



Hall County Regional Planning Commission

**Wednesday, September 1, 2021
Regular Meeting**

Item F3

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

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 23, 2021

SUBJECT: *Annexation of Property Located at 1118 N. North Road*

PROPOSAL: To annex properties as shown on the attached annexation plan

OVERVIEW:

Cities are created to facilitate the infrastructure necessary (streets, sewer, water...) for people to live together in close proximity. Annexation is the way cities grow. Grand Island has annexed suburban development numerous times over its history including areas such as Parkview, Capital Heights and Rainbow Lake. The City of Grand Island has been involved in numerous lawsuits over annexation but has ultimately continued to grow into the City it is today because of annexation.

Nebraska Statutes allow cities of the First Class to annex property that is adjacent to and contiguous with the municipal limits of the city and that is not agricultural land that is rural in nature. Agricultural land with adjacent municipal services and greater value as developed land than as farm ground has been found by Nebraska courts to be suburban in nature and therefore eligible for annexation. At the request of the Hall County Election Commissioner, City staff reviewed the house located at 1118 N. North Road to decide if it meets the qualifications of being adjacent and contiguous to the current city limits and not agricultural land that is rural in nature.

At the August 10, 2021 meeting of the Grand Island City Council a resolution was passed that directed the planning department and other city staff as follows:

- to proceed with preparing annexation plans (as required and defined by statute),
- to notify property owners and school districts as required by law, and
- to forward the annexation plans to the Regional Planning Commission for review,

for the house located at 1118 N. North Road.

The annexation plan is complete and ready for consideration and recommendation by the Regional Planning Commission. The map in the plan identifies the location of the house on the west side of North Road south of the new fire station.

The property under consideration is in the Grand Island Utilities District and the Northwest/Cedar Hollow School District. This property is currently on City water and a sanitary sewer improvement district is almost complete that will make sanitary sewer available to this house.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex this property as presented finding that:

Municipal services including water, street maintenance, electricity and building inspections are currently being provided by the City of Grand Island.

Municipal services including sanitary sewer, police, fire and ambulance, and library services will be available upon annexation.

That the house located on a lot of less than 1 acre connected to city water and surrounded by city limits on 3 sides is not agricultural and rural in nature.

That annexation of this property would further the case for fair and confidential democratic elections.

_____ Chad Nabity AICP, Planning Director

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.

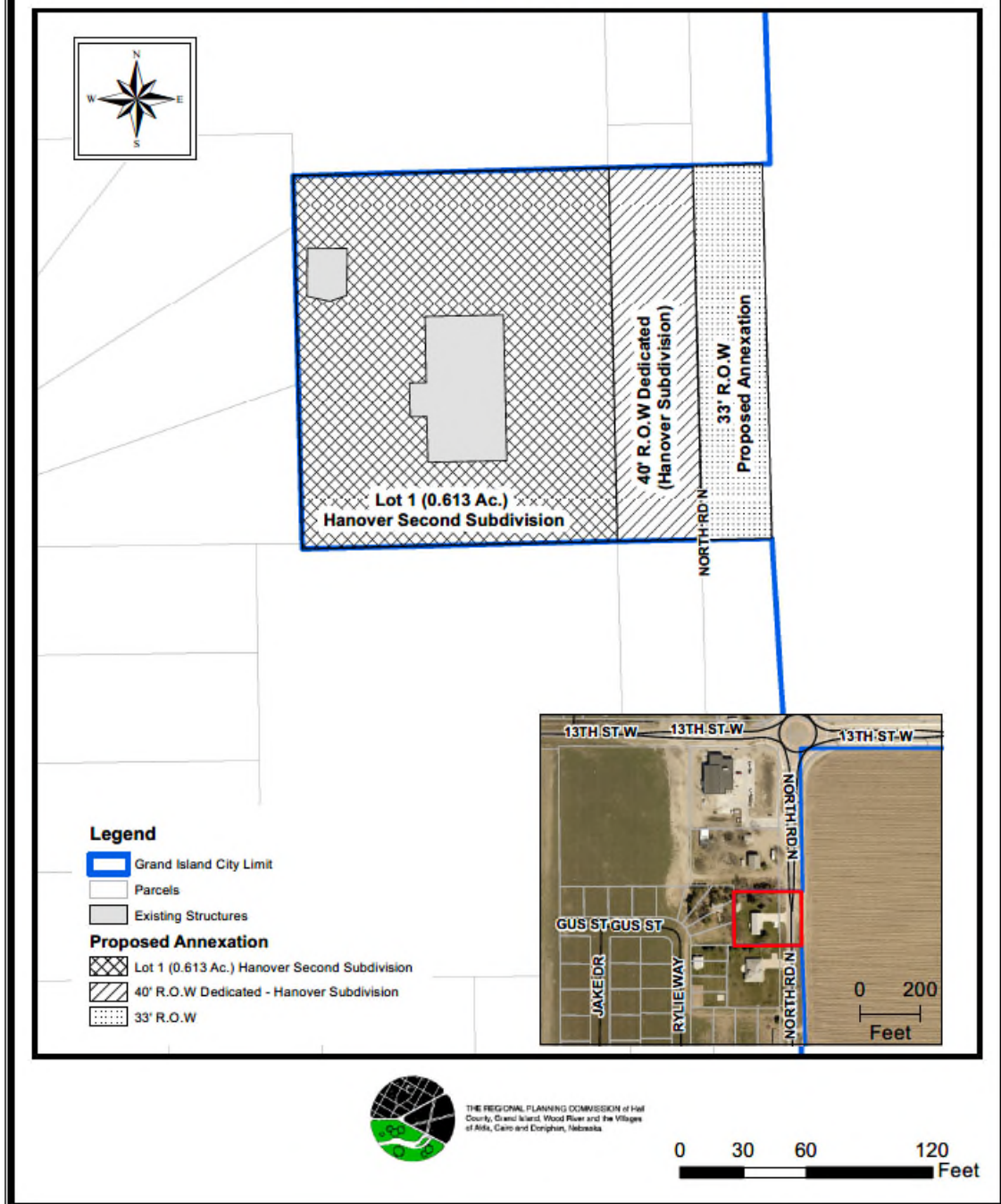
The inventory includes general information concerning:

