



Hall County Regional Planning Commission

**Wednesday, March 14, 2018
Regular Meeting**

Item F1

Annexation Wood River

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING February 26, 2018

SUBJECT: Annexation in Wood River Nebraska.

The City of Wood River has approved Resolution 2018-121 submitting property planned for platting as Thelen Subdivision, located between Green Street and Wood River Road and Dodd Street and Walnut Street adjacent to Wood River to the Hall County Regional Planning Commission for a recommendation on approval of annexation of the property.

The owners of the property and the City are both interested in pursuing this application and have submitted an annexation plat for approval.

An annexation plan has been prepared and is included with the resolution and plat..

Planning Commission will hold a public hearing to take testimony on the proposed annexation and make a recommendation regarding the annexation.

This specific property is identified within the Wood River Comprehensive Plan as adopted in January of 2016 as property that should be annexed prior to development. Annexation of this property is consistent with the Wood River Comprehensive Plan.

It is recommended that the Hall County Regional Planning Commission recommend in favor of annexing the property as presented.

_____ Chad Nabity AICP, Planning Director

ANNEXATION PLAN –Wood River Nebraska

February 26, 2018

OVERVIEW

Section 17-405 of The Nebraska State Statute allows Cities of the Second 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 municipal 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 municipal boundaries can be driven by many factors. The following are reasons annexation should be considered:

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

Other Factors

The City and the property owner have caused to be prepared an annexation plat of the parcel under consideration and the City has forwarded a request to make a recommendation on annexation of these properties to the Hall County Regional Planning Commission

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

The inventory includes general information concerning:

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

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

Inventory of Service and Service Plan

The parcel under consideration is located adjacent to the Wood River City Limits between Green Street and Wood River Road and Dodd Street and Walnut Street at the north end of Wood River.

INVENTORY OF SERVICES

1. **Police Protection.** The Hall County Sheriff's Department under contract with the City of Wood River will provide protection and law enforcement services in the annexation area. These services include:

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

These services are offered by contract for all properties within the municipal limits of Wood River.

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

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

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

4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. A section of Wood River Road north of the property will be included within the municipal limits. These services include:

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

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

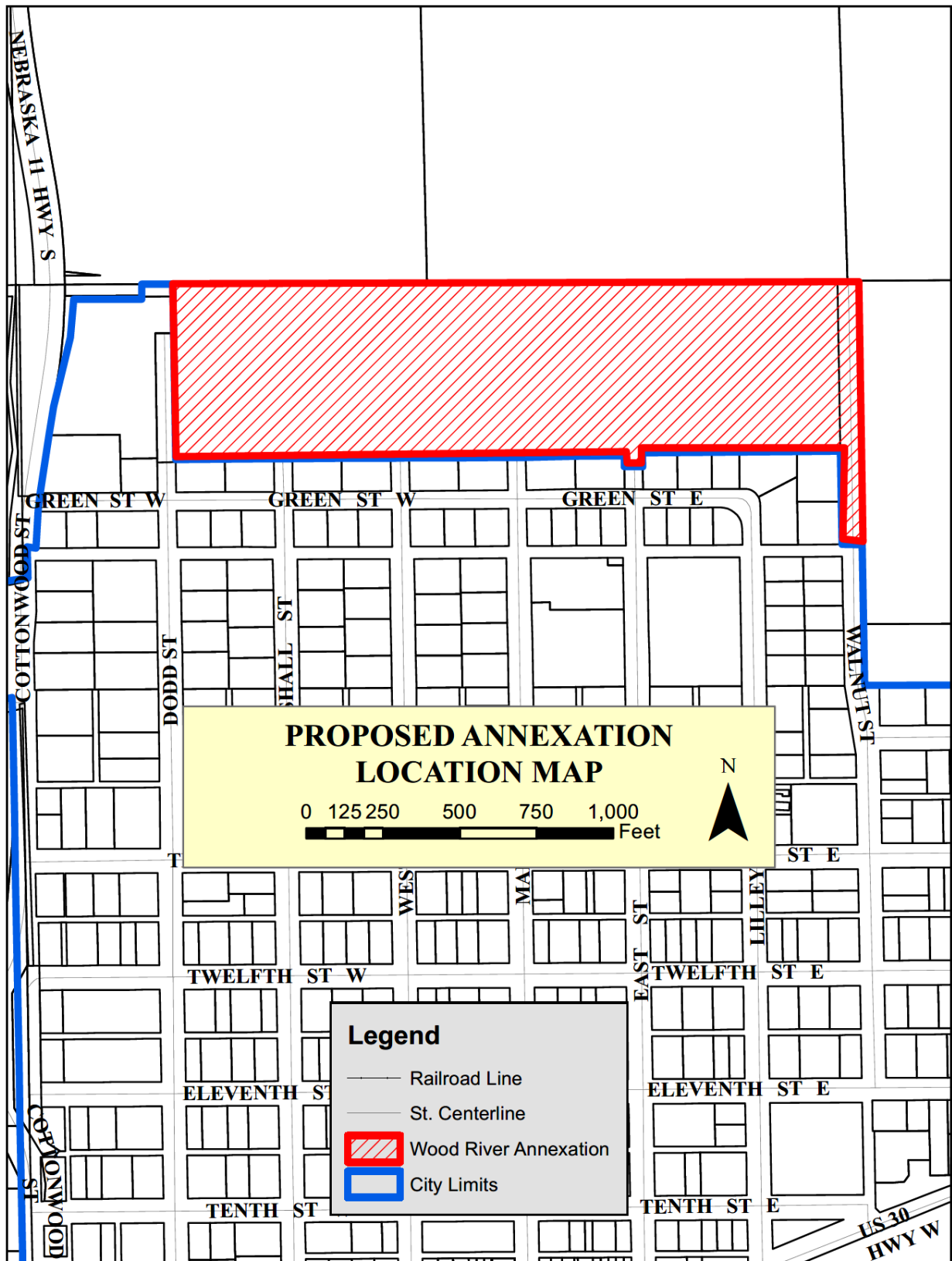
6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental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

