



City of Grand Island

Tuesday, June 14, 2005

Council Session

Item I1

#2005-179 - Approving Annexation Plan for Properties Located North of Capital Avenue and East of St. Paul Road and Various Properties Adjacent to the City of Grand Island and Scheduling Public Hearing

Staff Contact: Chad Nabity

Council Agenda Memo

From: Hall County Regional Planning Department

Meeting: June 14, 2005

Subject: Annexation of properties adjacent to City Limits

Item #'s: I-1

Presenter(s): Chad Naby, AICP Hall County Regional Planning Director

Background

A request has been received to consider annexation of property located north of Capital Avenue and east of St. Paul Road. The owners of 1024 Capital Avenue wish to connect to city sewer available in Capital Avenue. City administration is suggesting that additional annexation actions be taken by council for properties adjacent to 1024 Capital Avenue and for properties purchased by the waste water utility department near the waste water treatment plant as well as two areas of street right of way that were not officially annexed but because of statutory requirements are the responsibility of the City of Grand Island.

Discussion

Nebraska Revised Statute §16-117 provides for the process of annexation. In following the schedule set out when this matter was referred to the Regional Planning Commission for recommendation. The second action in this process for Council is to pass a resolution stating their intent to annex areas, approve an annexation plan and set a public hearing for comment on annexation before council.

Alternatives

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

1. Approve the resolution of intent to annex, the attached annexation plan, and set a public hearing on annexation for June 28th, 2005.

2. Choose not to approve the resolution of intent to annex, the attached annexation plan, and set a public hearing on annexation for June 28th, 2005.
3. Modify the resolution of intent to annex, the attached annexation plan, and/or the a public hearing date.
4. Table the issue

Recommendation

City Administration recommends that the Council Approve the resolution of intent to annex, the attached annexation plan, and set a public hearing on annexation for June 28th, 2005.

Sample Motion

Approve the resolution of intent to annex, the attached annexation plan, and set a public hearing on annexation for June 28th, 2005.

ANNEXATION PLAN –June 2005

May 17, 2005

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. Specifically, changes in October, 1999 to Nebraska Department of Environmental Quality Regulation Title 124 concerning on site waste water treatment systems impacts new and replacement private septic systems.
9. Assist in population growth to enable community to reach Community Development Block Grant entitlement status – 50,000. Entitlement communities automatically receive Community Development block grant dollars; no competitive process required.
10. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
11. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

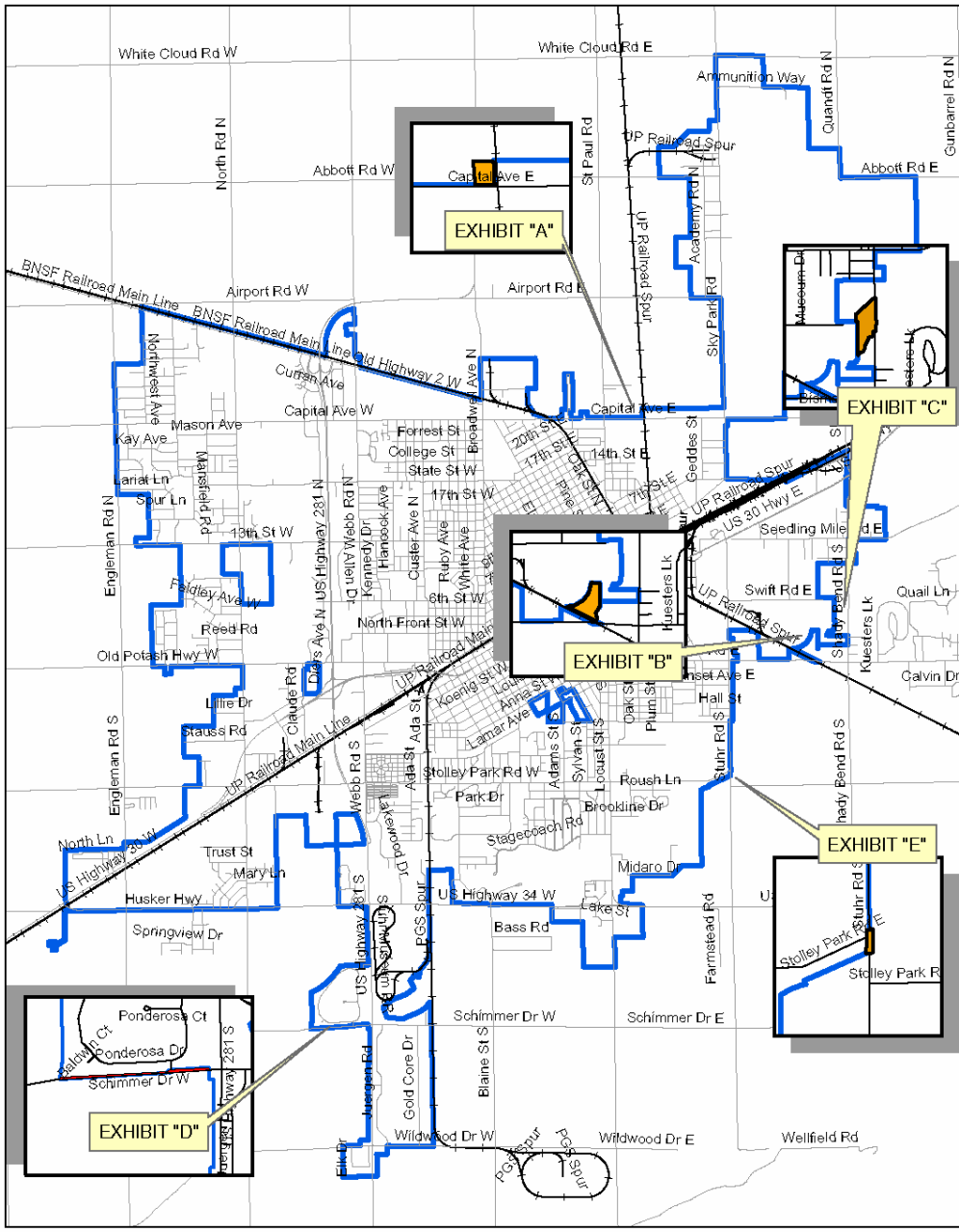
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Jeremy and Tina Trotter of 1024 E Capital Avenue have requested that the City annex their property and allow them to connect to city sewer.

