



City of Grand Island

Tuesday, May 21, 2002

Council Session

Item F5

#8739 - Consideration to Refer Annexation Areas to the Regional Planning Commission

BACKGROUND

When people live, work and play in close proximity to one another, municipalities are created to provide the services essential for the protection of the health, safety and well being of residents. Municipalities provide the governmental services essential for sound urban development. They provide for the protection of health, safety and well being of property owners in areas that are used primarily for residential, industrial, and commercial purposes. Municipalities must concern themselves with orderly growth pursuant to land use, building, streets, sidewalks, sanitary sewer, storm sewer, water, electrical service, parks, libraries, fire protection, and police protection.

Many factors drive annexation of urban and suburban areas adjacent to existing city boundaries. Expansion of municipalities should not be based on a short-term economic analysis but rather on a long-term plan to achieve the necessary expansion of services in the most economical manner. This requires sound planning. Annexation of the proposed areas makes sense. It is the right thing to do if services are to be provided and growth planned for. Municipalities have historically been charged with meeting the needs of the expanded community. The City will inherit these areas of the community at some point. It is best to acquire and plan for improvements in infrastructure.

It is incumbent upon cities to anticipate and allocate resources for existing and future infrastructure improvements.

SUMMARY

Council has identified at the two previous Retreat/Planning sessions an interest in annexation.

Staff identified 15 areas that were appropriate for consideration of annexation. An inventory of services, costs for infrastructure improvements, and other information was developed for the annexation plan presented to the City Council at their retreat on March 5, 2002.

Because all 15 areas have budgetary implications and city officials must recognize the fiscal realities of providing services to newly annexed areas, staff refined the potential annexation areas based on 1) need; 2) available resources and has forwarded 9 areas to the City Council for consideration. Phasing of infrastructure construction (especially of area #4) allows costs to be spread out over multiple years.

While the proposed annexation timetable allows several opportunities for citizen comment at OFFICIAL meetings, an additional effort was made to discuss annexation issues

with property owners in an informal setting. The open houses provided an excellent opportunity for one on one interaction allowing property owners, as well as City staff and officials to discuss concerns and issues. The meetings were very successful. Meeting at Cedar Hollow - 67 people attended Meeting at Seedling Mile on Saturday morning - 63 people attended Meeting at Seedling Mile on Wednesday evening - 44 people attended. Staff did their best to answer questions with factual information while neither advocating nor opposing annexation.

The proposed annexation timetable is as follows:

Referral of annexation issue to Regional Planning Commission on May 21, 2002

June 5, 2002 Regional Planning Commission Meeting

June 11, 2002 Resolution Setting Public Hearing

June 25, 2002 Public Hearing and First Reading of the Ordinance

July 9, 2002 Second Reading of the Ordinance

July 23, 2002 Third and Final Reading of the Ordinance

The reasons for this timetable include:

