



# **Hall County Regional Planning Commission**

**Wednesday, November 7, 2018  
Regular Meeting**

## **Item F1**

### **Public Hearing - Wood River Annexation**

**Staff Contact:**

## **Agenda Item # 4**

### **PLANNING DIRECTOR MEMO TO REGIONAL PLANNING October 24, 2018**

#### **SUBJECT: Annexation in Wood River Nebraska.**

The City of Wood River has approved Resolutions 2018-135, 2018-136 and 2018-137 submitting adjacent to and contiguous with the Wood River Corporate limit and identified on the annexation plat as Tract 1 and Tract 2 to the Hall County Regional Planning Commission for a recommendation on approval of annexation of the property.

The City is interested in pursuing this application and has submitted an annexation plat identifying both tracts for approval.

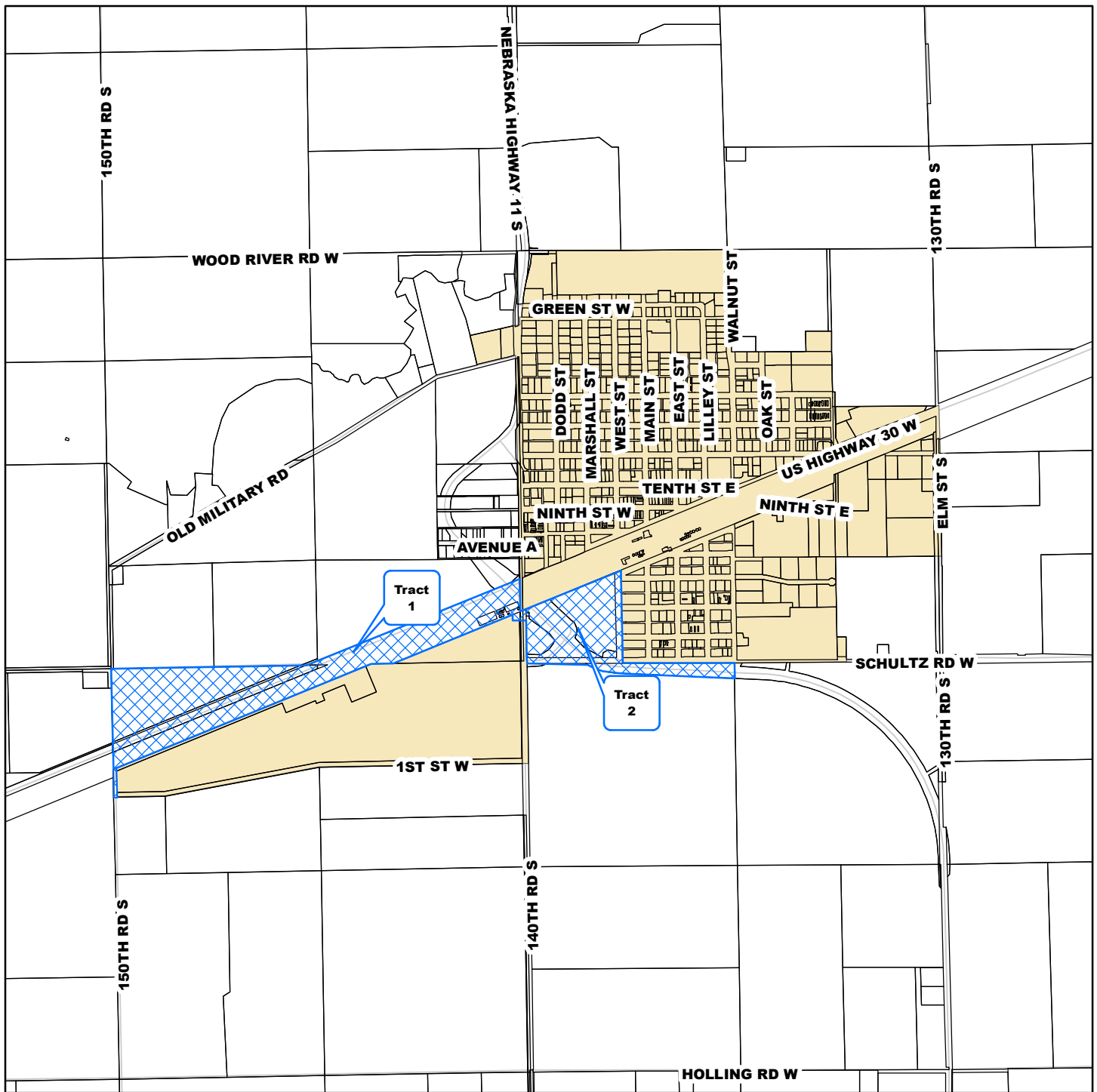
Annexation plans have been prepared for both tracts and are included with the resolutions and plat.

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

Annexation of these tracts with developed commercial uses located adjacent to the existing city limits along with the public right of way within the area is consistent with the annexation component of the Wood River Comprehensive Plan as adopted in January of 2016.