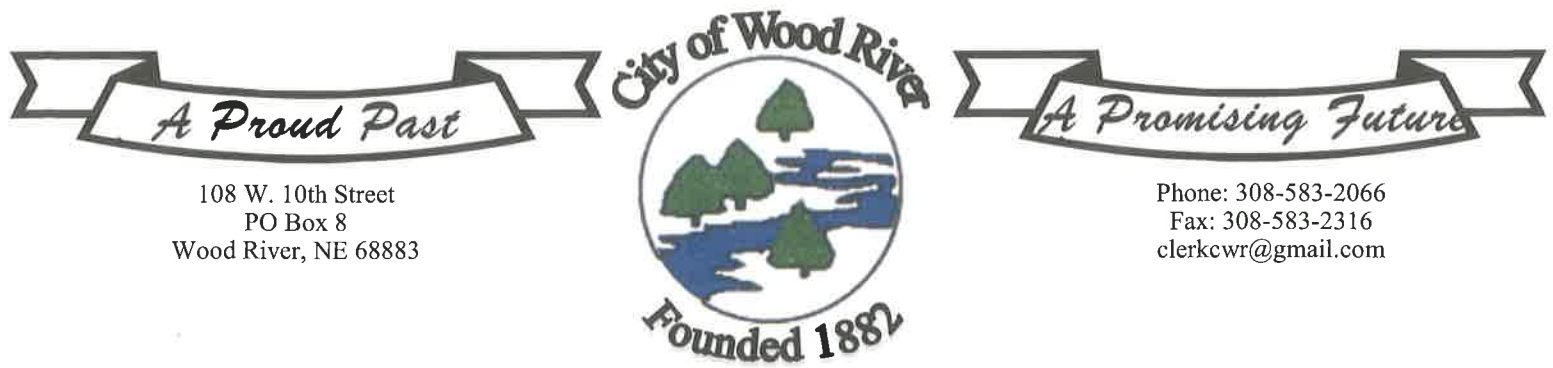
7. Zoning Regulations. The City of Wood River is enforcing building regulations. Building permits and inspections are issued through an agreement with Hall County by the Building Inspector. Hall County will continue to oversee services associated with zoning regulations, including:

- Building Permit Issuance

8. Summary of Impacts

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





108 W. 10th Street
PO Box 8
Wood River, NE 68883

Phone: 308-583-2066
Fax: 308-583-2316
clerkcwr@gmail.com

February 9, 2018

Chad Nabity
Regional Planning Commission
100 E 1st Street
Grand Island, NE 68801

Dear Chad:

Enclosed are the documents regarding the annexation resolution regarding property owned by Thelen Grain Company. Please add this item to your next meeting agenda for March 14, 2018.

Let me know if you need anything.