Impending infrastructure issues

Process needs to be structured and timely

Council's discussions last two years at Retreat

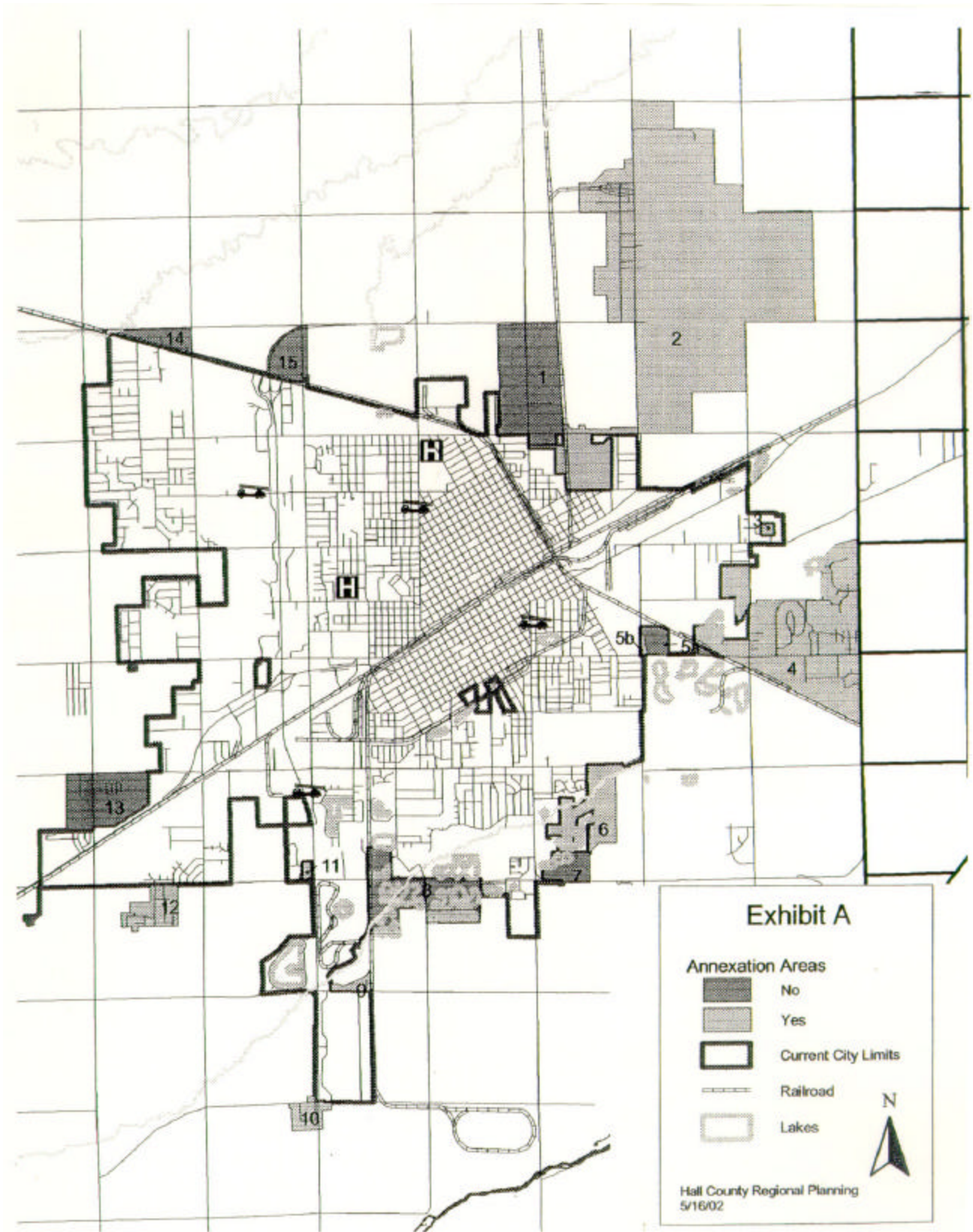
Issue that shouldn't be left unresolved

The process of considering areas for annexation is one which is lengthy and provides multiple opportunities for input from the public and deliberation by the Mayor and City Council. The formal process is generally initiated by the passage of an ordinance which refers the territories under consideration for annexation to the Regional Planning Commission to conduct the public hearing and make recommendations back to the Mayor and City Council. These recommendations are not binding, but are based on the special powers and duties of the Commission to express its judgment regarding the relation of the proposed annexations to the planning of the municipality and whether the proposed annexations are consistent with and should be included in the annexation component of the comprehensive development plan.

The ordinance referring the nine areas recommended for annexation to the Regional Planning Commission for consideration also directs that the City Clerk formally notify all school districts within which the areas are situated to be notified of these deliberations and that a referral has been made to the Regional Planning Commission. The City Clerk is to notify the school districts of the time, date and place of the meeting of the Regional Planning Commission at which the public hearing and deliberations will occur. The notice is to include a copy of this ordinance as approved and adopted.

As has been stated repeatedly, including particularly during three open houses, there will be at least five meetings during the annexation deliberations for the public to appear and comment, including one before the Regional Planning Commission and four before the Mayor and City Council. This procedure allows the Mayor and City Council to have multiple opportunities to receive information, pro and con, regarding each area considered for annexation prior to making a final decision. We recommend approval of the ordinance as drafted.

Staff Contact:



ORDINANCE NO. 8739

An ordinance to refer certain areas suitable for annexation to the Regional Planning Commission for proceedings and recommendations; to direct the City Clerk to provide notice to Boards of Education; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The Mayor and City Council have previously discussed whether certain areas which are urban or suburban in character, and are contiguous or adjacent to the City of Grand Island should be annexed and made a part of the City.

SECTION 2. Information has been compiled regarding fifteen such areas which conform to the statutes of the state of Nebraska for purposes of annexation, and the administration and staff have made favorable recommendations regarding nine of the fifteen areas as shown on attached Exhibit "A".

SECTION 3. The Mayor and City Council wish to provide the public with opportunities to provide input into the deliberations considering annexation and are required by Neb. Rev. Stat. §19-929 to receive recommendations from the Regional Planning Commission concerning territories considered for annexation prior to any final action and to set a reasonable time within which to receive said recommendations from the commission.

SECTION 4. The Mayor and City Council do hereby refer the nine areas for which favorable recommendations for annexation have been received from the administration and staff to the Regional Planning Commission for such public hearings and proceedings as are

Approved as to Form ? _____
May 16, 2002 ? City Attorney

ORDINANCE NO. 8739 (Cont.)

provided by law, and request that the Commission provide recommendations to the City on or before June 10, 2002 with respect to each such area.

SECTION 5. The Mayor and City Council direct the City Clerk to notify the Board of Education of each school district in which the nine areas are situated of the consideration before the Regional Planning Commission and advise each said board of the meeting time, date and place of the commission meeting at which this matter is to be considered. Said notification shall include a copy of this Ordinance as approved and adopted.

SECTION 6. Any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 7. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: May 21, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk