



City of Grand Island

Tuesday, September 14, 2021

Council Session

Item E-4

Public Hearing on Annexation of Property Located at 1118 N. North Road (Lot 1 of Hanover 2nd Subdivision)

Council action will take place under Ordinances item F-7.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 14, 2021

Subject: Annexation of Property at 1118 N. North Road (Lot 1 of Hanover 2nd Subdivision)

Presenter(s): Chad Nabity, AICP

Background

The property at 1118 N. North Road consists of 1 single family home on 0.62 acres of property surrounded by the City of Grand Island on 3 sides - the north, south and west. There is a house to the south, Fire Station 4 to the north and a new subdivision to the west. The property is connected to city water and has city sewer available. The city of Grand Island maintains North Road to the east of the property.

Annexation of this property will facilitate the development of new and efficient election precincts and the planning department has received a request from the Hall County Election Commissioner to bring this item to the City Council for consideration.

At the August 10, 2021 meeting of the Grand Island City Council a resolution was passed indicating intent to annex property at 1118 N. North Road. The resolution also set the public hearing for annexation for September 14, 2021 and 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

The annexation plan is complete and was considered by the Regional Planning Commission after a public hearing at their meeting held September 1, 2021. This plan is available on the Grand Island City Website and from either the City Clerk or Regional Planning Department.

A map of the property and the annexation plan is attached.

Discussion

Nebraska Revised Statute §16-117 provides for the process of annexation. Council approved Resolution #2021-200 on August 10, 2021 stating their intent to annex this property. An annexation plan has been prepared by staff and referred to the Regional Planning Commission for recommendation.

From the September 1, 2021 Planning Commission Meeting:

Public Hearing – Annexation of 1118 N. North Road – Grand Island – Public Hearing regarding the annexation plan for property located at 1118 N. North Road

O'Neill opened the public hearing:

Nabity stated the property is a single house located south of the fire station. Nabity explained that the property was not included when the subdivision to the south was done or when redevelopment of house to the south. All the property around this property was annexed. This property is the only piece that is not considered city limits. It is adjacent to the fire station. If there is a fire at the house Grand Island Fire Department will respond. City sewer will be available in the near future and the house is connected to city water. This annexation was requested by Hall County Election Commissioner to protect the integrity and confidentiality of ballots and simplify drawing election precinct boundaries. No comment was made by the property owner.

O'Neill closed the public hearing:

A motion was made by Rainforth and second by Allan to approve the annexation of property located at 1118 N. North Road and it is also urban and suburban in nature and contiguous with city limits and city infrastructure is in place.

The motion was carried with seven members voting yes (Nelson, Allan, O'Neill, Ruge, Rainforth, Hendrickesen and Randone) with no members voting no.

The next step is for Council to hold a public hearing and consider approval of the ordinance to annex the property. Annexation ordinances must be read on three separate occasions.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the Ordinance on First Reading
2. Choose not to approve the Ordinance.
3. Modify the ordinance to change the areas under consideration for annexation.
4. Postpone the issue

