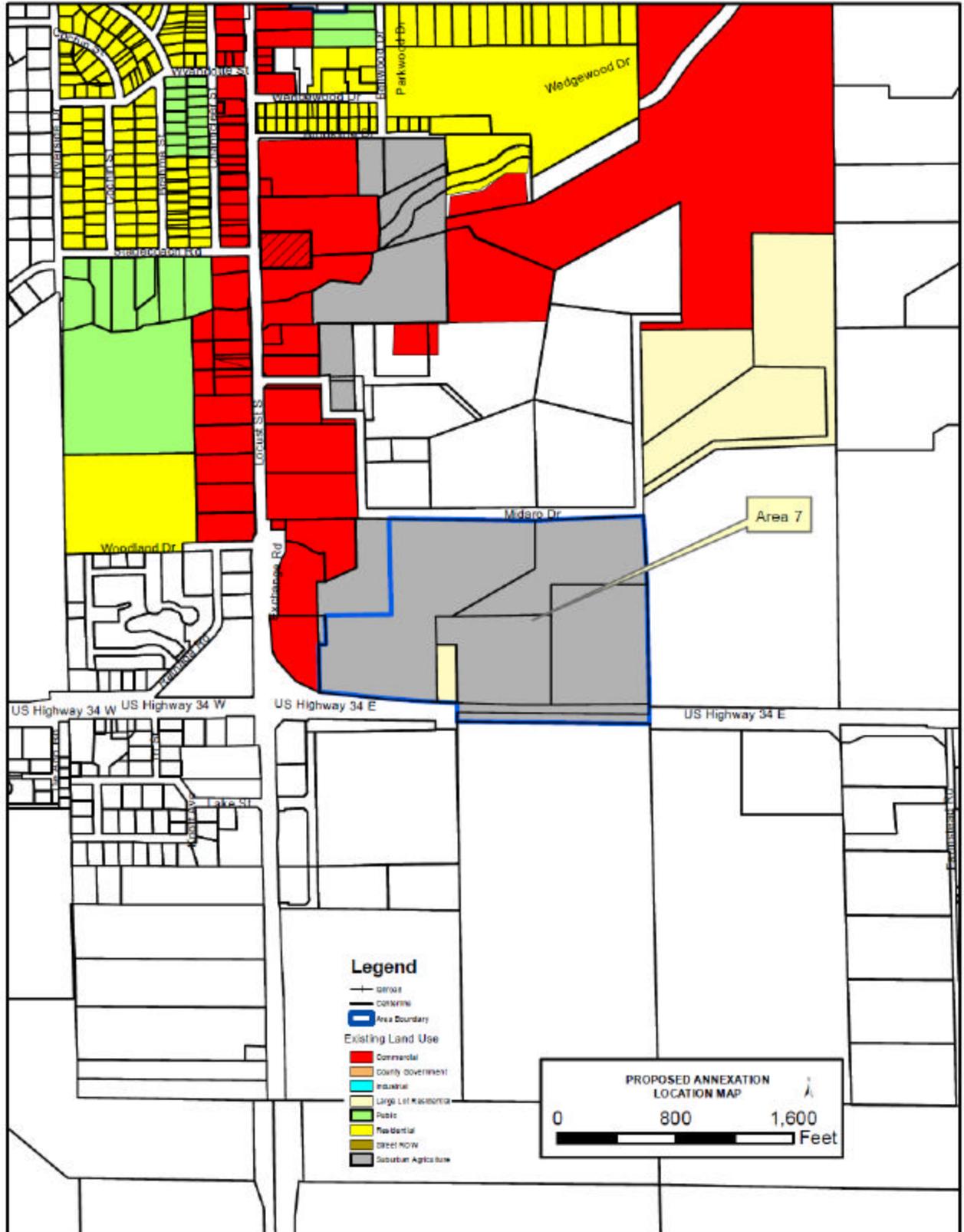
Total property tax levy 1.751023/\$7,467.55 2.180424/\$9,298.81

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

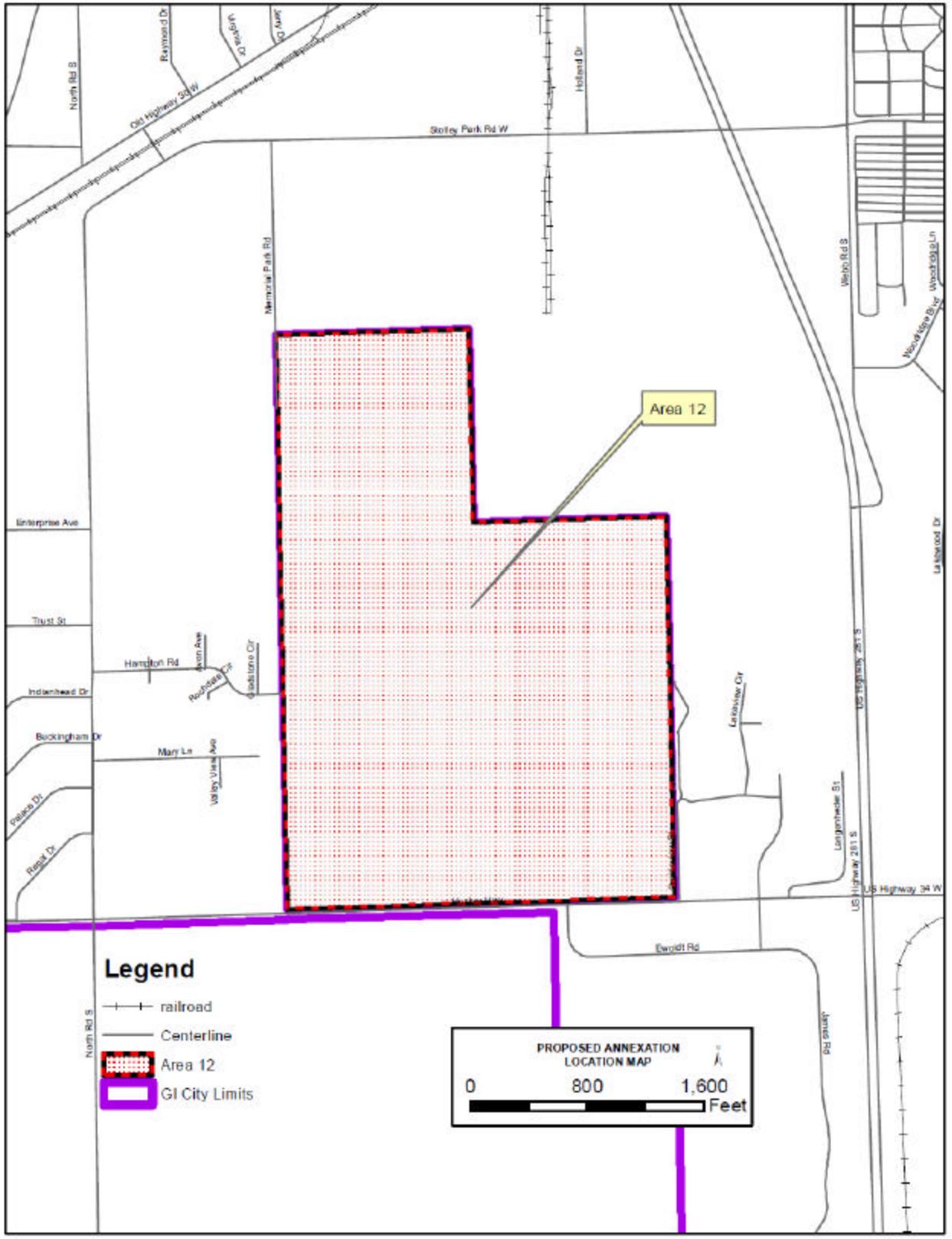
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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

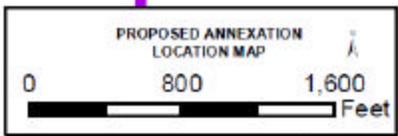
The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. *It should be noted that the capital improvements to existing infrastructure and extending 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.



Legend

- +—+— railroad
- Centerline
-  Area 12
-  GI City Limits



U.S. Highway 281 and Husker Highway

This property is 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. **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 U.S. Highway 281 south of Stolley Park Road about 1 mile 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. 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. 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

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

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. 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. Maintenance of Parks, Playgrounds, and Swimming Pools 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. 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
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

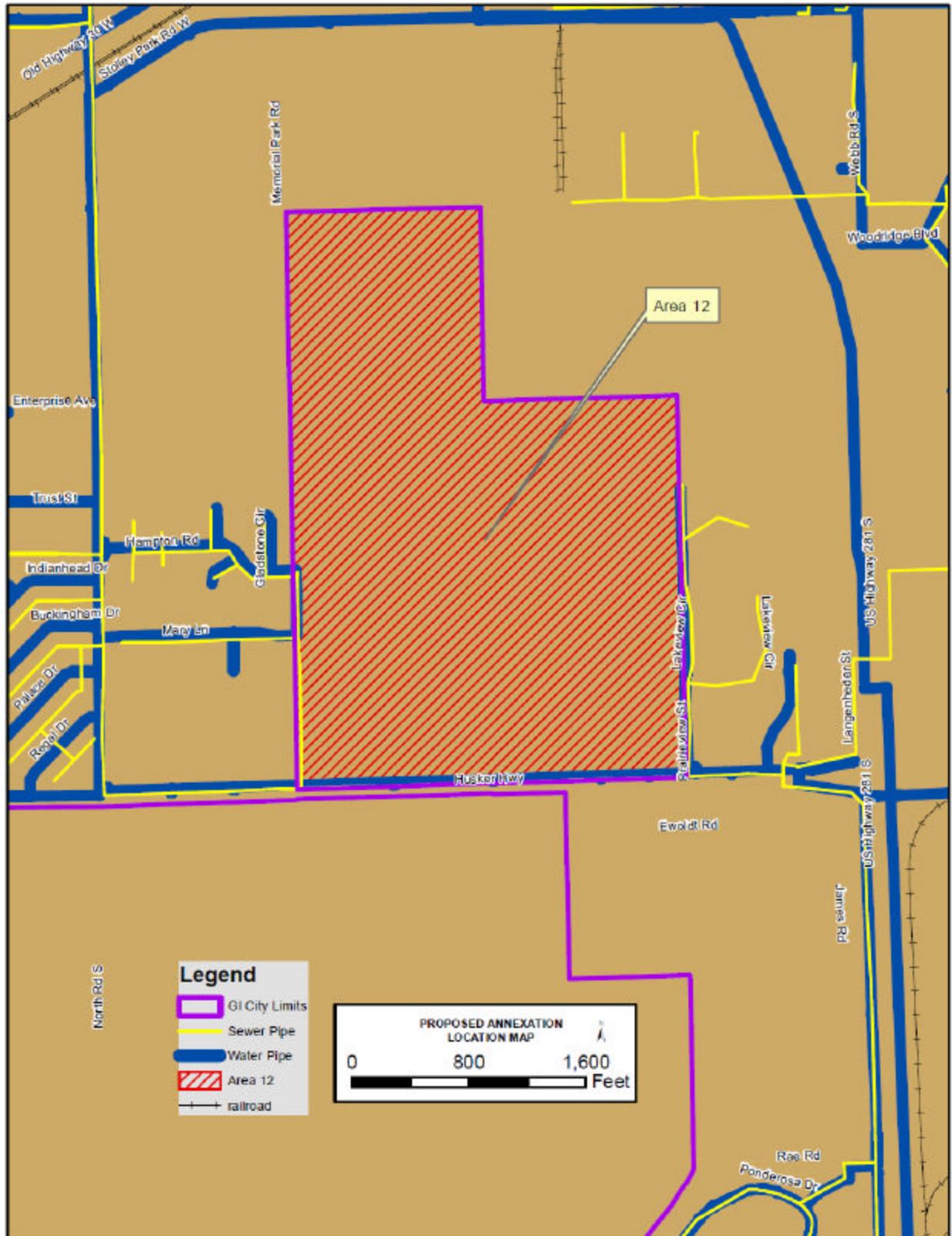
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$986.04
			\$0.00	0.067645	\$325.60
CRA			\$0.00	0.017742	\$85.40
Hall County		0.430957	\$2,074.34	0.430957	\$2,074.34
Rural Fire	Fire Bond*	0.049493	\$238.23		\$0.00
		0.008064	\$38.81	0.008064	\$38.81
GIPS School	2nd Bond 4th Bond		\$0.00	1.073899	\$5,169.04
			\$0.00	0.082245	\$395.87
			\$0.00	0.045144	\$217.29
NW School		1.012636	\$4,874.16		\$0.00
	6th Bond	0.049034	\$236.02	0.049034	\$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 Combined		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
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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

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

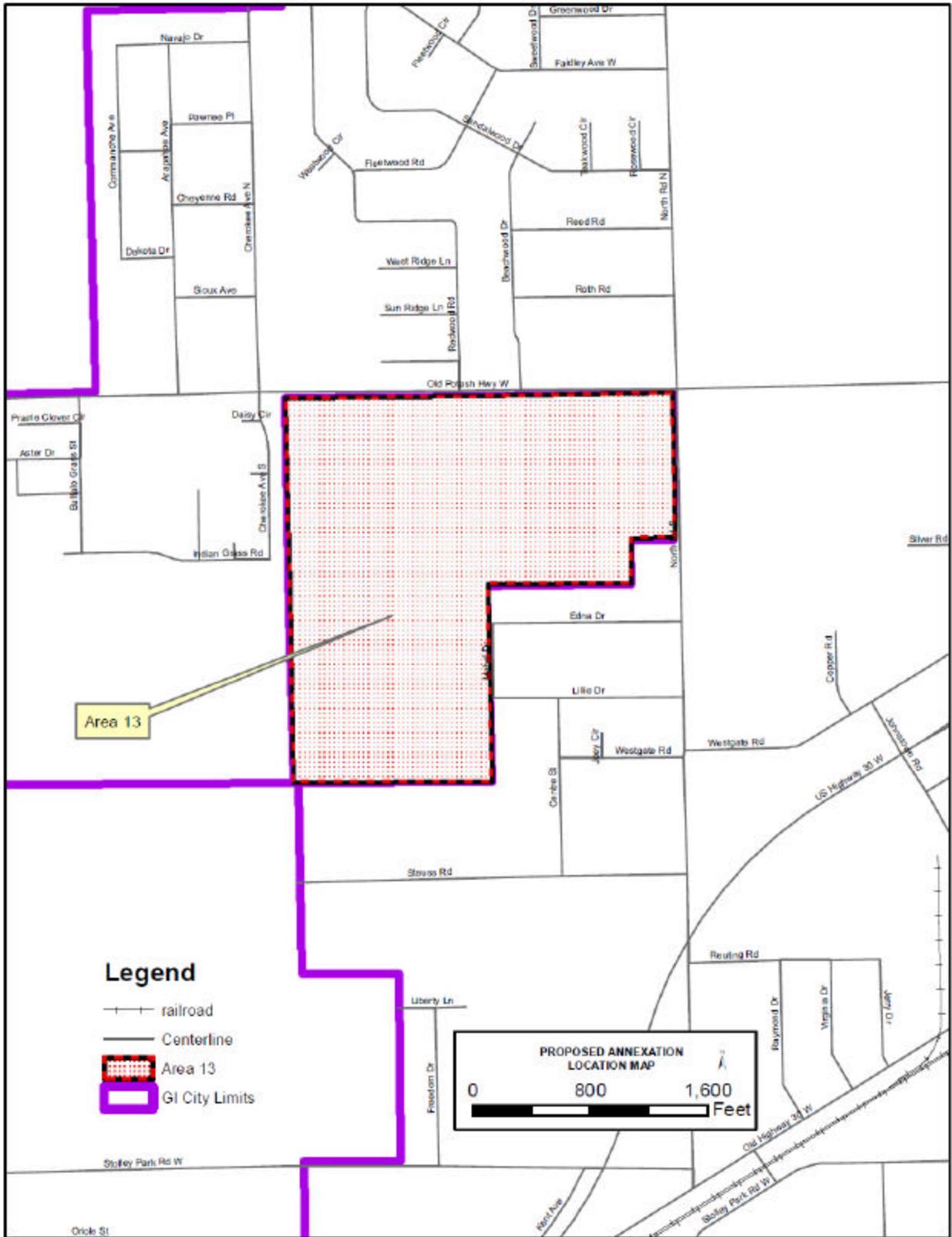
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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.