- 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

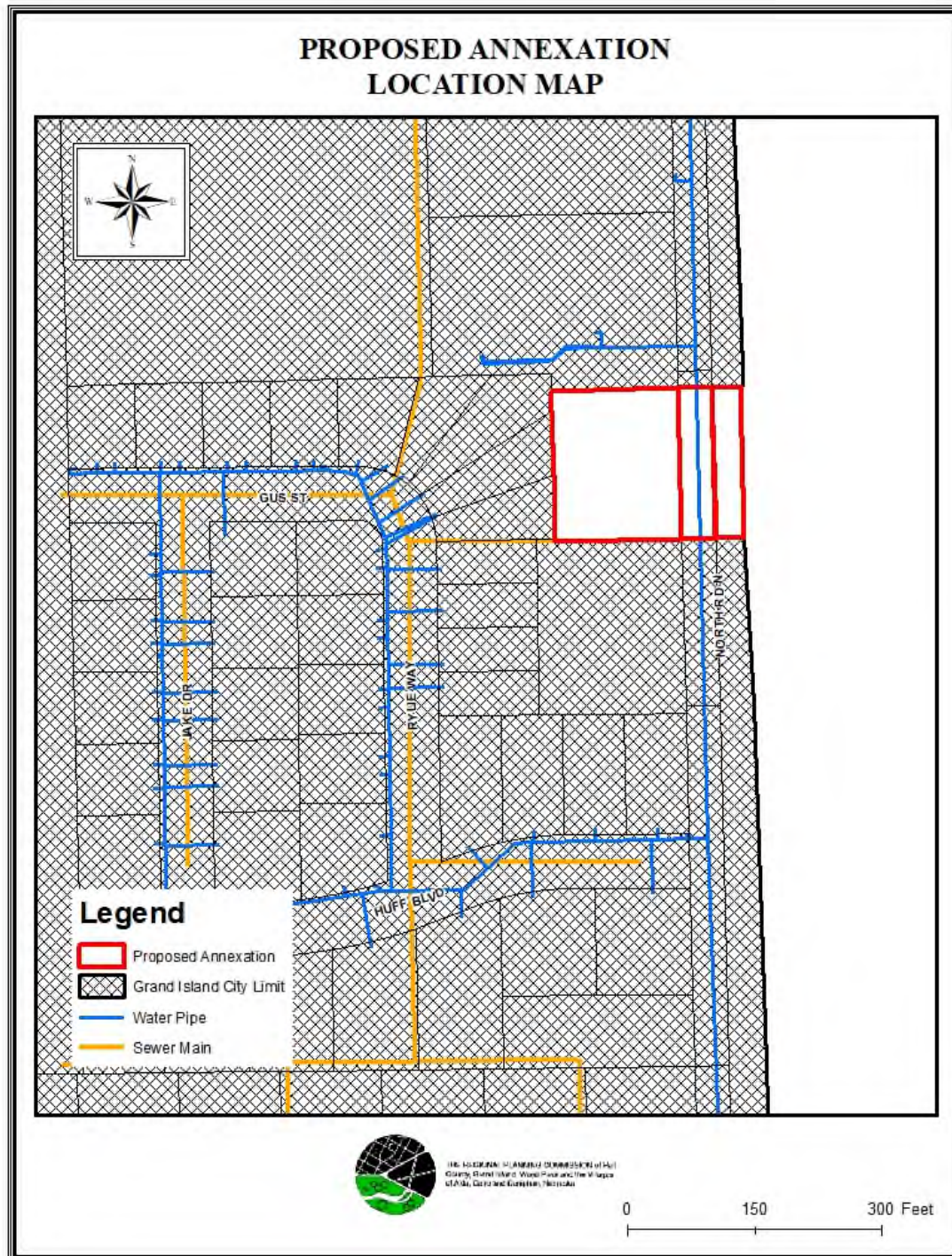
Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy 1.361137/\$2257.76