Recommendation

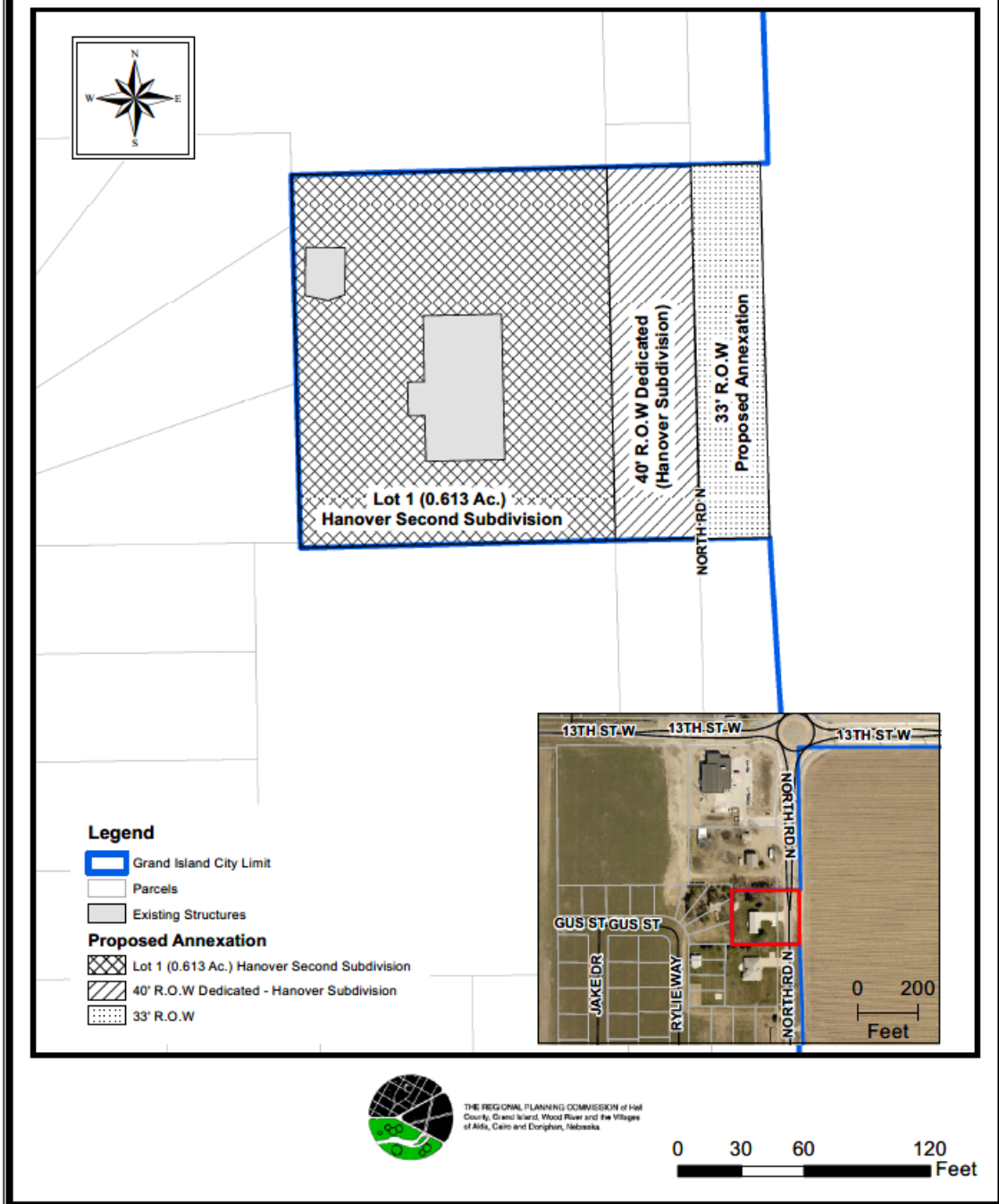
That Council pass the ordinance for annexation as presented.

Sample Motion

Move to approve the annexation ordinance on first reading as presented.

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PROPOSED ANNEXATION LOCATION MAP



ANNEXATION PLAN LOT 1 HANOVER SECOND SUBDIVISION AUGUST 2021

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.

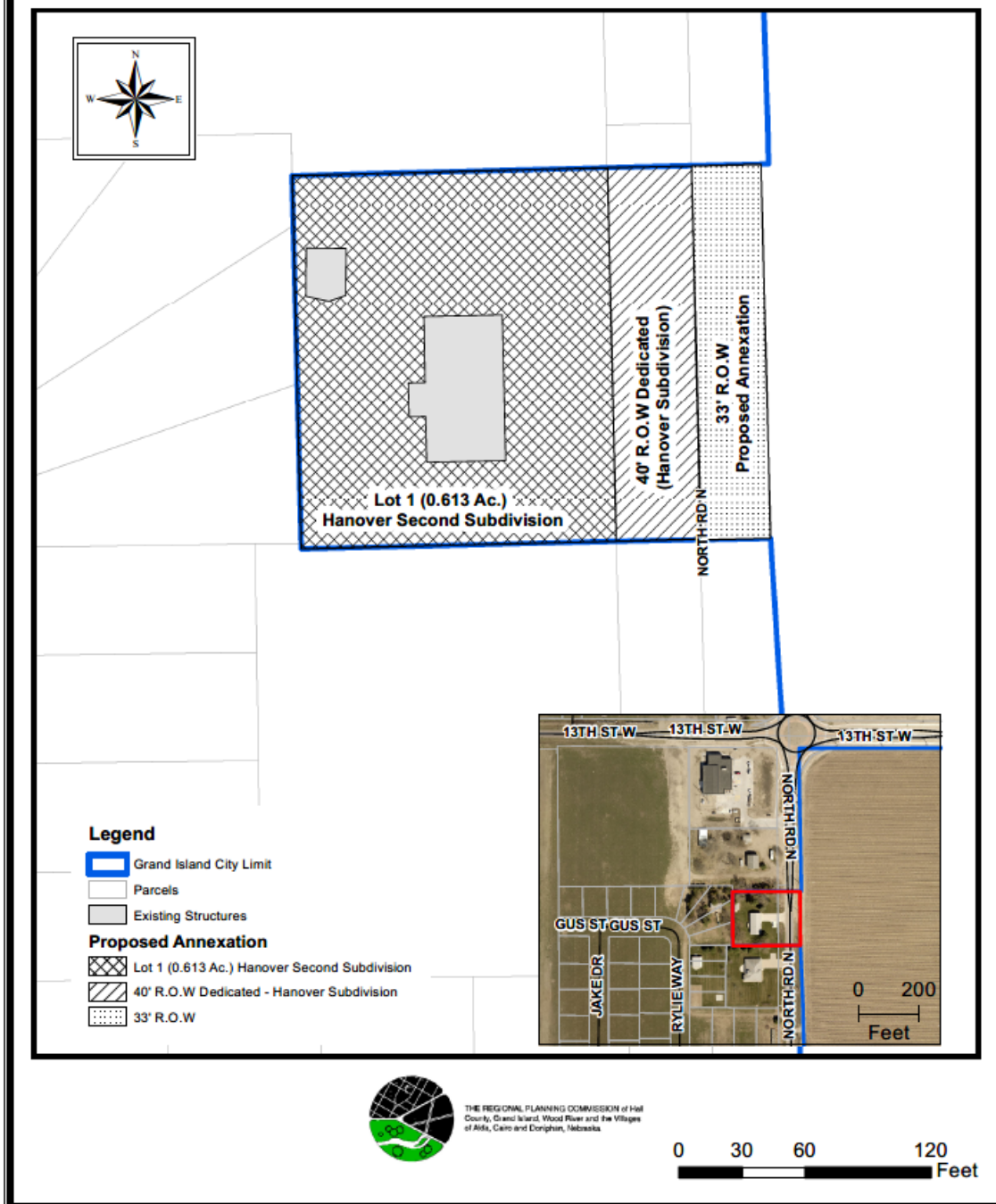
The inventory includes general information concerning:

- 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 may 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 and or payment of tap fees or assessments. Extension of services not immediately available may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.

PROPOSED ANNEXATION LOCATION MAP



Lot 1 of Hanover Second Subdivision and all adjoining right of way or easement for road purposes.

This property is the located in the northwest part of the community. It is south of 13th Street on the west side of North Road. The City of Grand Island provides electric and water services to this property area. A sanitary sewer connection is available to this property as part of a recent sewer assessment district. This is one residential lot with a one single family dwelling on 0.613 acres of property with additional right of way and easement for road purposes.

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 85 officers. The Police Department is staffed at a rate of 1.63 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services.

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 70 employees operating from four fire stations and City Hall Administration. Fire station 4 is locate immediately north of this property.

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. Firefighting personnel are emergency medical technicians and 35 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. A sanitary sewer connection for this property was installed as part of a sanitary sewer assessment district 544 and is located at the southwest corner of the property. The owners may connect to this service at any time. Final assessments will be determined upon final completion of district 544.

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 is already maintained by the City at this location as the portions of the road immediately north and south this approximate 180 foot gap in jurisdiction are already being maintained by the City.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. No additional mains are necessary to serve this property. This property hooked up to the Grand Island municipal water system for domestic water purposes.

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. The residents of this property currently have access to library services through an interlocal agreement with Hall County and Grand Island. Upon annexation services will be available as they are to all Grand Island residents.
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 with a connection in place
Roads and Streets	No Impact
Electric Service	Already in GI Service Area and connected
Water Service	Connected
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Would be Subject to GI Regulations
Library	No Impact
Other	No Impact
School District	Northwest School District

Financial Impacts of the Lot 1 Hanover Second Subdivision Annexation

Financial Impact	Before Annex	After Annex
2021 Property Valuation	\$165,873	\$165,873
City sales tax now applicable	No	Yes