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 will 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. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



Area 1 Capital Avenue Properties

The property identified as the Area 1 is located in the northeast area of the community and is north of Capital Avenue between the east of St. Paul Road and west of the Ord Branch Line. The City of Grand Island provides electric services to the area. Sewer and water are both available to these properties

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, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

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 69 employees operating from four fire stations. The nearest fire station is Station #2 located on Broadwell Street, approximately 1.75 miles from the nearest part of the proposed annexation area.

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. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated.

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

Capital Avenue is already maintained by the City of Grand Island

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. Water service to this area is available and 1006 and 1026 E. Capital Avenue are already connected to City water.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact 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.

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

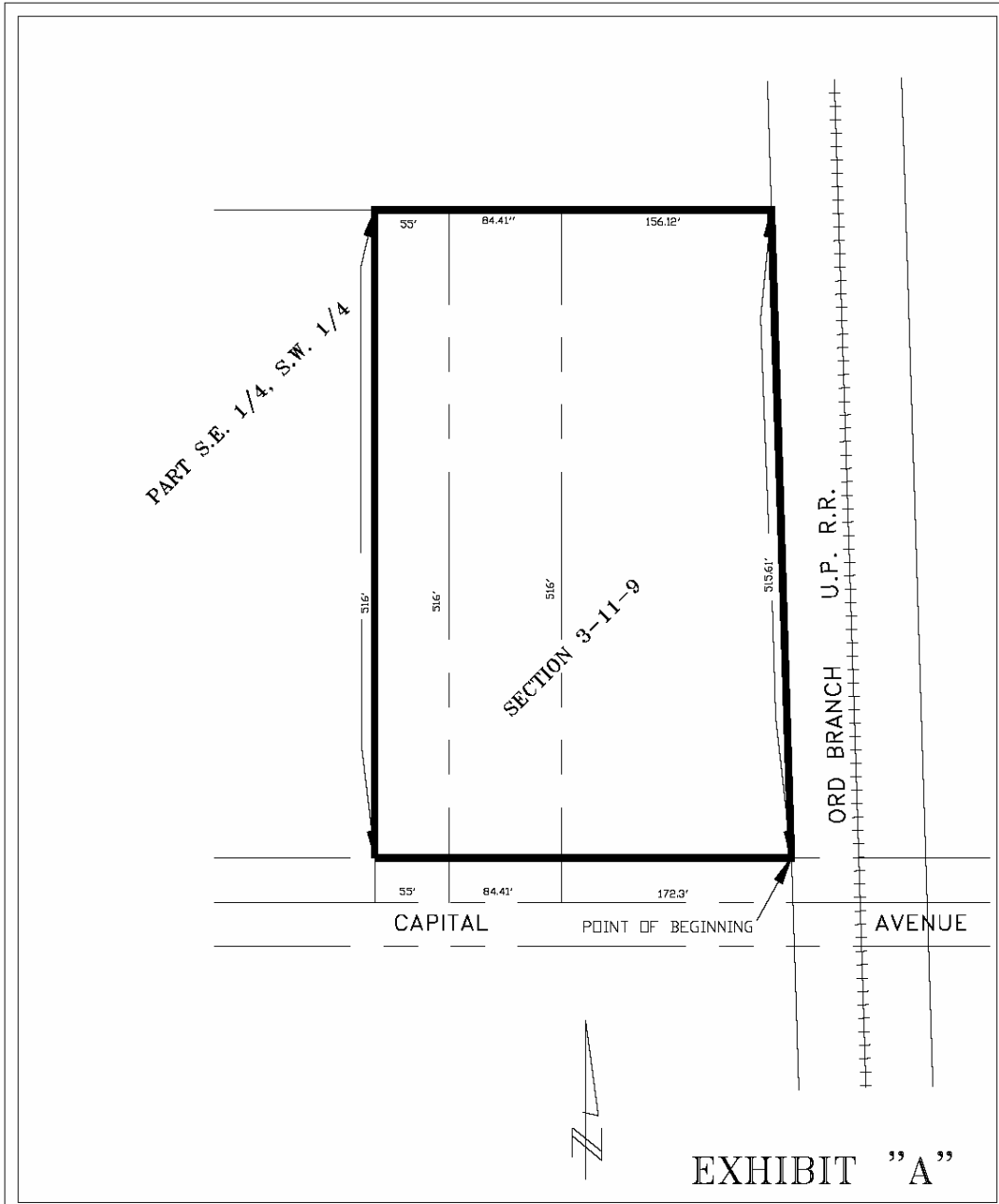
10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:
- Enforcement Proceedings for Liquor and Food Establishment Violations
 - Investigation and Enforcement 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. 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
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	Already Grand Island District

Financial Impacts of Capital Avenue Properties Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$290,558	\$290,558
City sales tax now applicable		
Assume \$100,000 house		
2004 City property taxes	0	0.250001/\$250.
Community Redevelopment Authority	0	0.024287/\$24.29
Rural fire services	0.089624/\$89.62*	0.014679/\$14.68*
No change in school district		
 Total property tax levy	 1.818850/\$1818.85	 2.032798/\$2032.80

*previously approved bond could remain with property until paid off



CITY OF
GRAND ISLAND
 PUBLIC WORKS DEPARTMENT

DATE: 4/29/05
 DRN BY: L.D.C.
 SCALE: 1"=100'

PLAT TO ACCOMPANY
 ANNEXATION ORD. NO.
 XXXX

Area 2 Shady Bend Road Properties

The property identified as the area 2 is located in the southeast area of the community and is east of the waste water treatment plant and west of Shady Bend Road. This property is owned by the City of Grand Island. The City of Grand Island provides electric services to the area.