Area 13

Legend

- +— railroad
- Centerline
- ▨ Area 13
- ▭ GI City Limits

PROPOSED ANNEXATION LOCATION MAP

0 800 1,600 Feet

Old Potash Highway and North Road

This property is 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. 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 #4 located on State Street about 2.25 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. 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. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

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

Old Potash Highway and North Road are already maintained by the City at this location.

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.

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

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
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

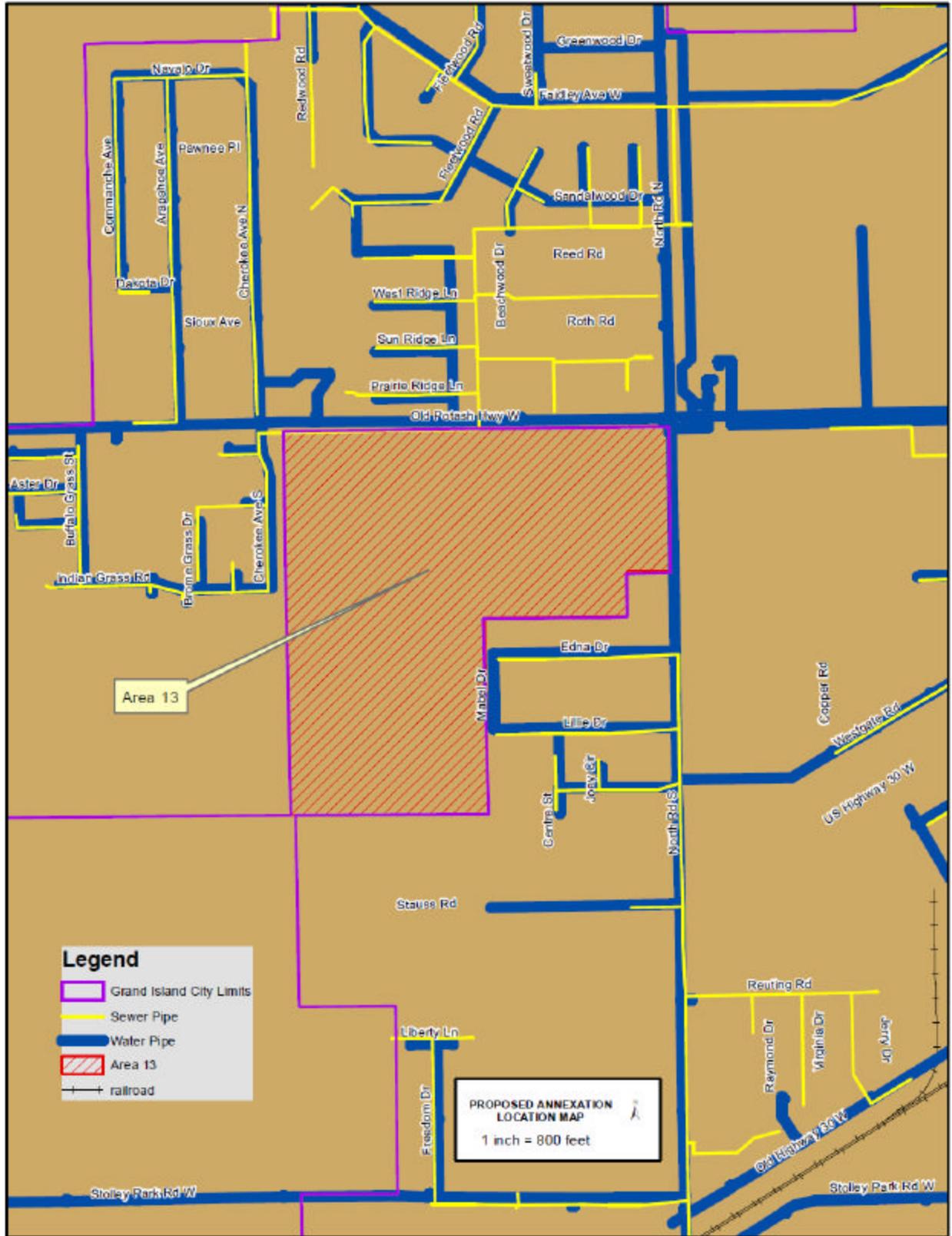
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$513.92
			\$0.00	0.067645	\$169.70
CRA			\$0.00	0.017742	\$44.51
Hall County		0.430957	\$1,081.15	0.430957	\$1,081.15
Rural Fire	Fire Bond*	0.049493	\$124.16		\$0.00
		0.008064	\$20.23	0.008064	\$20.23
GIPS School	2nd Bond 4th Bond		\$0.00	1.073899	\$2,694.10
			\$0.00	0.082245	\$206.33
			\$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 Combined		1.751023	\$4,392.81	2.180424	\$5,470.05