Assume \$165,873 Value

2020 Tax Rates

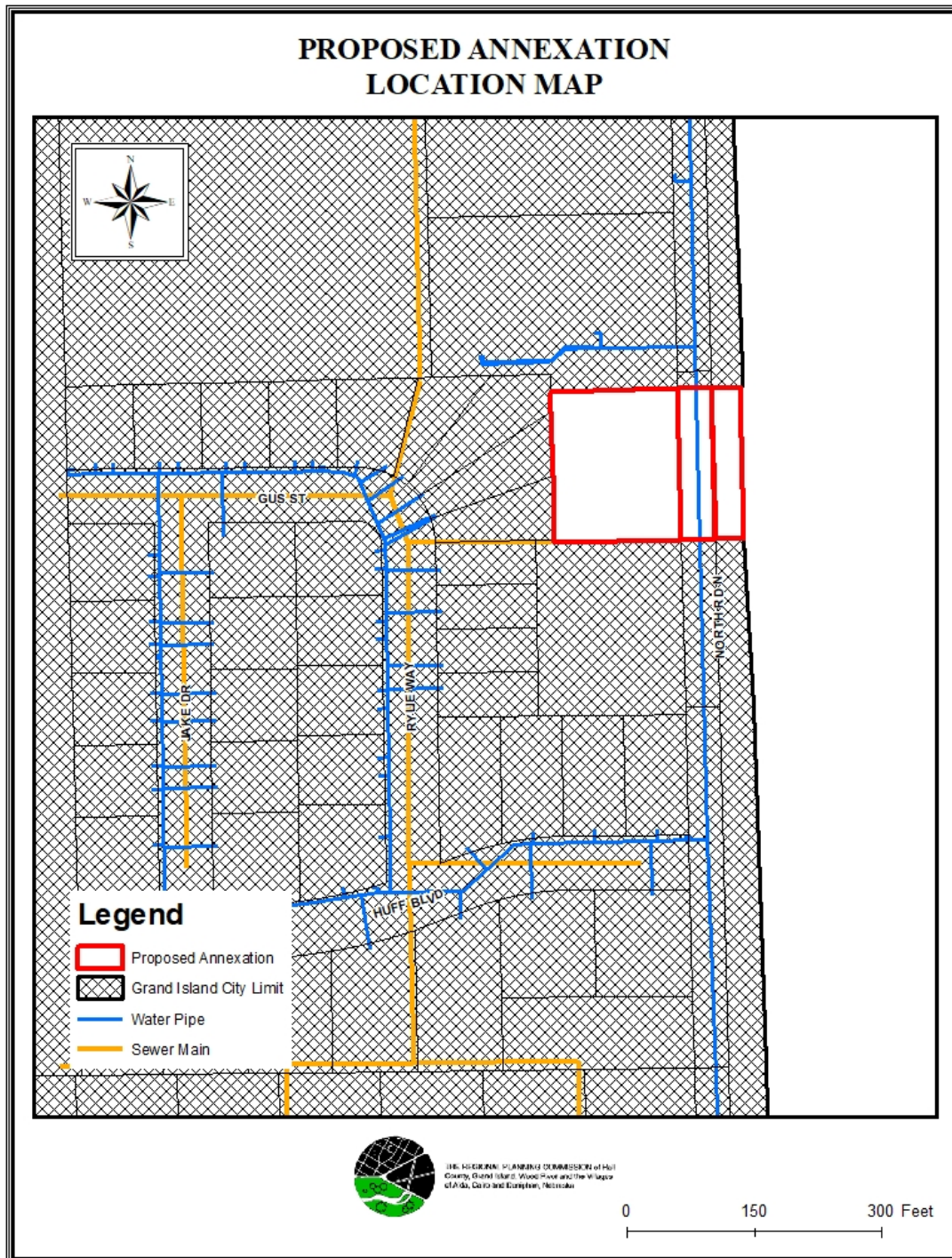
Tax Entity	Bond	2020 Levy	2020 Taxes	2020 Levy	2020 Taxes
City Levy	City Bond	0.00	\$0.00	0.344455	\$571.36
		0.00	\$0.00	0.00	\$0.00
CRA		0.00	\$0.00	0.020548	\$34.08
Hall County		0.390554	\$647.82	0.390554	\$647.82
Rural Fire	Fire Bond*	0.031063	\$51.53	0.00	\$0.00
		0.00	\$0.00	0.00	\$0.00
GIPS School	4th Bond 5th Bond		\$0.00	1.08	\$1791.43
			\$0.00	0.08094	\$134.26
			\$0.00	0.096867	\$160.68
NW School		0.776284	\$1287.65	0.00	\$0.00
ESU 10		0.015	\$24.88	0.015	\$24.88
CCC		0.092	\$152.60	0.092	\$152.60
CPNRD		0.022982	\$38.12	0.022982	\$38.12
Ag Society		0.002755	\$4.57	0.002755	\$4.57
Airport		0.009315	\$15.45	0.009315	\$15.45
	Airport Bond	0.021184	\$35.14	0.021184	\$35.14
Total Combined		1.36113700	\$2257.76	2.1766	\$3610.39