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, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

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 69 employees operating from four fire stations. The nearest fire station is Station #1 located at Pine and Koenig, approximately 3.5 miles from the nearest part of the proposed annexation area.

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. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area. The services will be maintained and operated by the City of Grand Island Public Works Department, Wastewater Division, as governed by standard

policies and procedures established by the Nebraska Department of Environmental Quality and the U.S. Environmental Protection Agency. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install sanitary sewer lines, unless waived in the subdivision agreement approved by the City Council. The neighborhood sanitary sewer would be special assessment District costs and assessed to benefiting properties. It is not anticipated that sewer will be needed at these properties.

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

Shady Bend Road adjacent to these properties will be brought into 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. Water services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install water lines, unless waived in the subdivision agreement approved by the City Council or through the use of the Assessment District process for developed areas. Water service to this area would be extended as part of a district at time such district is requested.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact 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.

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. 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	Waste Water would need to be extended by district process.
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Water would need to be extended by district process
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	Already Grand Island District

Financial Impacts of Area 2 Shady Bend Road Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	0*	0**
Sewer revenue	0	0
Water revenue	0	0
City sales tax now applicable		

Assume \$100,000 house

2004 City property taxes	0	0.250001/\$250.
Community Redevelopment Authority	0	0.024287/\$24.29
Rural fire services	0.089624/\$89.62**	0.014679/\$14.68**
No change in school district		
Total property tax levy	1.818850/\$1818.85	2.032798/\$2032.80

*Values of properties not owned by the City.