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

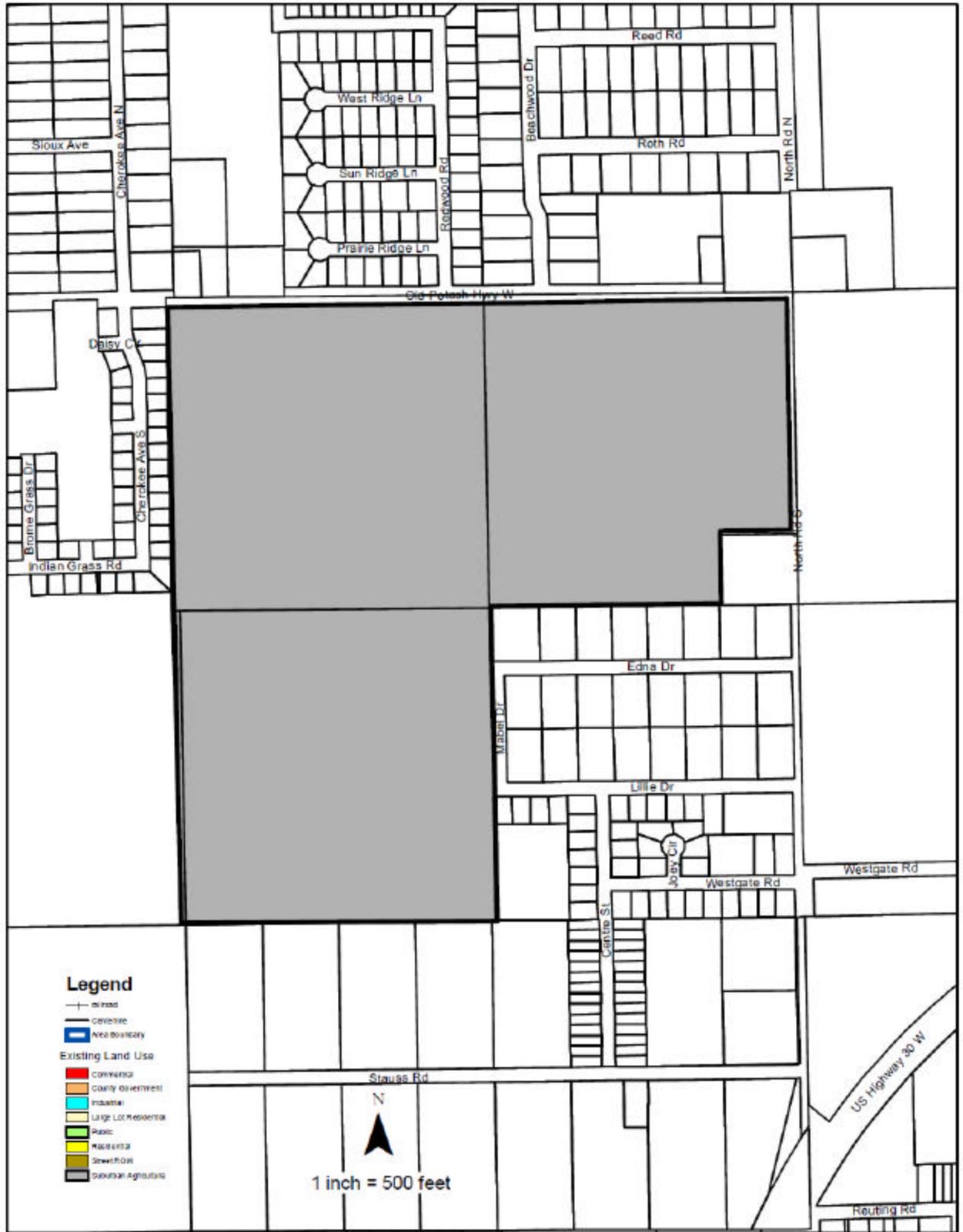
Total property tax levy 1.751023/\$4,395.07 2.180424/\$5,472.86

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:

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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

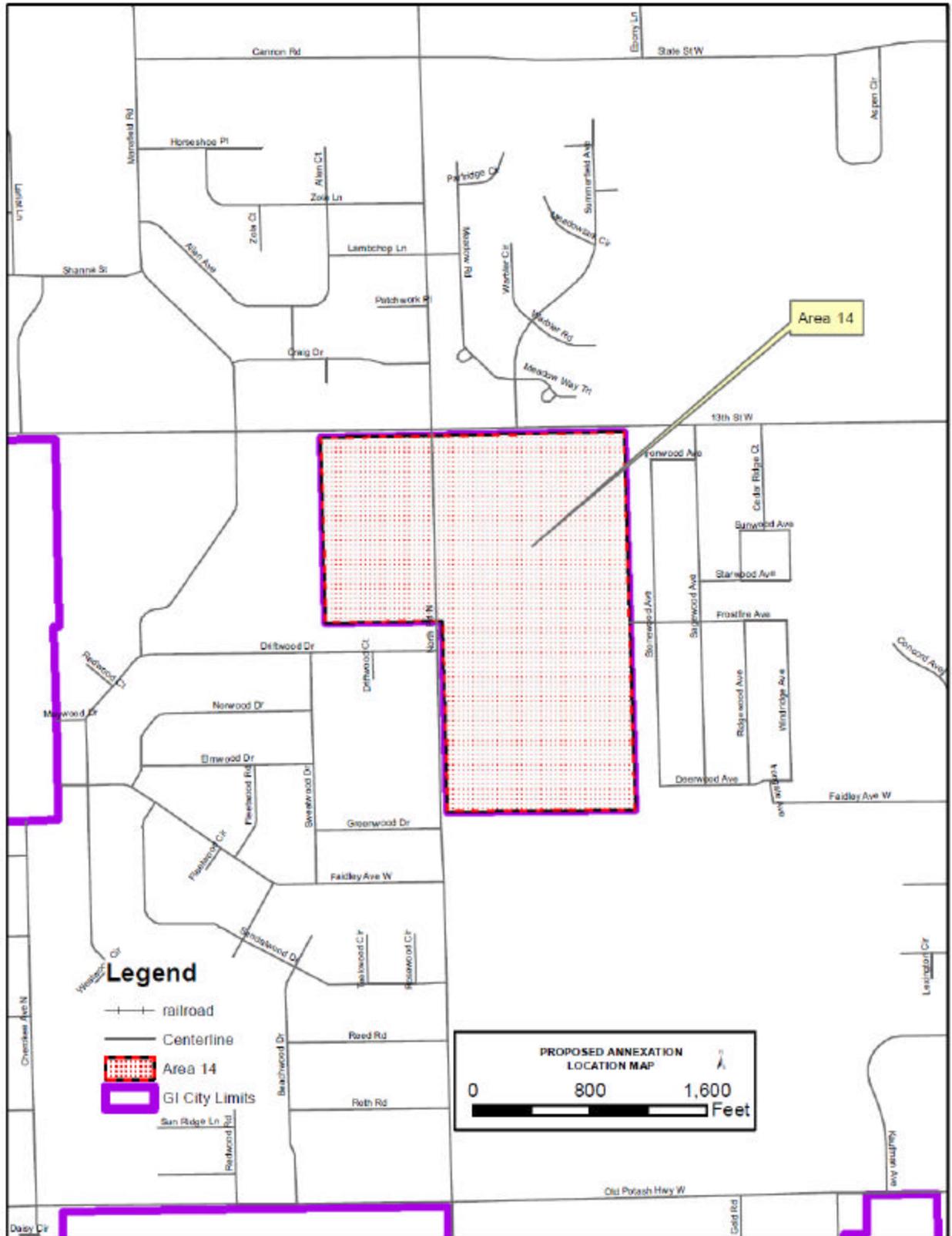
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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.



Area 14

Legend

- +—+— railroad
- centerline
- Area 14
- GI City Limits

PROPOSED ANNEXATION LOCATION MAP

0 800 1,600 Feet

13th and North Road

This property is 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. 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 #4 located on State Street about 1.25 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 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. 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

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

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.

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

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

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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. 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	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