Sincerely,


Holly Plejdrup, City Clerk

Enclosures



RESOLUTION NO 2018-121

RESOLUTION TO ANNEX CERTAIN REAL ESTATE OWNED BY THELEN GRAIN COMPANY TO THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA.

WHEREAS, a survey of certain property owned by Thelen Grain Company has been completed by G.P.S., LLC and the real estate is contiguous to the corporate limits of the City of Wood River.

WHEREAS, a preliminary plat was prepared by a competent surveyor and approved by the City of Wood River, March 1997.

WHEREAS, a copy of the survey and the preliminary plat have been filed with the Clerk of the City of Wood River together with a request in writing by Thelen Grain Company, who represents the majority of property owners, in number and value of the territory described in the survey for annexation of said territory.

WHEREAS, the Council has previously approved a plan to extend water and sewer services to the property to be annexed.

WHEREAS, the City of Wood River requires any future developer of further subdivision to provide water, sewer and street extension.

WHEREAS, the Council finds that the property should be annexed to the City of Wood River.

WHEREAS, the Council directs that the survey shall be submitted to the Regional Planning Commission for approval.

WHEREAS, on approval of the survey by Regional Planning Commission, an Ordinance shall be prepared for the purpose declaring annexation of said territory to the corporate city limits of the City of Wood River and extending the limits thereof accordingly.

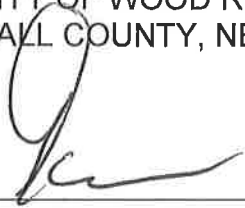
NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA AS FOLLOWS:

1. The survey prepared describing property to be annexed to the City of Wood River, Hall County, Nebraska, should be and hereby is approved. A copy of said survey is attached hereto as Exhibit "1" and a copy of a preliminary plat is attached hereto and incorporated herein as Exhibit "2". A copy of the plan to extend water and sewer services is attached hereto and incorporated herein as Exhibit "3"

2. The Clerk is directed to submit this Resolution with the attachments to the Regional Planning Commission for their consideration and approval forthwith


Passed and approved this 16th of February, 2018.

CITY OF WOOD RIVER,
HALL COUNTY, NEBRASKA



Greg Cramer, Mayor

ATTEST:



Holly Plejdrup, City Clerk



DUANE A. BURNS
SUSAN KOENIG
JEROME E. JANULEWICZ

LAW OFFICES OF
Mayer, Burns, Koenig & Janulewicz
308 NORTH LOCUST STREET, SUITE 308
P.O. BOX 2300
GRAND ISLAND, NEBRASKA
68802-2300
TELEPHONE 308-384-1120 FAX 308-384-3526

A.C. MAYER
(1920-2004)
EARL D. AHLSCHEDE
(1940-2004)

February 2, 2018

Chad Nabity
Regional Director
Grand Island/Hall County Regional
Planning Department
P. O. Box 1968
100 East 1st Street
Grand Island, Nebraska 68802-1968

RE: Wood River Annexation

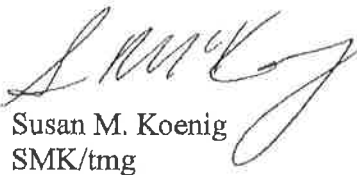
Dear Chad:

The following are the land owners within the area proposed to be annexed by Wood River, pursuant to a Resolution entered on February 6, 2018:

1. Thelen Grain Co.
2925 S 26th
Lincoln, NE 68502
2. Kevin A. & Karen D. Davis
6499 S. Hwy 11
Wood River, NE 68883
3. Wood River School District 13
c/o Wood River Rural School District
P.O. Box 518
Wood River, NE 68883

If you have any questions, please feel free to contact me

Sincerely,



Susan M. Koenig
SMK/tmg

**CITY OF
WOOD**



RIVER

SUMMARY OF QUANTITIES

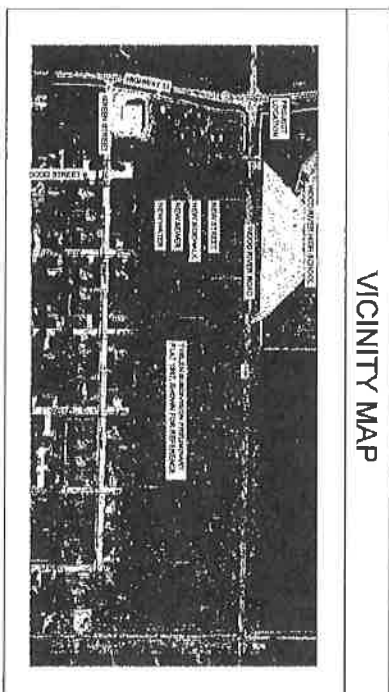
COUNTY		CITY	
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7	+	7	+
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SHEET DESCRIPTION

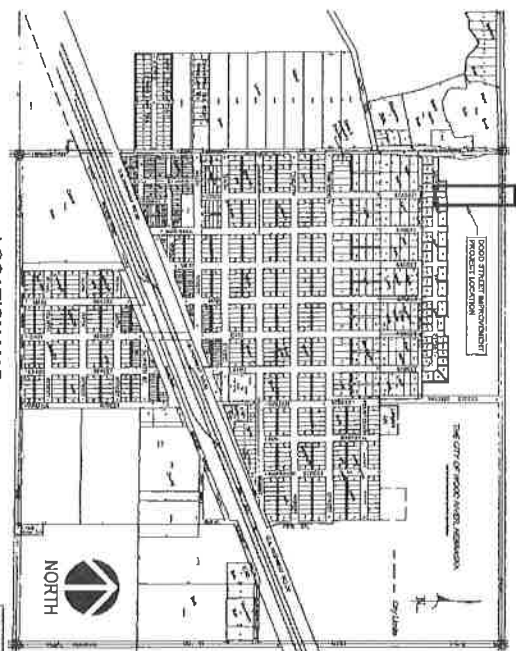
Cover
C-1 OVERALL SITE PLAN
C-2 STREET LAYOUT
C-3 DRAINAGE SYSTEM
C-4 CONCRETE AND SEWER DETAILS
C-5 WATER UTILITIES & NOTES
C-6 X SECTIONS
NDOR1 STANDARD PLAN - CURB RAMP
NDOR2 STANDARD PLAN - CURB RAMP
NDOR3 STANDARD PLAN - CURB RAMP
NDOR4 STANDARD PLAN - CURB RAMP

NOTES:

1. ALL DIRT WORK AND BORROW IS TO BE ESTIMATED BY THE CONTRACTOR AND INCLUDED IN THE QUANTITIES ESTABLISHED HEREIN.
2. PAVING SUBGRADE PREPARATION IS TO BE SUBSIDIARY TO PAVING OR OTHER OPERATIONS OF THE CONTRACTOR'S CHOICE.



VICINITY MAP



LOCATION MAP

KNOW WHAT'S BELOW, CALL BEFORE YOU DIG.
CALLING 811 - WHAT CAN I EXPECT?

- Call 811 from anywhere in the country a few days prior to digging and your local utility workers will be dispatched to the site to mark the location of all underground utilities. It's a free service, but it's a good idea to call ahead to make sure you're not digging in a restricted area. For example, in some areas, you may not be able to dig within 10 feet of a water main or sewer line. In some cases, you may be required to dig at least 10 feet from a water main or sewer line. If you're not sure, call 811 and ask for the local utility company's rules. Once you've called 811, you'll receive a map of the area showing the location of all underground utilities. This map will be valid for 14 days. If you need to dig after that time, you'll need to call 811 again. Once you have the map, you can start digging. Just make sure you're not digging in a restricted area. If you're not sure, call 811 and ask for the local utility company's rules. Once you've called 811, you'll receive a map of the area showing the location of all underground utilities. This map will be valid for 14 days. If you need to dig after that time, you'll need to call 811 again. Once you have the map, you can start digging. Just make sure you're not digging in a restricted area.


Remember the 811 program

- **Notify your local area chapter** by calling 811 or sending an online request 2-3 days before your digging. Be sure to check out mydigcall11.com to find out how far to
- **advance your request** to call.
- **Reschedule** if you require additional time for affected utility operations as imposed by your
- **weather**.
- **Confirm** there are no other utility operations have suspended to your requests and address
- **underground utility**.
- **Respect the marks.**
- **Dig Carefully** around the marks with care.



DODD STREET EXTENSION PROJECT

CITY OF WOOD RIVER
WOOD RIVER, NEBRASKA

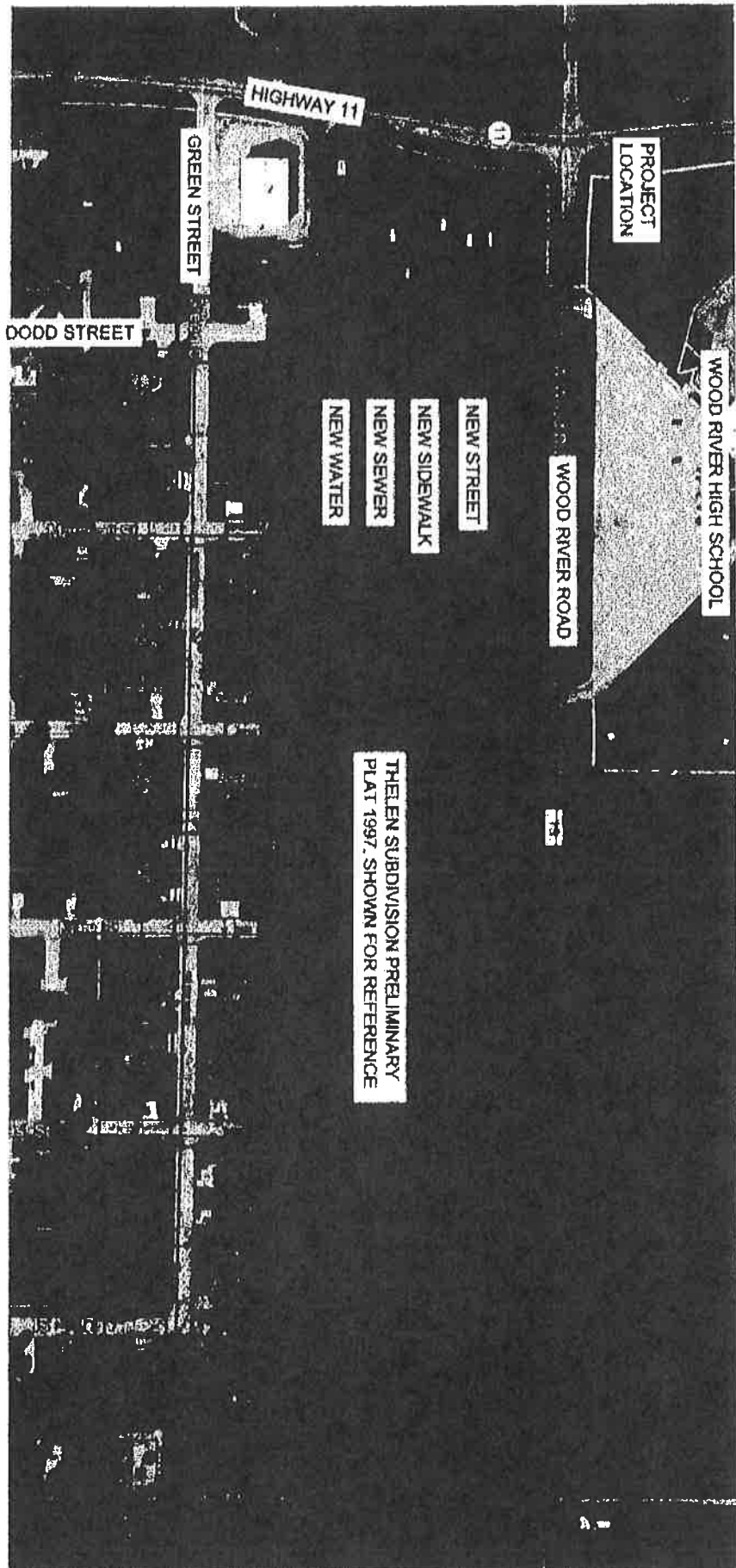

DESIGN ASSOCIATES
 714.4.181.1111 • 1111 N. Main St., Suite 1000 • Los Angeles, CA 90012 • www.designassociates.com • info@designassociates.com

FOR BIDDING ONLY
NOT FOR CONSTRUCTION

DATE:	8/10/17 COVER
DRAWN:	J.B.W.
CHECKED:	
REVISIONS:	

CVR

DATE NOV. 2007



ISSUES FOR DISCUSSION AT COUNCIL MEETING ON 11/21/2017. (Discussion SK/SW)

1. Area of Paving and Utility District
2. No contracts can be issued before the District is formed. Possible schedule.
 - a. Advertise November 29
 - b. Bids due December 14
 - c. Approve contractor selection and notice of award in the form of a letter of intent issued after December 19
 - d. Street District complete January 16
 - e. Contracts signed after 1/16/18 council meeting