**previously approved bond could remain with property until paid off

Area 3 Bismark Road Properties

The property identified as the area 3 is located in the southeast area of the community and is south of the waste water treatment plant and west of Shady Bend Road. The majority of this property is owned by the City of Grand Island. Two houses owned by other individual are included in this annexation as their property would be surrounded by city limits upon annexation of the city owned property. The City of Grand Island provides electric services to the area.

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, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

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 69 employees operating from four fire stations. The nearest fire station is Station #1 located at Pine and Koenig, approximately 2.5 miles from the nearest part of the proposed annexation area.

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. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area. The services will be maintained and operated by the City of Grand Island Public Works Department, Wastewater Division, as governed by standard policies and procedures established by the Nebraska Department of Environmental Quality and the U.S. Environmental Protection Agency. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install sanitary sewer lines, unless waived in the subdivision agreement approved by the City Council. The neighborhood sanitary sewer would be special assessment District costs and assessed to benefiting properties.

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

No new public roads are included with this application.

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. Water services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install water lines, unless waived in the subdivision agreement approved by the City Council or through the use of the Assessment District process for developed areas. Water

service to this area would be extended as part of a district at time such district is requested.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact 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.

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. 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	Waste Water would need to be extended by district process.
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Water would need to be extended by district process
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact

School District	Already Grand Island District
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Financial Impacts of Area 3 Bismark Road Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$136,835*	\$136,835**
Sewer revenue	0	0
Water revenue	0	0
City sales tax now applicable		
Assume \$100,000 house		
2004 City property taxes	0	0.250001/\$250.
Community Redevelopment Authority	0	0.024287/\$24.29
Rural fire services	0.089624/\$89.62**	0.014679/\$14.68**
No change in school district		
Total property tax levy	1.818850/\$1818.85	2.032798/\$2032.80

*Values of properties not owned by the City.

**previously approved bond could remain with property until paid off

Area 4 Schimmer Road Right-of-Way

The property identified as the area 4 is located in the southwest area of the community. This is a piece of road Right-of-Way south of and immediately adjacent to the Ponderosa Subdivisions. Subdivisions platted as additions to the city rarely include the full right-of-way on section line roads as it is shared between more than one owner. This will bring the south side of Schimmer Road into the city limits. The city is already responsible for maintenance. This property is owned by the City of Grand Island. The City of Grand Island provides electric services to the area.

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, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

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 69 employees operating from four fire stations.

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. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). City sewer is available to this location. It is not anticipated that sewer service will be required on the right-of-way.

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

The city is already responsible for this portion of Schimmer Road. This will officially bring it into the city limits.

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. City water is available. It is not anticipated that water service will be required on the right-of-way.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact 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.

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
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- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. 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.
Roads and Streets	Already maintained by GI
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	Already Grand Island District

Financial Impacts of Area 4 Schimmer Road Right-of-Way Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	0	0
Sewer revenue	0	0
Water revenue	0	0
City sales tax now applicable		

Assume \$100,000 house

This is already road right-of-way.

*previously approved bond could remain with property until paid off

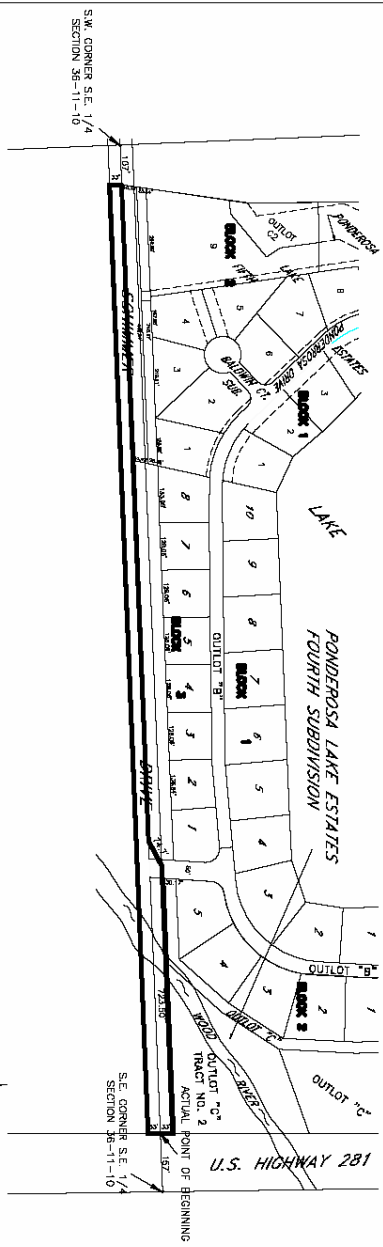


EXHIBIT "D"