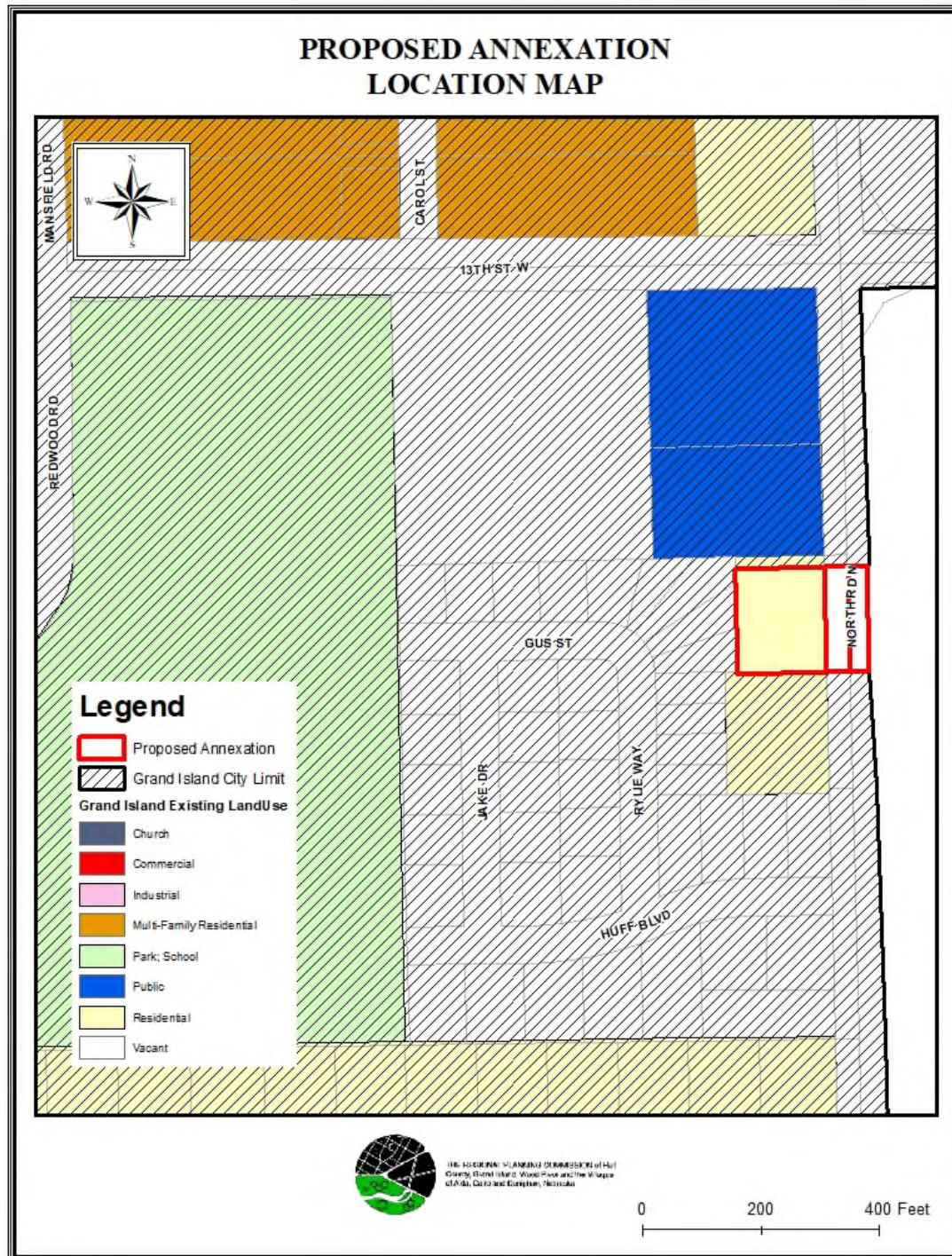
2.176600/\$3610.39

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