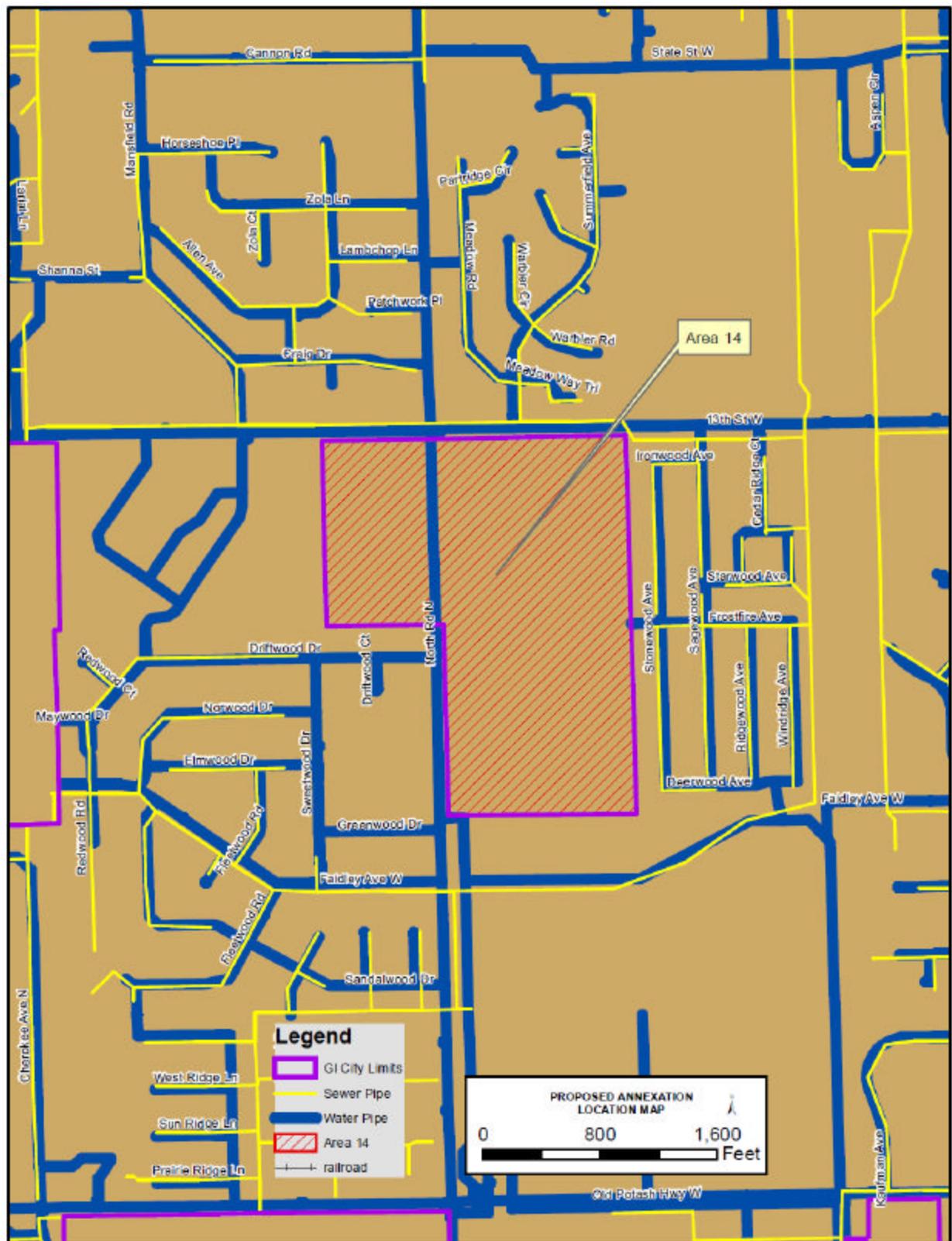
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$1,407.52
			\$0.00	0.067645	\$464.78
CRA			\$0.00	0.017742	\$121.90
Hall County		0.430957	\$2,961.02	0.430957	\$2,961.02
Rural Fire	Fire Bond*	0.049493 0.008064	\$340.06	0.008064	\$0.00
			\$55.41		\$55.41
GIPS School	2nd Bond 4th Bond		\$0.00	1.073899	\$7,378.56
			\$0.00	0.082245	\$565.09
			\$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 Combined		1.751023	\$12,030.95	2.180424	\$14,981.28

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

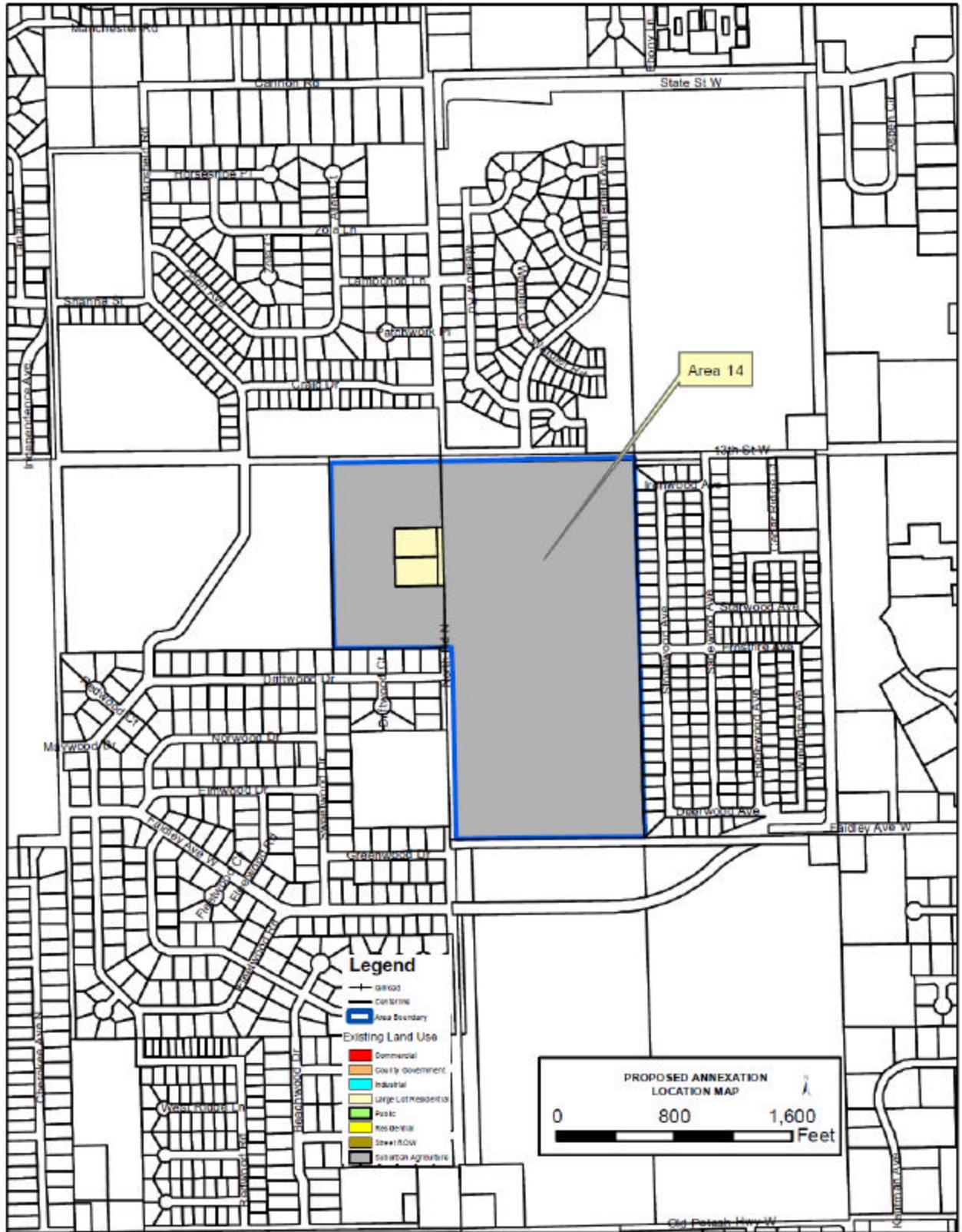
Total property tax levy 1.751023/\$12,030.95 2180424/\$14,981.28

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.