STATE OF TEXAS
 COUNTY OF DALLAS
 PLAT TO ACCOMPANY
 DEEDS
 SCALE 1"=400' L.I.C. 5/2/05

Area 5 Stuhr Road Right-of-Way

The property identified as the area 5 is located in the southeast area of the community. This is a piece of road Right-of-Way south of Fonner Park and north of the Wood River Bridge on Stuhr Road. Subdivisions platted as additions to the city rarely include the full right-of-way on section line roads as it is shared between more than one owner. This will bring Stuhr Road into the city limits. The city is already responsible for maintenance. This property is owned by the City of Grand Island. The City of Grand Island provides electric services to the area.

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, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

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- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations.

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. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). City sewer is not available to this location. It is not anticipated that sewer service will be required on the right-of-way.

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

The city is already responsible for this portion of Stuhr Road. This will officially bring it into the city limits.

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. City water is available. It is not anticipated that water service will be required on the right-of-way.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact 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.

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- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. 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	Waste Water would need to be extended by district process.
Roads and Streets	Already maintained by GI
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	Already Grand Island District

Financial Impacts of Area 4 Schimmer Road Right-of-Way Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	0	0
Sewer revenue	0	0
Water revenue	0	0
City sales tax now applicable		

Assume \$100,000 house

This is already road right-of-way.

*previously approved bond could remain with property until paid off

FONNER

PARK

PART OF S.E. 1/4, S.E. 1/4
SECTION 22-11-9

POINT OF BEGINNING

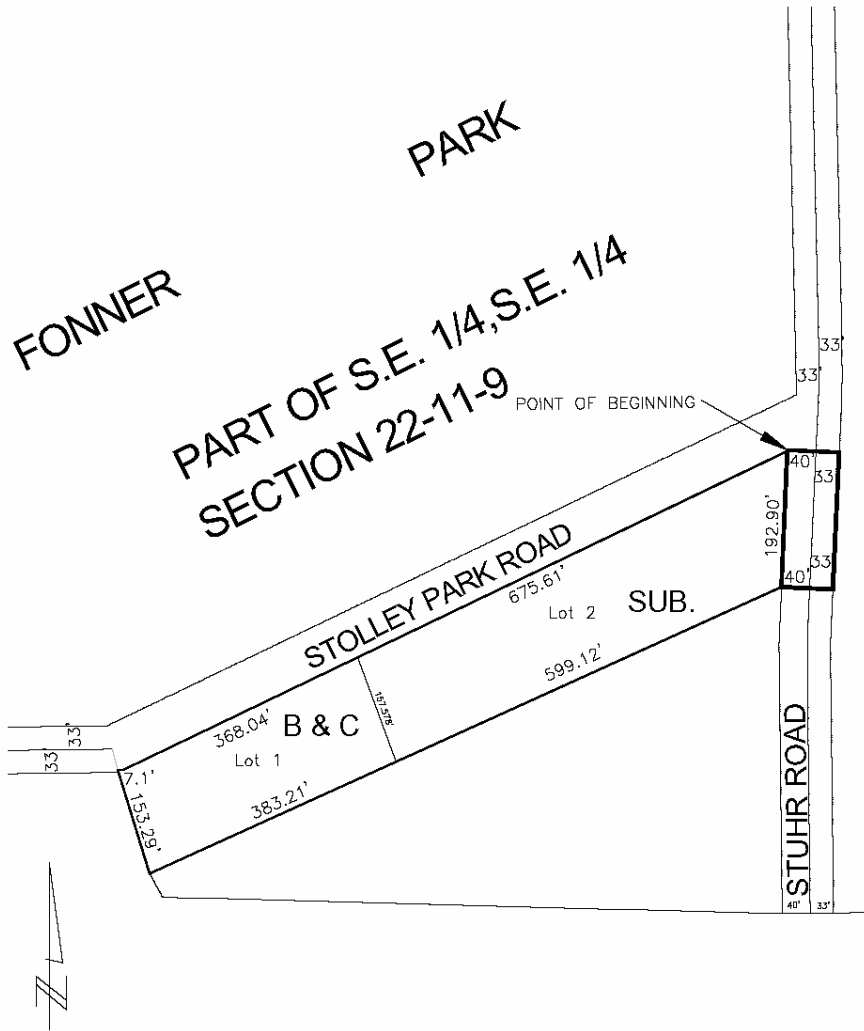


EXHIBIT "E"

