



City of Grand Island

Tuesday, June 25, 2002

Council Session

Item E5

Public Hearing on Annexation

This is the public hearing required by statute on the proposed annexation of nine areas of land contiguous and adjacent to the City of Grand Island and proposed annexation plan for extension of City services to these lands. The annexation plan under consideration was previously adopted for consideration by Resolution 2002-159. Following the public hearing the final version of the annexation plan must be adopted and ratified by ordinance, including any amendments resulting from the Mayor and City Council's consideration and debate following the hearing. The proposed annexation plan was delivered to the Council previously. The current packet includes the proposed annexation ordinance as well as a number of attachments relating to issues and questions raised during prior meetings with the public as well as the proceedings on the record during past City Council meetings.

Can The Police And Fire Departments Adequately Serve The Areas Proposed For Annexation_ Attached are memorandums from the departments confirming that not only are they able to adequately serve the new areas with existing resources. In the case of the Fire Department, acquisitions of equipment under consideration for the 2002-2003 budget as well as the extension of City infrastructure including water and hydrants, will allow fire protection to improve substantially. This equipment will improve not only fire protection to the areas proposed for annexation ,but also those parts of our existing community which do not have hydrants.

Is There Development Potential In Area 4_ A substantial share of the lands in Area 4 is currently undeveloped. Almost 20 tracts which are not platted, and some platted lands such as Twins Lake Second Subdivision, are suited for development. However, given the cost of complying with the state's requirements for private water and sanitary sewer systems, significant additional development is not likely until City water and sewer is available.

Will It Cost \$20,000-27,000 Per Home To Have City Sewer Service_ Attached is a spreadsheet showing average front foot costs for recent sanitary sewer projects of the City. The conservative informal figure used by the City to estimate the average front foot cost for residential sewer service has been \$80.00/ft. The attached spreadsheet illustrates that this number is sound in that during the period from 1998-2001 in Sanitary Sewer Districts Nos. 486, 487, 489, 490, 492 and 493, the average front foot cost has ranged from \$34.89/ft. to \$66.34/ft. for residential properties. Actual cost will depend on design factors for individual districts these cost are for illustration purposes only.

It should be reiterated that there is no cost until a neighborhood requests creation of a district, the district passes protest, and is designed and constructed.

What Is The Impact On Development Of The Odor Problems At The Waste Water Treatment Plant_ Currently the City is in the process of redesigning the WWTP and modifying the treatment process in a manner which will not only improve odor emissions but also enhance plant efficiencies and operations. The current cost estimates are in the \$5,000,000 range. The Public Works intends to start engineering and design work in the fall of 2002 with the main construction to occur during the 2003 construction season. The plant revision will be funded through refinancing of existing WWTP revenue bonds which are callable in 2004. Based on projections from the City's finance department, the plant improvements will not change the City's annual debt service payments significantly from those currently in place, but will extend the payments another 5-7 years. The WWTP redesign and modification can be handled concurrently with sewer construction in the annexation areas without adversely affecting the financial integrity of the plant.

Is The Water From Private Wells Better Than That Provided By The City_ Without question, the water provided by the City's water department is of higher quality and more closely monitored than that from private wells. Regarding nitrates, the water supply from the Platte River Wellfield is less than 1 ppm. The highest nitrate content found in the current municipal system of wells would likely be 6 ppm found in a well located in the westerly part of the City. The quality of the City's water is monitored continuously to be safe, sanitary and reliable.

Attached is a list of critical water test from the Grand Island Hall County Department of Health from proposed annexation areas 4 and 12 during the period of January 2001 – June 2002. This list includes test of private wells in these areas found to have nitrates in excess of 9.70 ppm and positive coliform test. Nitrates in excess of 10.0 ppm in drinking water may pose potential health problems to small children and elderly. We have not included the street addresses or the last two digits of the lab test in order to protect the privacy of the individuals requesting the test.

Is It Easy To Replace And Relocate A Private Sanitary Sewer System In Area 4_ One gentleman recently stated before the Regional Planning Commission and the City Council that he was able to conveniently and easily locate and construct a new septic tank and leach field in the Kuester Lake area after his older system failed. This understates the problem – the City Building Department spent substantial time assisting the relocation and layout of the new field; however, the field is located off the homeowners property and much of that convenience is directly attributable to the knowledge and assistance of the Building Department staff.

Staff Contact: Charlie Cuypers



INTEROFFICE
MEMORANDUM
Police Department

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DATE: June 20, 2002

TO: Charles Cuypers, City Attorney - Marlan Ferguson, City Administrator

FROM: Kyle L. Hetrick, Chief of Police

RE: Annexation

The Grand Island Police Department has expanded its police force by 15 officers since 1996. In 1996 we were understaffed as our 1.4 officers per one thousand indicated. The state average for 1st Class cities is 1.9 Officers per one thousand population. We have added the following police officer positions since 1996:

1996	2 Officers	Traffic Unit	funded by a grant by Nebraska Highway Safety
1997	3 Officers	School Resource Officers	funded by Federal Grant & GI Schools
1998	2 Officers	School Resource Officers	funded by Federal Grant & GI Schools
1999	5 Officers	Community Oriented Policing Strategies	funded by Federal Grant
1999	1 Officer	Drug Enforcement Officer	funded by HIDTA
2000	1 Officer	Housing Authority Officer	funded by HUD
2001	1 Officer	Allocated for Domestic Violence	funded by Crime Commission*

*Grant was not approved, however; position was kept because officers were called to active military duty as a result of 9-11

The Grand Island Police Department is now staffed with 1.75 officers per one thousand population. (75 sworn officers vs. 60 in 1996). I would not anticipate an immediate need to increase our staffing levels even if all the proposed annexation areas would be incorporated into our city. If we served 3,000 new city residents, which is more than the annexed areas would bring in, our officers per one thousand ratio would still be 1.63., well ahead of the 1996 level. I do believe that the foresight of council and city administration to add officers was a major factor in the 25% decrease in our crime rate which happened in 1999.