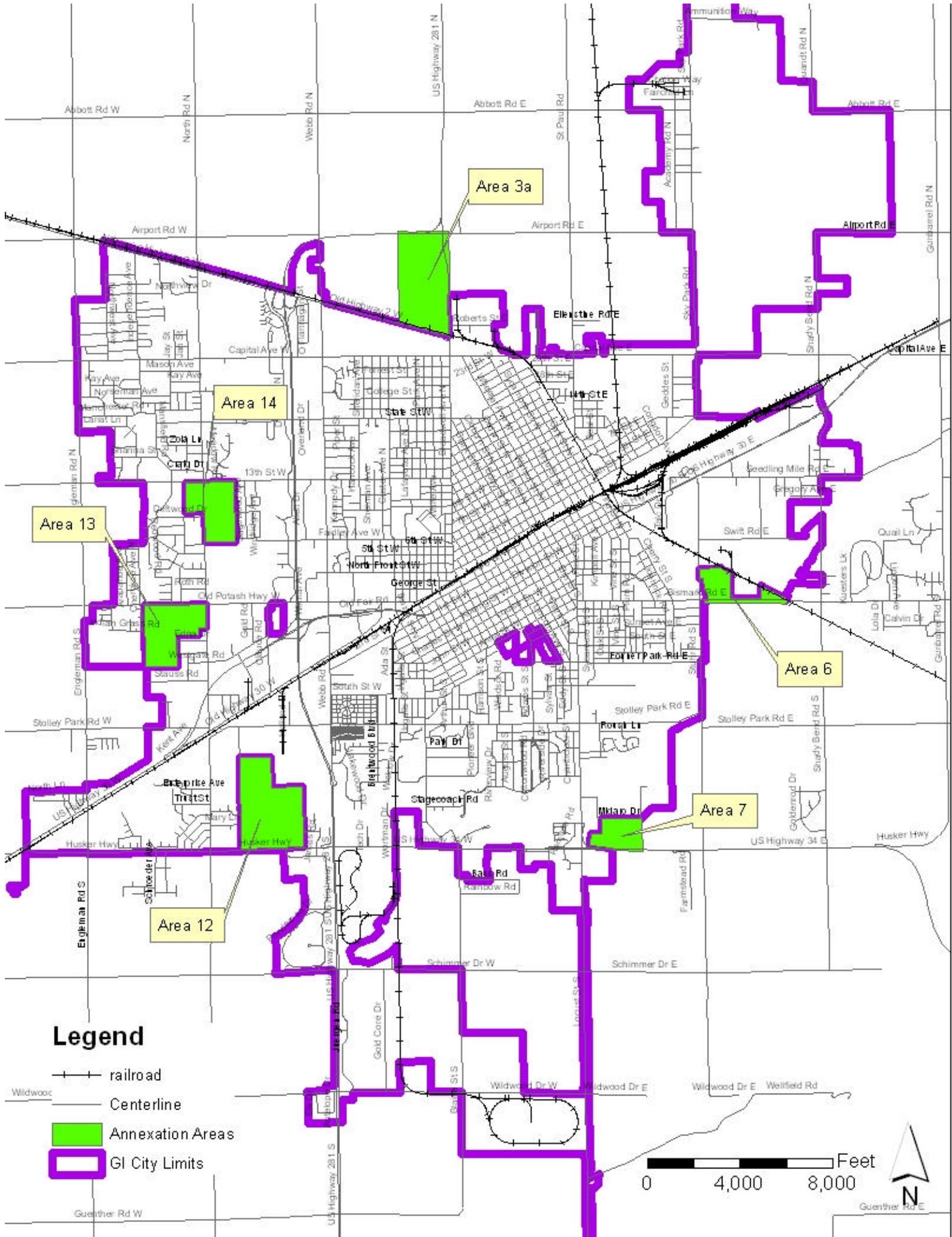
You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 6:00 p.m. on July 6, 2011 in the Council Chambers located in Grand Island's City Hall.

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 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 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 ½ of Section 14, Township 11 North, Range 9 West of the 6th P.M. and part of the N ½ 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 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 ½ of the NW ¼ and the W ½ of the SE ¼ and the E ¼ of the SW ¼ of Section 25, Township 11 North, Range 10 West of the 6th P.M.

Annexation Area 13

This property is 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 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 ½ of the NE ¼ of the NE ¼ of Section 14, Township 11 North, Range 10 West of the 6th P.M. and the W ½ of the NW ¼ of Section 13, Township 11 North, Range 10 West of the 6th P.M.



Hall County Regional Planning Commission

Wednesday, July 06, 2011
Regular Session

Item M4

Cedar Pines Second Subdivision

Insert a narrative here

Staff Contact:

June 24, 2011

Dear Members of the Board:

RE: Final Plat – Cedar Pines Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cedar Pines Second Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Cedar Pines Subdivision and a part of the Northwest Quarter (NW1/4), all in Section Thirty Three (33), Township Eleven (11) North, Range Eleven (11) West of the Sixth P.M., in Hall County, Nebraska, said tract containing 4.876 acres.

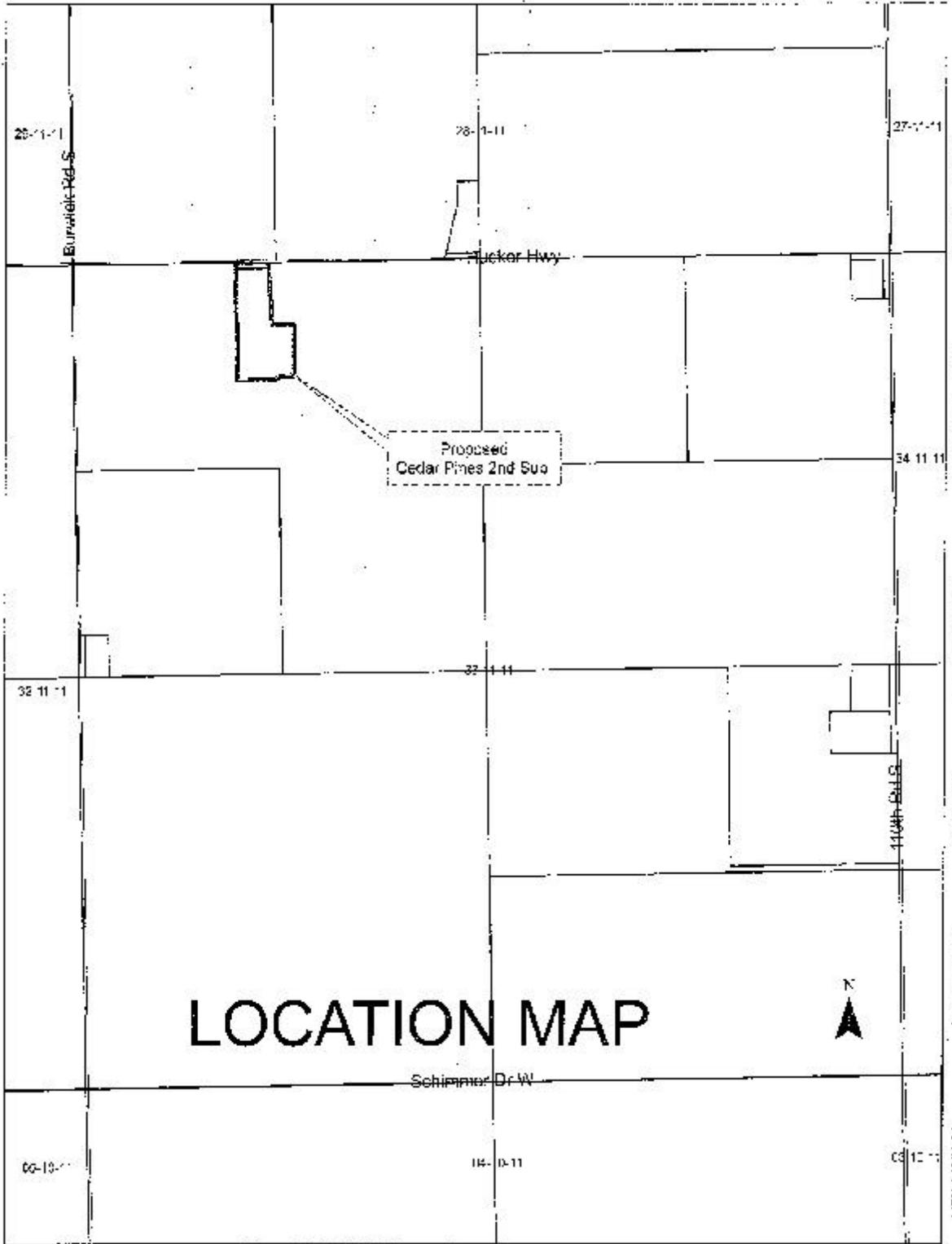
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 6, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

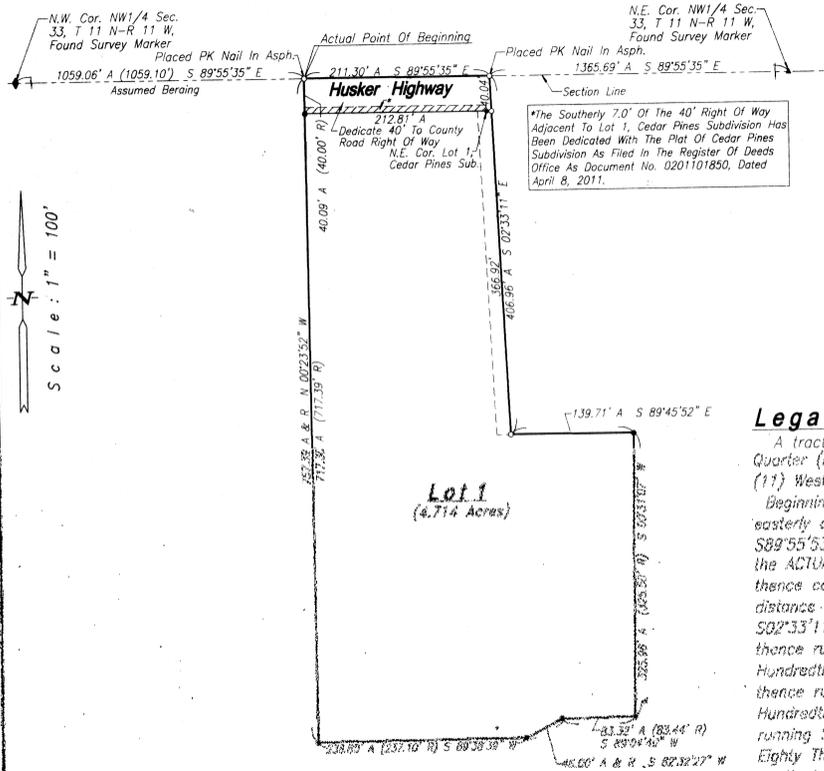
Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Rockwell and Associates L.L.C.

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

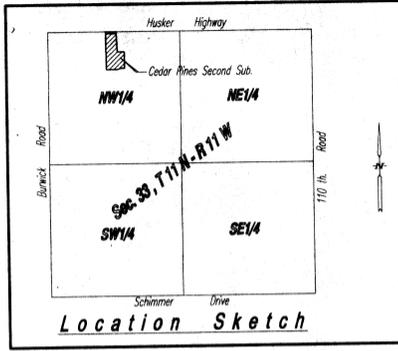


LEGEND

- - Indicates 5/8" Rod w/Survey Cap Marked 663 Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance



*The Southerly 7.0' Of The 40' Right Of Way Adjacent To Lot 1, Cedar Pines Subdivision Has Been Dedicated With The Plat Of Cedar Pines Subdivision As Filed In The Register Of Deeds Office As Document No. 0201101850, Dated April 8, 2011.



Legal Description

A tract of land comprising all of Cedar Pines Subdivision and a part of the Northwest Quarter (NW1/4), all in Section Thirty Three (33), Township Eleven (11) north, range eleven (11) West of the 6th, P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running easterly on the north line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S89°55'53"E, a distance of One Thousand Fifty Nine and Six Hundredths (1039.06) feet, to the ACTUAL point of beginning, and to the northwest corner of Cedar Pines Subdivision; thence continuing S89°55'35"E, on the north line of said Northwest Quarter (NW1/4), a distance of Two Hundred Eleven and Thirty Hundredths (211.30)-feet; thence running S92°33'11"E, a distance of Four Hundred Six and Ninety Six Hundredths (406.96) feet; thence running S89°45'52"E, a distance of One Hundred Thirty Nine and Seventy One Hundredths (139.71) feet, to the northeasterly corner of said Cedar Pines Subdivision; thence running S00°31'07"W, a distance of Three Hundred Twenty Five and Ninety Six Hundredths (325.96) feet, to the southeast corner of said Cedar Pines Subdivision; thence running S88°04'40"W on the southerly line of said Cedar Pines Subdivision, a distance of Eighty Three and Thirty Two Hundredths (83.32) feet; thence running S82°32'27"W on the southerly line of said Cedar Pines Subdivision, a distance of Forty Six (46.00) feet; thence running S89°38'38"W, on the southerly line of said Cedar Pines Subdivision, a distance of Two Hundred Thirty Six and Eighty Hundredths (236.80) feet, to the southwest corner of said Cedar Pines Subdivision; thence running N00°23'52"W, on the west line of said Cedar Pines Subdivision, a distance of Seven Hundred Fifty Seven and Thirty Nine Hundredths (757.39) feet, to the ACTUAL point of beginning and containing 4.809 acres more or less of which 0.033 acres more or less was previously dedicated as public road right of way. Net 4.878 acres more or less.

NW1/4, Sec. 33, T11N - R11W
Unplatted

Surveyor's Certificate

I hereby certify that on June 3, 2011, I completed an accurate survey of 'CEDAR PINES SECOND SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sargent, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aldo, Cairn and Doniphan, Nebraska.

Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2011.

Chairman Of The Board County Clerk

(Seal)

Dedication

KNOW ALL MEN BY THESE PRESENTS, that SYLVIA J. MCTAVISH, an unmarried widow being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'CEDAR PINES SECOND SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this _____ day of _____, 2011.

Sylvia J. McTavish, an unmarried widow

Acknowledgement

State Of Nebraska ss
County Of Hall
On the _____ day of _____, 2011, before me _____ a Notary Public within and for said County, personally appeared SYLVIA J. MCTAVISH, an unmarried widow, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public

(Seal)

CEDAR PINES SECOND SUBDIVISION
HALL COUNTY, NEBRASKA



Hall County Regional Planning Commission

Wednesday, July 06, 2011
Regular Session

Item M5

R & R Rauert Subdivision

Insert a narrative here

Staff Contact:

June 24, 2011

Dear Members of the Board:

RE: Final Plat – R & R Rauert Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of R & R Rauert Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the North Half of the Northeast Quarter (N1/2NE1/4) and a part of the North Half of the Northwest Quarter (N1/2NW1/4) all in Section Twenty Six (26), Township Twelve (12) North, Range Nine (9) West of the 6 P.M. in the two mile extraterritorial jurisdiction of the City of Grand Island, in Hall County, Nebraska, said tract containing 5.746 acres.