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

\_\_\_\_\_ Chad Nabity AICP, Planning Director



## City of Wood River Proposed Annexation Map

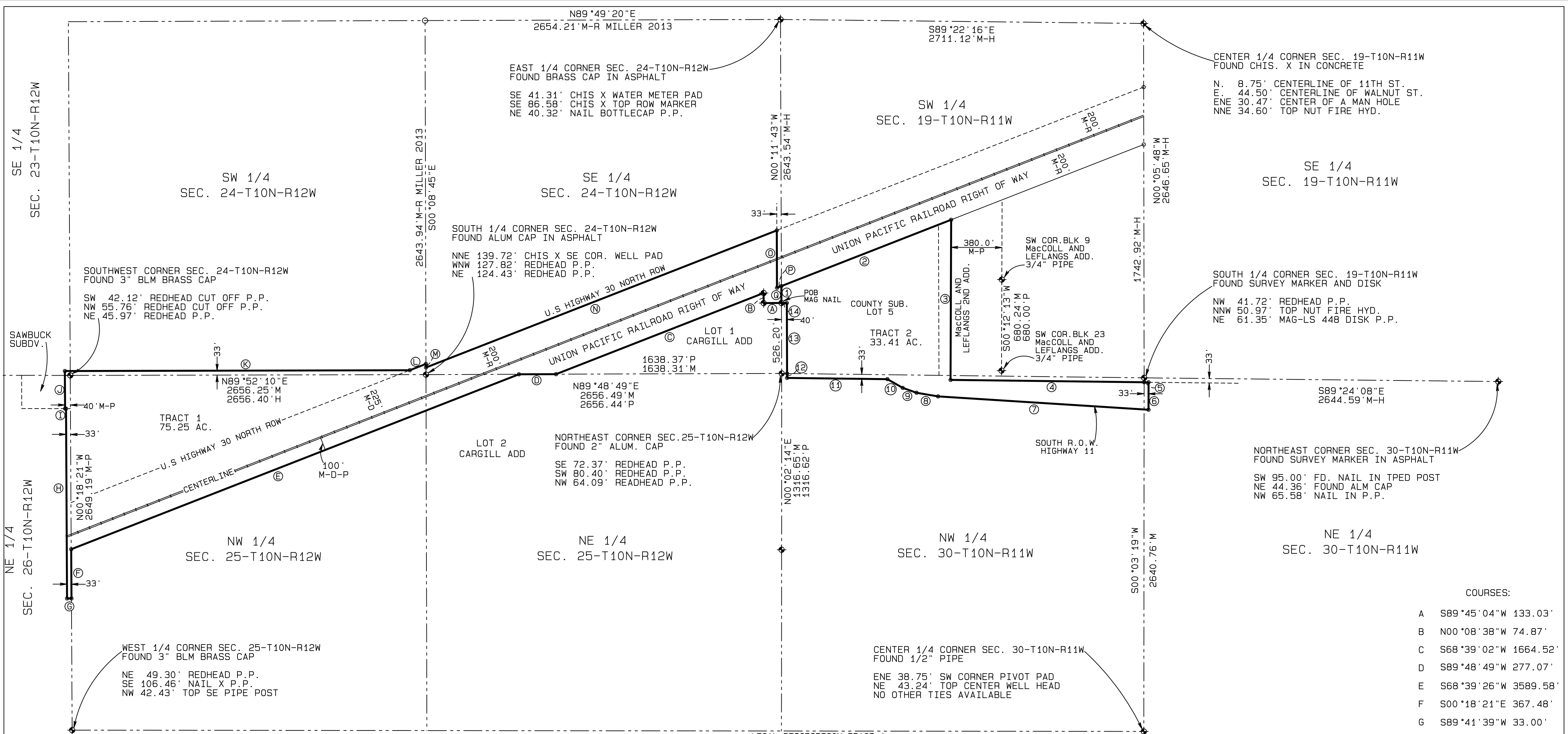
### Legend

- Existing City Limits
- Proposed Annexation

Scale: NONE  
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska



# CITY OF WOOD RIVER ANNEXATION PLAT

## SURVEYOR'S CERTIFICATE:

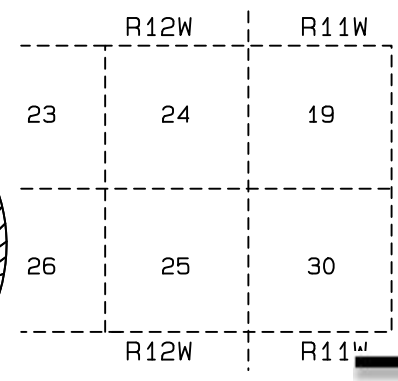
I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON THE 15TH DAY OF OCTOBER, 2018.

JOSHUA E. GRUMMERT | LS-783

**GRUMMERT PROFESSIONAL SERVICES, LLC**  
2837 W. HWY 6, STE. 206, HASTINGS, NE 68901  
PHONE-402-879-5701  
EMAIL- jmgrummert@yahoo.com  
WEBSITE- www.grummertsurveying.com



VICINITY SKETCH NOT TO SCALE  
HALL COUNTY



G.P.S. PROJECT # 070-2018

SHEET 1 OF 1

## LEGEND :

- D-DEED DISTANCE
- M-MEASURED DISTANCE
- H-HICKS 2005
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- FOUND 5/8" REBAR WITH
- LS-448 CAP UNLESS NOTED
- CALCULATED POINT
- SET 1/2" X 24" REBAR

## LEGAL DESCRIPTION TRACT 1:

A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 10 NORTH RANGE 12 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID NORTHERLY LINE A DISTANCE OF 133.03 FEET, THENCE N00°08'38"W ON THE EASTERLY LINE OF SAID CARGILL ADDITION A DISTANCE OF 74.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD AND ALSO BEING THE SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING, S68°39'02"W A DISTANCE OF 1664.52 FEET TO THE LINE COMMON BETWEEN THE SOUTHEAST 1/4 OF SAID SECTION 24 AND THE NORTHEAST 1/4 OF SAID SECTION 25, THENCE S89°48'49"W ON SAID COMMON LINE A DISTANCE OF 277.07 FEET, THENCE S68°39'26"W A DISTANCE OF 3589.58 FEET TO THE LINE COMMON BETWEEN THE NORTHEAST 1/4 OF SAID SECTION 26 AND THE NORTHEAST 1/4 OF SAID SECTION 25, THENCE S00°18'21"E ON SAID COMMON LINE A DISTANCE OF 367.48 FEET, THENCE S89°41'39"W PERPENDICULAR TO SAID COMMON LINE A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 1417.79 FEET TO THE EXTENDED SOUTH LINE OF SAWBUCK SUBDIVISION, THENCE N89°55'56"W ON SAID SOUTH LINE A DISTANCE OF 7.00 FEET TO THE EXISTING DEDICATED PUBLIC ROAD RIGHT OF WAY, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 280.88 FEET TO THE NORTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°52'10"E ON SAID NORTH RIGHT OF WAY BEING 33.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF 2575.50 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 30, THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY THE FOLLOWING, N68°39'26"E A DISTANCE OF 129.60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, THENCE S00°08'45"E ON SAID EAST LINE A DISTANCE OF 26.81 FEET, THENCE N68°39'26"E A DISTANCE OF 2812.87 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE S00°11'43"E ON SAID WEST RIGHT OF WAY BEING 33.00 FEET WEST AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24 A DISTANCE OF 428.66 FEET TO THE SAID SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD, THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 35.38 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, THENCE S00°11'43"E ON SAID EAST LINE A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING, CONTAINING 75.25 ACRES MORE OR LESS.

## LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH RANGE 11 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID WEST LINE A DISTANCE OF 126.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1360.82 FEET TO THE EXTENDED WEST LINE OF MACCOLL AND LEFLANGS 2ND ADDITION, THENCE S00°12'13"W ON SAID WEST LINE A DISTANCE OF 1196.13 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE S89°18'14"E ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 A DISTANCE OF 1445.54 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 30, THENCE S89°24'09"E CONTINUING ON SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 A DISTANCE OF 33.00 FEET, THENCE S00°03'19"W, BEING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 30 A DISTANCE OF 204.84 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NUMBER 11, THENCE ON SAID SOUTH RIGHT OF WAY THE FOLLOWING, N86°22'19"W A DISTANCE OF 1574.96 FEET, THENCE N80°20'01"W A DISTANCE OF 163.17 FEET, THENCE N70°37'50"W A DISTANCE OF 108.97 FEET, THENCE N60°16'56"W A DISTANCE OF 131.65 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°18'13"W ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 A DISTANCE OF 749.47 FEET TO THE EXISTING EAST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°02'14"E BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 19, THENCE N00°11'41"W BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 526.86 FEET TO THE SAID EXTENDED NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID EAST RIGHT OF WAY A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.41 ACRES MORE OR LESS.

## COURSES:

- |    |             |          |
|----|-------------|----------|
| A  | S89°45'04"W | 133.03'  |
| B  | N00°08'38"W | 74.87'   |
| C  | S68°39'02"W | 1664.52' |
| D  | S89°48'49"W | 277.07'  |
| E  | S68°39'26"W | 3589.58' |
| F  | S00°18'21"E | 367.48'  |
| G  | S89°41'39"W | 33.00'   |
| H  | N00°18'21"W | 1417.79' |
| I  | N89°55'56"W | 7.00'    |
| J  | N00°18'21"W | 280.88'  |
| K  | N89°52'10"E | 2575.50' |
| L  | N68°39'26"E | 129.60'  |
| M  | S00°08'45"E | 26.81'   |
| N  | N68°39'26"E | 2812.87' |
| O  | S00°11'43"E | 428.66'  |
| P  | N68°39'02"E | 35.38'   |
| Q  | S00°11'43"E | 126.20'  |
| 1  | N00°11'43"W | 126.20'  |
| 2  | N68°39'02"E | 1360.82' |
| 3  | S00°12'13"W | 1196.13' |
| 4  | S89°18'14"E | 1445.54' |
| 5  | S89°24'09"E | 33.00'   |
| 6  | S00°03'19"W | 204.84'  |
| 7  | N86°22'19"W | 1574.96' |
| 8  | N80°20'01"W | 163.17'  |
| 9  | N70°37'50"W | 108.97'  |
| 10 | N60°16'56"W | 131.65'  |
| 11 | N89°18'13"W | 749.47'  |
| 12 | N00°02'14"E | 33.00'   |
| 13 | N00°11'41"W | 526.86'  |
| 14 | S89°45'04"W | 40.00'   |



**RESOLUTION NO 2018-135**

**RESOLUTION ADOPTING OCTOBER 16, 2018 ANNEXATION PLAN FOR THE CITY  
OF WOOD RIVER, HALL COUNTY, NEBRASKA.**

WHEREAS, a survey and maps of certain property owned by Agriculture Services, LLC and by Mark L. and Michelle M. Wooldrik are planned to be annexed.

WHEREAS, the Nebraska Statutes require that a plan to furnish benefits such as police, fire, snow removal and water services must be adopted not later than one year after the date of annexation.

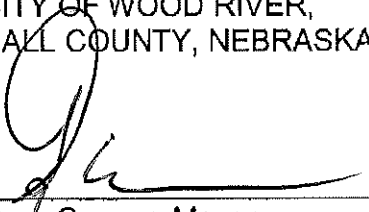
WHEREAS, the City has prepared a plan to provide such services to the proposed areas of annexation.

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

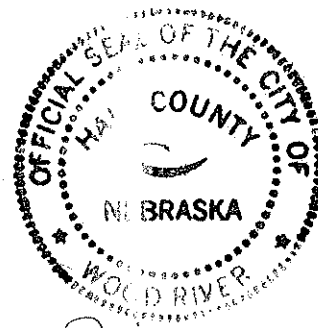
1. The Annexation Plan for Wood River, Hall County, Nebraska dated October 16, 2018 should be and hereby is approved. A copy of said Annexation Plan is attached hereto as Exhibit "1".


Passed and approved this 16<sup>th</sup> of October, 2018.

CITY OF WOOD RIVER,  
HALL COUNTY, NEBRASKA

  
\_\_\_\_\_  
Greg Cramer, Mayor

ATTEST:



  
\_\_\_\_\_  
Holly Plejdrup, City Clerk

## ANNEXATION PLAN —Wood River Nebraska

October 16, 2018

### OVERVIEW

Section 17-405.01 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.

Section 18-3301 of The Nebraska State Statute allows Cities of the Second Class to annex land whenever the majority of owners of any territory lying contiguous to the corporate city limits desire the annexation.

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 – Tract #1**

The City and the property owner have caused to be prepared an annexation map of Tract #1 under consideration. The property owner has requested annexation. The City has forwarded a request to make a recommendation on annexation of Tract #1 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 and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- 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 City'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.*

#### **Other Factors – Tract #2**

The Mayor and the City Council have determined to include Tract #2 within the corporate city limits of the City as Tract #2 is urban in character and is in a direction deemed proper.

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 and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- 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 City'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 – Tract #1 – Hefty Seed**

The Tract under consideration is located adjacent to the Wood River City Limits between US Highway 30 and 140<sup>th</sup> Road. The legal description and map are attached hereto.

#### 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 does not maintains 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 City.

4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. Maintenance of a section of Schultz Road and 150<sup>th</sup> Road will be agreed upon between the City of Wood River and Hall County, Nebraska. 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 does not maintains the water utilities services for the proposed annexation area in Tract #1. Water service to this area is available through private wells.

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



Summary of Impacts – Tract #1	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Not Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern and western perimeter
Water Service	Not Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

### **Inventory of Service and Service Plan – Tract #2 – Ag Services**

The Tract under consideration is located adjacent to the Wood River City Limits. The legal description and map are attached hereto.

#### 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 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 City. 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. Maintenance of a section of Schultz Road and 150<sup>th</sup> Road will be agreed upon between the City of Wood River and Hall County, Nebraska. 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 in Tract #2. 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

Summary of Impacts – Tract #2	
Police Protection	No Change
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)

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A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 10 NORTH RANGE 12 WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH RANGE 11 WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID WEST LINE A DISTANCE OF 126.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1360.82 FEET TO THE EXTENDED WEST LINE OF MACCOLL AND LEFLANGS 2<sup>ND</sup> ADDITION, THENCE S00°12'13"W ON SAID WEST LINE A DISTANCE OF 1196.13 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE S89°18'14"E ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 1445.54 FEET TO THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 30, THENCE S89°24'09"E CONTINUING ON SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 30 A DISTANCE OF 33.00 FEET, THENCE S00°03'19"W, BEING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 30 A DISTANCE OF 204.84 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NUMBER 11, THENCE ON SAID SOUTH RIGHT OF WAY THE FOLLOWING, N86°22'19"W A DISTANCE OF 1574.96 FEET, THENCE N80°20'01"W A DISTANCE OF 163.17 FEET, THENCE N70°37'50"W A DISTANCE OF 108.97 FEET, THENCE N60°16'56"W A DISTANCE OF 131.65 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°18'13"W ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 749.47 FEET TO THE EXISTING EAST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°02'14"E BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SOUTHWEST ¼ OF SAID SECTION 19, THENCE N00°11'41"W BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 526.86 FEET TO THE SAID EXTENDED NORTHERLY LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID EXTENDED LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.41 ACRES MORE OR LESS.





**RESOLUTION NO 2018-136**

**RESOLUTION TO ANNEX CERTAIN REAL ESTATE OWNED BY MARK AND  
MICHELLE WOOLDRIK AND OTHERS TO THE CITY OF WOOD RIVER, HALL  
COUNTY, NEBRASKA.**

WHEREAS, a survey and map of certain property owned by Mark L. and Michelle M. Wooldrik 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 copy of the survey and map has been filed with the Clerk of the City of Wood River together with a request in writing by Mark L. Wooldrik, who represents the majority of property owners, in number and value, in the territory described in the survey for annexation of said property.

WHEREAS, the Council has approved a plan to extend police, fire, snow removal and water 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 the survey and map shall be submitted to the Regional Planning Commission for approval.

WHEREAS, on approval of the survey and map by the Regional Planning Commission, an Ordinance shall be prepared for the purpose of declaring annexation of said property 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, which is owned by Mark L. and Michelle M. Wooldrik, should be and hereby is approved. A copy of said survey and map are attached hereto and incorporated herein as Exhibit "1". A copy of the plan to extend police, fire, snow removal and water services is attached hereto and incorporated herein as Exhibit "2".

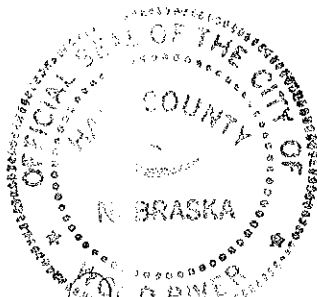

2. The Clerk is directed to submit this Resolution with the attachments to the Regional Planning Commission for their consideration and approval forthwith

Passed and approved this 16th of October, 2018.

CITY OF WOOD RIVER,  
HALL COUNTY, NEBRASKA

  
\_\_\_\_\_  
Greg Cramer, Mayor

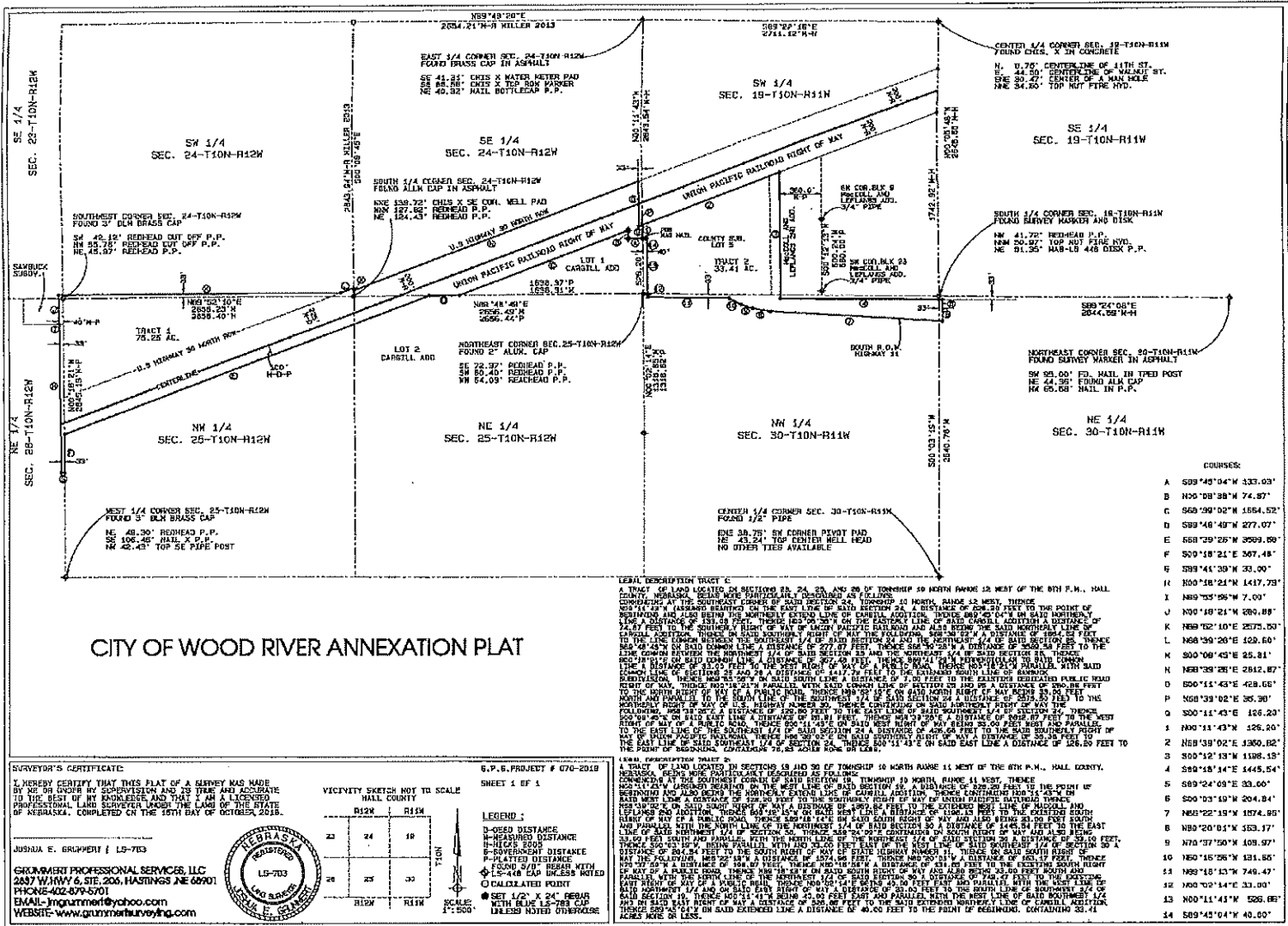
ATTEST:

  
  
\_\_\_\_\_  
Holly Plejdrup, City Clerk

LEGAL DESCRIPTION TRACT 1:

A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 10 NORTH RANGE 12 WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID NORTHERLY LINE A DISTANCE OF 133.03 FEET, THENCE N00°08'38"W ON THE EASTERLY LINE OF SAID CARGILL ADDITION A DISTANCE OF 74.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD AND ALSO BEING THE SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING, S68°39'02"W A DISTANCE OF 1664.52 FEET TO THE LINE COMMON BETWEEN THE SOUTHEAST ¼ OF SAID SECTION 24 AND THE NORTHEAST ¼ OF SAID SECTION 25, THENCE S89°48'49"W ON SAID COMMON LINE A DISTANCE OF 277.07 FEET, THENCE S68°39'26"W A DISTANCE OF 3589.58 FEET TO THE LINE COMMON BETWEEN THE NORTHWEST ¼ OF SAID SECTION 25 AND THE NORTHEAST ¼ OF SAID SECTION 26, THENCE S00°18'21"E ON SAID COMMON LINE A DISTANCE OF 367.48 FEET, THENCE S89°41'39"W PERPENDICULAR TO SAID COMMON LINE A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 1417.79 FEET TO THE EXTENDED SOUTH LINE OF SAWBUCK SUBDIVISION, THENCE N89°55'56"W ON SAID SOUTH LINE A DISTANCE OF 7.00 FEET TO THE EXISTING DEDICATED PUBLIC ROAD RIGHT OF WAY, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTION 25 AND 26 A DISTANCE OF 280.88 FEET TO THE NORTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°52'10"E ON SAID NORTH RIGHT OF WAY BEING 33.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24 A DISTANCE OF 2575.50 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 30, THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY THE FOLLOWING, N68°39'26"E A DISTANCE OF 129.60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, THENCE S00°08'45"E ON SAID EAST LINE A DISTANCE OF 26.81 FEET, THENCE N68°39'26"E A DISTANCE OF 2812.87 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE S00°11'43"E ON SAID WEST RIGHT OF WAY BEING 33.00 FEET WEST AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24 A DISTANCE OF 428.66 FEET TO THE SAID SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD, THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 35.38 FEET TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SECTION 24, THENCE S00°11'43"E ON SAID EAST LINE A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING, CONTAINING 75.25 ACRES MORE OR LESS.

Exhibit "1"



## ANNEXATION PLAN —Wood River Nebraska

October 16, 2018

### OVERVIEW

Section 17-405.01 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.

Section 18-3301 of The Nebraska State Statute allows Cities of the Second Class to annex land whenever the majority of owners of any territory lying contiguous to the corporate city limits desire the annexation.

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 – Tract #1**

The City and the property owner have caused to be prepared an annexation map of Tract #1 under consideration. The property owner has requested annexation. The City has forwarded a request to make a recommendation on annexation of Tract #1 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 and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- 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 City'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.*

#### **Other Factors – Tract #2**

The Mayor and the City Council have determined to include Tract #2 within the corporate city limits of the City as Tract #2 is urban in character and is in a direction deemed proper.

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 and level of services anticipated as a result of annexation.

The Inventory includes general information concerning:

- Existing infrastructure in affected area
- 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 City'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 – Tract #1 – Hefty Seed**

The Tract under consideration is located adjacent to the Wood River City Limits between US Highway 30 and 140<sup>th</sup> Road. The legal description and map are attached hereto.

#### **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 does not maintains 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 City.

4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. Maintenance of a section of Schultz Road and 150<sup>th</sup> Road will be agreed upon between the City of Wood River and Hall County, Nebraska. 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 does not maintains the water utilities services for the proposed annexation area in Tract #1. Water service to this area is available through private wells.

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

<b>Summary of Impacts – Tract #1</b>	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Not Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern and western perimeter
Water Service	Not Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

### **Inventory of Service and Service Plan – Tract #2 – Ag Services**

The Tract under consideration is located adjacent to the Wood River City Limits. The legal description and map are attached hereto.

#### 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 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 City. 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. Maintenance of a section of Schultz Road and 150<sup>th</sup> Road will be agreed upon between the City of Wood River and Hall County, Nebraska. 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 in Tract #2. 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



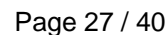
Summary of Impacts – Tract #2	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern perimeter
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

LEGAL DESCRIPTION TRACT 1:

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LEGAL DESCRIPTION TRACT 2:

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**RESOLUTION NO 2018-137**

**RESOLUTION TO ANNEX CERTAIN REAL ESTATE OWNED BY AGRICULTURAL SERVICES, INC. AND OTHERS TO THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA.**

WHEREAS, a survey and map of certain property owned by Agricultural Services, Inc. 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 survey and map was prepared by a competent survey, G.P.S., LLC in October, 2018.

WHEREAS, a copy of the survey and map has been filed with the Clerk of the City of Wood River, Nebraska.

WHEREAS, the City Council has approved a plan to furnish police, fire, snow removal and water 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 in addition to existing services.

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

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

WHEREAS, on approval of the survey and map by the Regional Planning Commission, an Ordinance shall be prepared for the purpose of 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 and map 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 and map is attached hereto as Exhibit "1" and a copy of the plan to extend police, fire, snow removal and water services is attached hereto and incorporated herein as Exhibit "2".

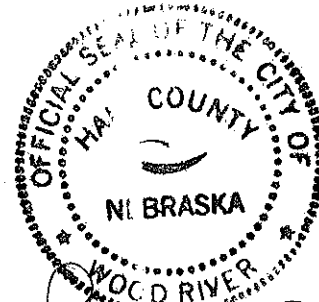

2. The Clerk is directed to submit this Resolution with the attachments to the Regional Planning Commission for their consideration and approval forthwith.

Passed and approved this 16th of October, 2018.

CITY OF WOOD RIVER,  
HALL COUNTY, NEBRASKA

  
\_\_\_\_\_  
Greg Cramer, Mayor

ATTEST:

  
  
\_\_\_\_\_  
Holly Plejdrup, City Clerk

LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH RANGE 11 WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID WEST LINE A DISTANCE OF 126.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD THENCE N68°39'02"E ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 1360.82 FEET TO THE EXTENDED WEST LINE OF MACCOLL AND LEFLANGS 2<sup>ND</sup> ADDITION, THENCE S00°12'13"W ON SAID WEST LINE A DISTANCE OF 1196.13 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE S89°18'14"E ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 1445.54 FEET TO THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 30, THENCE S89°24'09"E CONTINUING ON SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 30 A DISTANCE OF 33.00 FEET, THENCE S00°03'19"W, BEING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 30 A DISTANCE OF 204.84 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NUMBER 11, THENCE ON SAID SOUTH RIGHT OF WAY THE FOLLOWING, N86°22'19"W A DISTANCE OF 1574.96 FEET, THENCE N80°20'01"W A DISTANCE OF 163.17 FEET, THENCE N70°37'50"W A DISTANCE OF 108.97 FEET, THENCE N60°16'56"W A DISTANCE OF 131.65 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°18'13"W ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 749.47 FEET TO THE EXISTING EAST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°02'14"E BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SOUTHWEST ¼ OF SAID SECTION 19, THENCE N00°11'41"W BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 526.86 FEET TO THE SAID EXTENDED NORTHERLY LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID EXTENDED LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.41 ACRES MORE OR LESS.



## ANNEXATION PLAN —Wood River Nebraska

October 16, 2018

### OVERVIEW

Section 17-405.01 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.

Section 18-3301 of The Nebraska State Statute allows Cities of the Second Class to annex land whenever the majority of owners of any territory lying contiguous to the corporate city limits desire the annexation.