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

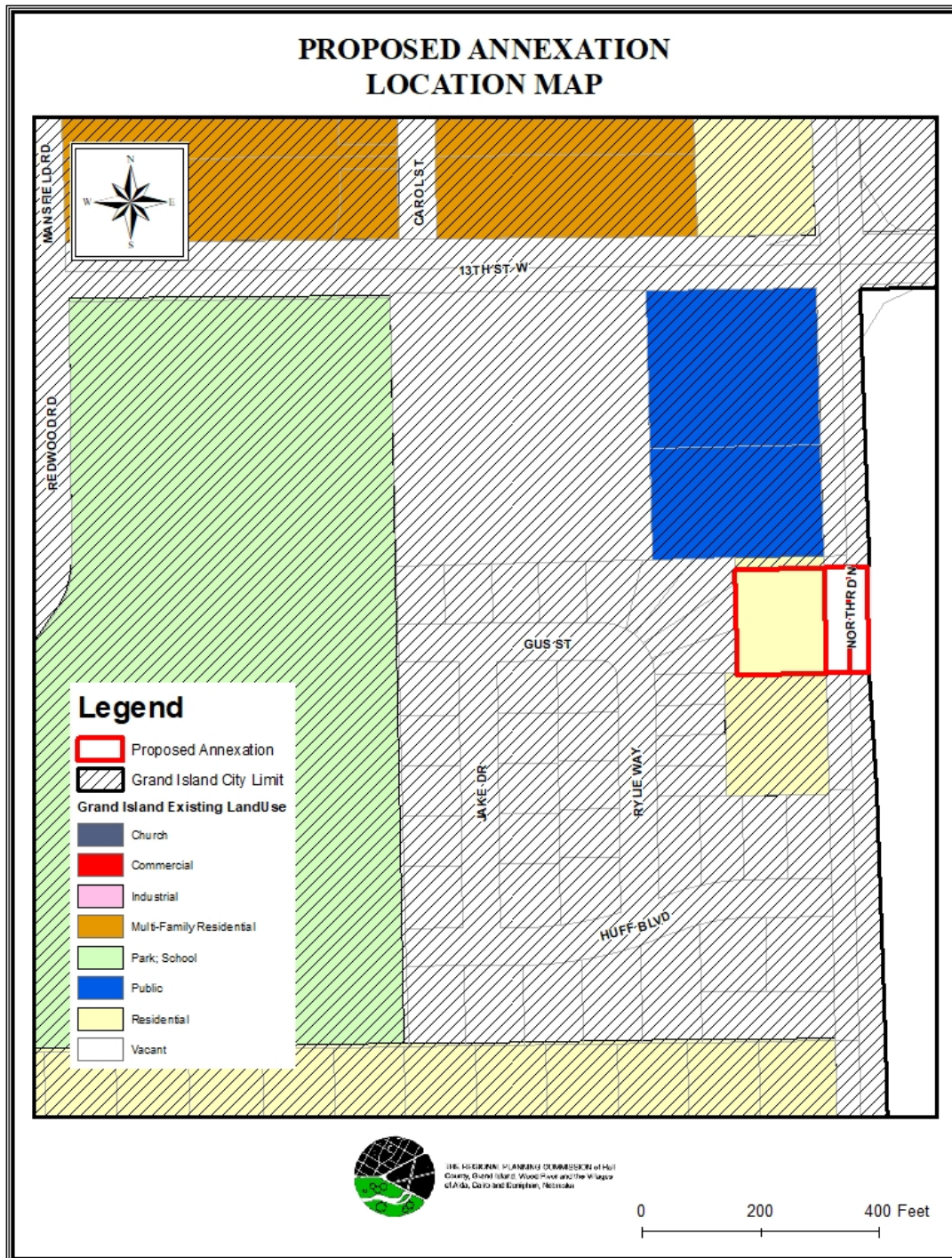
Total property tax levy 1.361137/\$2257.76 2.176600/\$3610.39

This property is already connected to city water and when connected to city sewer will pay a sewer 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 1118 N. North Road



Generalized Existing Land Use August 2021