The most populated annexation areas proposed are of a suburban nature that do not generally call for extensive police calls for service. Bellevue, Nebraska traditionally has half the crime rate of Grand Island even though they almost mirror our census population. Their community is very suburban in nature being adjacent Omaha, plus, Bellevue has annexed large residential areas. The high populated areas in the proposed Grand Island annexation are traditionally very low crime areas.

INTEROFFICE MEMORANDUM



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Additionally, our department is implementing technology improvements that should free more officers time from burdensome report writing. We replaced in-house computers in 2001 and in 2002 we will have our computers in the cars. Hopefully, we will start realizing time savings after the learning curve of the new system "kicks in" around late 2003.

There are additional efficiencies that need to be explored with manpower deployment, scheduling, and shift assignment before we consider adding personnel as a result of annexation.

INTEROFFICE MEMORANDUM



Fire Department

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TO: Mayor and City Council
FROM: Fire Department
DATE: June 21, 2002
RE: Annexation

Currently through 2002:

We have been providing emergency medical services to the proposed annexed areas for some time and believe the service has been satisfactory.

If annexed today:

EMS services will be accompanied by an engine company in the same manner as currently provided on calls within the city.

Annexed areas will be provided with fire protection in a timely and effective manner. Estimated initial response times to all proposed annexation areas will be 6 – 8 minutes with normal speed and driving conditions.

Consideration of future fire station locations will include response times to all areas of the city.

Short term goals to serve all the areas under consideration for annexation are:

- Pumper/tanker – 1500 gallon
This equipment is needed to provide service to areas currently within the city without adequate hydrants and airport service, as well as those areas under consideration for annexation.
- Air Rescue Firefighting training

The current budget under consideration for 2002-2003 includes funding for an engine company, irrespective of results of annexation.

In proposed areas 2, 4, 6, 10 and 12 the availability of water is a concern. Several options to supply water have been considered; but, the most economical and efficient method in the short term, is to transport water where needed. The permanent solution is to construct infrastructure to provide city water and hydrants in neighborhoods as well as along trunk lines. Within a short period of time, with the city's full time professional fire department and the extension of city water service to many of the areas under consideration for annexation, it is expected that the city will be able to provide greater firefighting capacity than is currently available to these areas.

Long term goals:

- Relocation of stations to improve response.
- Adequate water supply.
- Continuation of specialized training.

-----Original Message-----

From: David Springer
Sent: Friday, June 21, 2002 9:41 AM
To: Charlie Cuypers
Cc: Marlan Ferguson
Subject: WWTP Modifications

One of the questions brought up at this week's council study session related to annexation, was the impact on development in the eastern edge of the city from the lingering odor problems at the Waste Water Treatment Plant (WWTP). Our plan to deal with the odor abatement concerns at the WWTP is a redesign of the plant itself and a modification of their process, which is also intended to enhance efficiencies and improve operations. We are estimating a cost in the five million dollar range and would like to start engineering and design work yet this fall with the main implementation work to occur next season. As we would fund infrastructure needs for annexation of about \$4.3 million out of WWTP cash reserves and operations, this plant revision could be funded through the refinancing of existing WWTP revenue bonds, which are callable in 2004. We would probably not change our annual debt service significantly from current costs, just push it out another 5-7 years. In summation, I feel that concurrent construction of sewer infrastructure in the proposed annexation areas and WWTP modifications is very doable.

SUMMARY OF CRITICAL WATER TESTS – JANUARY 2001 THROUGH JUNE 2002

PROPOSED ANNEXATION AREA 4

LAB #	DATE	ADDRESS	CITY	N	C
139__	1/31/01		Grand Island	10.20	
141__	2/8/01		Grand Island	11.10	
163__	6/11/01		Grand Island	17.30	
172__	7/19/01		Grand Island	10.90	
173__	7/24/01		Grand Island	10.60	
175__	8/6/01		Grand Island	9.70	
181__	8/27/01		Grand Island	11.60	
186__	9/12/01		Grand Island	10.00	
197__	10/29/01		Grand Island	11.10	
198__	10/30/01		Grand Island	15.70	
217__	2/13/02		Grand Island	17.10	
218__	2/20/02		Grand Island	11.00	
219__	2/28/02		Grand Island	9.90	
224__	3/27/02		Grand Island	9.90	
228__	4/22/02		Grand Island	10.90	
194__	10/11/01		Grand Island		65
200__	11/13/01		Grand Island		75
203__	11/27/01		Grand Island		23
209__	1/2/02		Grand Island		6

PROPOSED ANNEXATION AREA 12

LAB #	DATE	ADDRESS	CITY	N	C
213__	1/24/02		Grand Island	21.20	20
217__	2/19/02		Grand Island	17.80	
223__	3/25/02		Grand Island	18.90	1
223__	3/26/02		Grand Island	15.10	
232__	5/13/02		Grand Island	19.80	
232__	5/14/02		Grand Island	14.00	

Front Foot Cost for Recent Sanitary Sewer Districts (Per side)

June 20, 2002

<u>District Number</u>	<u>Year Const.</u>	<u>General Location</u>	<u>Average Front Foot Charge (Per Side)</u>
486	1998	Reuting Sub.	\$ 34.89
487	1998	Farrall Sub.	\$ 47.96
489	1999	Pl. Valley 2nd.	\$ 42.91
492	2001	R & B	\$ 50.80
		Gr. West 2nd	\$ 37.44
493	2001	Potash Sub.	\$ 66.34

Grand Island Public Works Department - Engineering Division 6/20/2002