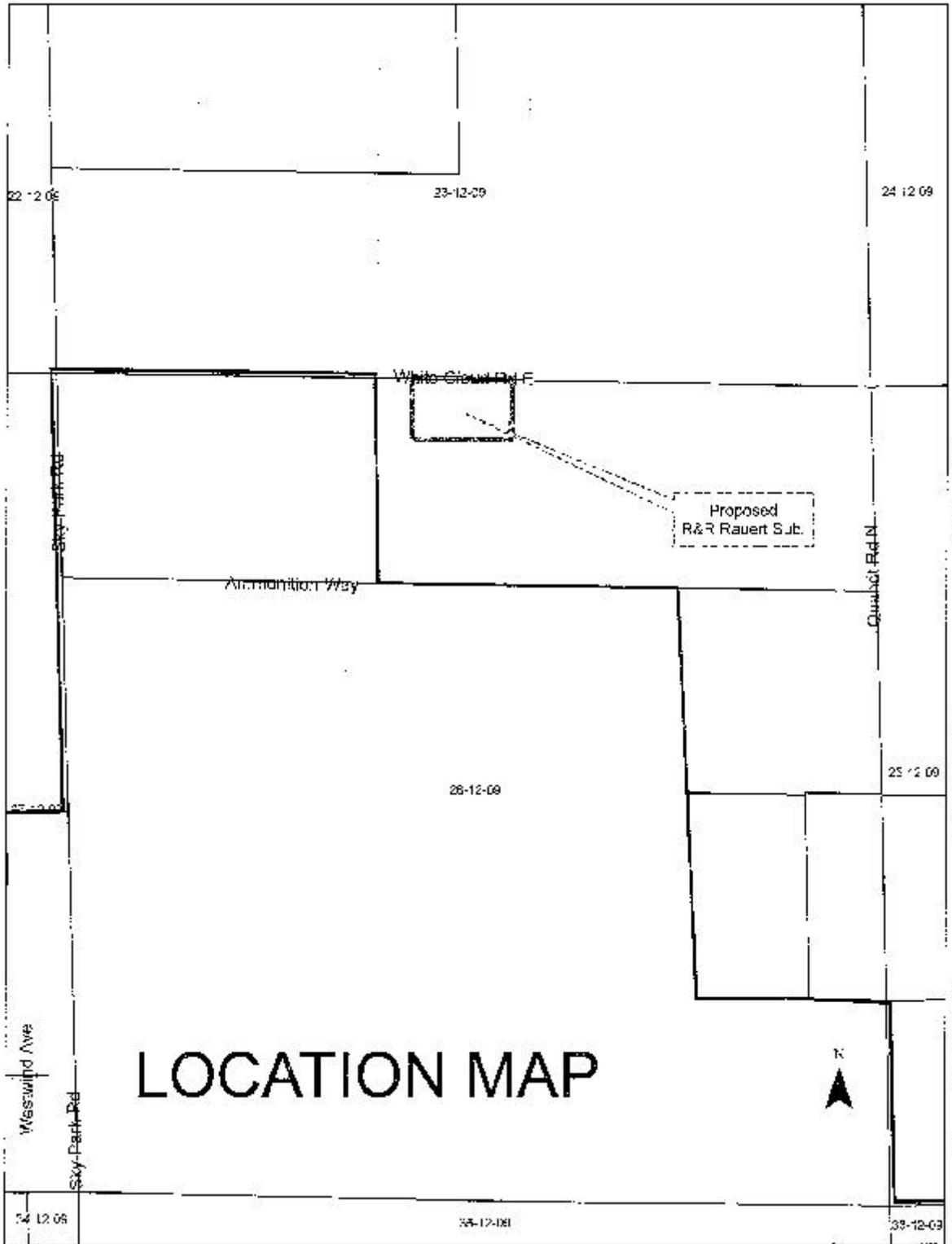
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 6, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

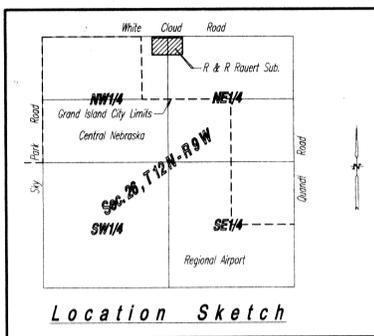
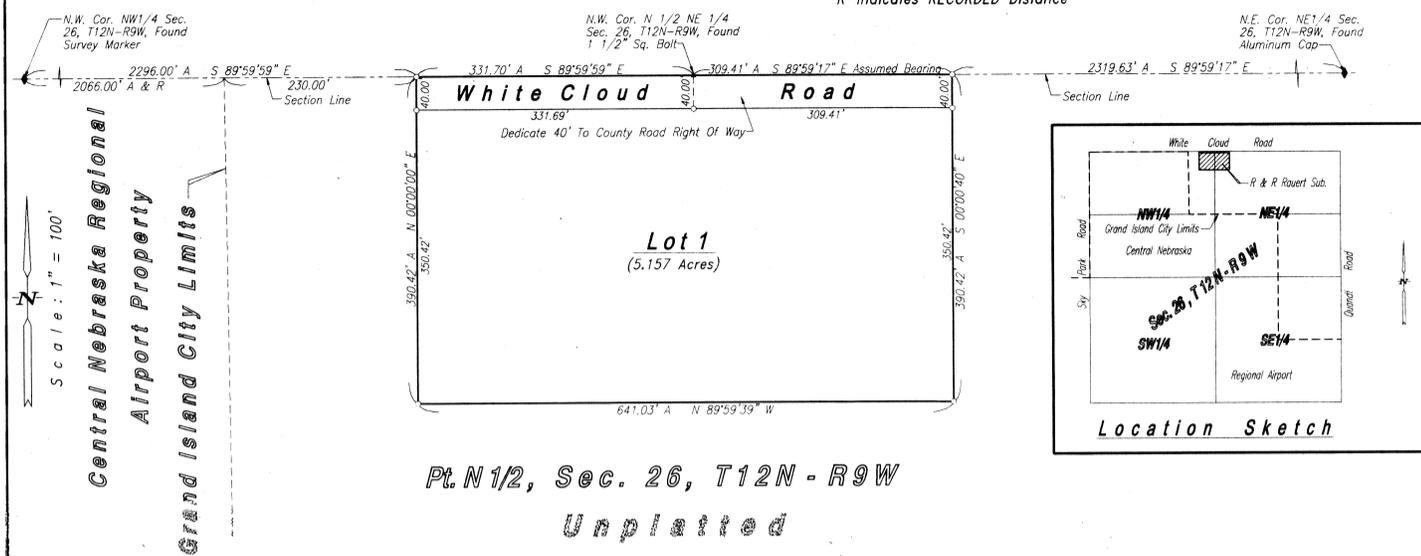
Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Rockwell and Associates, L.L.C.

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



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



Pt. N1/2, Sec. 26, T12N - R9W
Unplatted

Surveyor's Certificate

I hereby certify that on June 3, 2011, I completed an accurate survey of 'R & R RAUERT SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sargentini, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aldo, Cairo and Daniphan, Nebraska.

Chairman Date

Approved and accepted by the Hall County Board Of Supervisors, this _____ day of _____ 2011.

Chairman Of The Board County Clerk
(Seal)

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____ 2011.

Mayor City Clerk
(Seal)

Legal Description

A tract of land comprising a part of the North Half of the Northeast Quarter (N1/2NE1/4) and a part of the North Half of the Northwest Quarter (N1/2NW1/4), all in Section Twenty Six (26), Township Twelve (12) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said North Half of the Northeast Quarter (N1/2NE1/4); thence running easterly on the north line of said North Half of the Northeast Quarter (N1/2NE1/4), on an Assumed Bearing of S89°59'17"E, a distance of Three Hundred Nine and Forty One Hundredths (309.41) feet; thence running S00°00'40"E, a distance of Three Hundred Ninety and Forty Two Hundredths (390.42) feet; thence running N89°59'39"W, a distance of Six Hundred Forty One and Three Hundredths (641.03) feet; thence running N00°00'00"E, a distance of Three Hundred Ninety and Forty Two Hundredths (390.42) feet, to a point on the north line of said North Half of the Northwest Quarter (N1/2NW1/4); thence running S89°59'59"E on the north line of said North Half of the Northwest Quarter (N1/2NW1/4), a distance of Three Hundred Thirty One and Seventy Hundredths (331.70) feet, to the point of beginning and containing 5.746 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that PAUL M. RAUERT and CARROLL J. RAUERT, Co-Trustees of THE RAUERT FAMILY TRUST, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'R & R RAUERT SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____ 2011.

THE RAUERT FAMILY TRUST

Paul M. Rauert, Co-Trustee Carroll J. Rauert, Co-Trustee

Acknowledgement

State Of Nebraska ss
County Of Hall
On the _____ day of _____, 2011, before me, _____ a Notary Public within and for said County, personally appeared PAUL M. RAUERT and CARROLL J. RAUERT, Co-Trustees of THE RAUERT FAMILY TRUST, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public (Seal)

R&R RAUERT SUBDIVISION
HALL COUNTY, NEBRASKA