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 – Tract #1**

The City and the property owner have caused to be prepared an annexation map of Tract #1 under consideration. The property owner has requested annexation. The City has forwarded a request to make a recommendation on annexation of Tract #1 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 and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- 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 City'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.*

#### **Other Factors – Tract #2**

The Mayor and the City Council have determined to include Tract #2 within the corporate city limits of the City as Tract #2 is urban in character and is in a direction deemed proper.

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 and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- 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 City'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 – Tract #1 – Hefty Seed**

The Tract under consideration is located adjacent to the Wood River City Limits between US Highway 30 and 140<sup>th</sup> Road. The legal description and map are attached hereto.

#### **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 does not maintains 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 City.

4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. Maintenance of a section of Schultz Road and 150<sup>th</sup> Road will be agreed upon between the City of Wood River and Hall County, Nebraska. 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 does not maintains the water utilities services for the proposed annexation area in Tract #1. Water service to this area is available through private wells.

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

Summary of Impacts – Tract #1	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Not Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern and western perimeter
Water Service	Not Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

### **Inventory of Service and Service Plan – Tract #2 – Ag Services**

The Tract under consideration is located adjacent to the Wood River City Limits. The legal description and map are attached hereto.

#### **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 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 City. 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. Maintenance of a section of Schultz Road and 150<sup>th</sup> Road will be agreed upon between the City of Wood River and Hall County, Nebraska. 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 in Tract #2. 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

Summary of Impacts – Tract #2	
Police Protection	No Change
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)

LEGAL DESCRIPTION TRACT 1:

A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 10 NORTH RANGE 12 WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID NORTHERLY LINE A DISTANCE OF 133.03 FEET, THENCE N00°08'38"W ON THE EASTERLY LINE OF SAID CARGILL ADDITION A DISTANCE OF 74.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD AND ALSO BEING THE SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING, S68°39'02"W A DISTANCE OF 1664.52 FEET TO THE LINE COMMON BETWEEN THE SOUTHEAST ¼ OF SAID SECTION 24 AND THE NORTHEAST ¼ OF SAID SECTION 25, THENCE S89°48'49"W ON SAID COMMON LINE A DISTANCE OF 277.07 FEET, THENCE S68°39'26"W A DISTANCE OF 3589.58 FEET TO THE LINE COMMON BETWEEN THE NORTHWEST ¼ OF SAID SECTION 25 AND THE NORTHEAST ¼ OF SAID SECTION 26, THENCE S00°18'21"E ON SAID COMMON LINE A DISTANCE OF 367.48 FEET, THENCE S89°41'39"W PERPENDICULAR TO SAID COMMON LINE A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 1417.79 FEET TO THE EXTENDED SOUTH LINE OF SAWBUCK SUBDIVISION, THENCE N89°55'56"W ON SAID SOUTH LINE A DISTANCE OF 7.00 FEET TO THE EXISTING DEDICATED PUBLIC ROAD RIGHT OF WAY, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTION 25 AND 26 A DISTANCE OF 280.88 FEET TO THE NORTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°52'10"E ON SAID NORTH RIGHT OF WAY BEING 33.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24 A DISTANCE OF 2575.50 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 30, THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY THE FOLLOWING, N68°39'26"E A DISTANCE OF 129.60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, THENCE S00°08'45"E ON SAID EAST LINE A DISTANCE OF 26.81 FEET, THENCE N68°39'26"E A DISTANCE OF 2812.87 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE S00°11'43"E ON SAID WEST RIGHT OF WAY BEING 33.00 FEET WEST AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24 A DISTANCE OF 428.66 FEET TO THE SAID SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD, THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 35.38 FEET TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SECTION 24, THENCE S00°11'43"E ON SAID EAST LINE A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING, CONTAINING 75.25 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH RANGE 11 WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID WEST LINE A DISTANCE OF 126.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1360.82 FEET TO THE EXTENDED WEST LINE OF MACCOLL AND LEFLANGS 2<sup>ND</sup> ADDITION, THENCE S00°12'13"W ON SAID WEST LINE A DISTANCE OF 1196.13 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE S89°18'14"E ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 1445.54 FEET TO THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 30, THENCE S89°24'09"E CONTINUING ON SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 30 A DISTANCE OF 33.00 FEET, THENCE S00°03'19"W, BEING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 30 A DISTANCE OF 204.84 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NUMBER 11, THENCE ON SAID SOUTH RIGHT OF WAY THE FOLLOWING, N86°22'19"W A DISTANCE OF 1574.96 FEET, THENCE N80°20'01"W A DISTANCE OF 163.17 FEET, THENCE N70°37'50"W A DISTANCE OF 108.97 FEET, THENCE N60°16'56"W A DISTANCE OF 131.65 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°18'13"W ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 749.47 FEET TO THE EXISTING EAST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°02'14"E BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SOUTHWEST ¼ OF SAID SECTION 19, THENCE N00°11'41"W BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 526.86 FEET TO THE SAID EXTENDED NORTHERLY LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID EXTENDED LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.41 ACRES MORE OR LESS.