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

DATE: 5/4/05
DRN BY: L.D.C.
SCALE: 1"=200'

PLAT TO ACCOMPANY
ANNEXATION ORDINANCE

RESOLUTION 2005-179

WHEREAS, the City of Grand Island, in accordance with Neb. Rev. Stat. §16-117, et seq., is considering the annexation of the land and a plan for extending city services to the adjacent and contiguous land which are urban or suburban in character and legally described as Annexation Areas 1, 2, 3, 4, and 5 as follows and as shown on Exhibits A, B, C, D, and E attached hereto and incorporated herein by this reference:

Annexation Area 1:

Beginning at a point where the north line of Capital Avenue intersects the west line of the Ord. Branch of the Union Pacific Railroad; thence north on the west line of the Ord. Branch of the Union Pacific Railroad for a distance of 515.61 feet; thence west on a line 516 feet north of and parallel to the south line of Section 3-11-9 for a distance of 295.53 feet; thence south on a line perpendicular to the south line of Section 3-11-9 for a distance of 483 feet to the north line of Capital Avenue thence east on the north line of Capital Avenue to the point of beginning, as shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Annexation Area 2:

Beginning at a point on the north line of the Burlington Northern / Sante Fe Railroad, said point being 202 feet southeasterly of the east line of Lot 107 Industrial Addition; thence deflecting left 35°07' and running northeasterly a distance of 279.22 feet; thence deflecting left 23°23' and running northeasterly a distance of 312.45 feet; thence deflecting left 19°00' and running northeasterly a distance of 249.25 feet; thence deflecting left 13°21' and running northeasterly a distance of 118.45 feet; thence deflecting left 12°55' and running northeasterly a distance of 328.07 feet to a point on the south line of Lot 89 Industrial Addition; thence east on the south line of Lot 89 Industrial Addition to the southeast corner of Lot 89 Industrial Addition; thence southerly on a line for a distance of 842.8 feet more or less, to a point on the westerly line of Lot 3 of B & T Subdivision, thence southerly and westerly on the westerly line of Lot 3 B & T Subdivision and Lot 1 Shady Lane Subdivision to the northerly line of Burlington Northern / Sante Fe Railroad; thence northwesterly on the north line of the Burlington Northern / Sante Fe Railroad to the point of beginning, as shown on Exhibit "B" attached hereto and incorporated herein by this reference.

Annexation Area 3:

Beginning at a point on the east line of Shady Bend Road, said point being 33 feet east of the northeast corner of the Southeast Quarter (SE1/4) of Section 14-11-9; thence north on a line 33 feet east of and parallel to the east line of Section 14-11-9 for a distance of 919.93 feet; thence west on a line 919.93 feet north of and parallel to the south line of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section 14-11-9 for a distance of 33 feet; thence S48°34'51"W for a distance of 899.72 feet; thence S3°00'W parallel with the east line of said Northeast Quarter (NE1/4) of Section 14-11-9 for a distance of 252.62 feet to a point 66 feet north of the south line of the Northeast Quarter (NE1/4) of Section 14-11-9; thence east on a line 66 feet north of and parallel to the south line of said Northeast Quarter (NE1/4) for a distance of 50.72 feet; thence south on a line for a distance of 1,220 feet more or less, to a point on the northwesterly line of Lot 2 Billy Poe Subdivision; thence northerly and easterly on the northwest line of Lots 1 and 2 Billy Poe Subdivision to the northeasterly most corner of Lot 1 Billy Poe Subdivision; thence east on a line perpendicular to the east line of Section 14-11-9 for a distance of 73 feet to the east line of Shady Bend Road; thence north on the east line of Shady Bend Road to the point of beginning, as shown on Exhibit "C" attached hereto and incorporated herein by this reference.

Approved as to Form	☐ _____
June 8, 2005	☐ City Attorney

Annexation Area 4:

Beginning at a point on the south line of Section 36-11-10, said point being 157 feet west of the southeast corner of the Southeast Quarter (SE1/4) of Section 36-11-10; thence north on the west line of U.S. Highway 281 for a distance of 33.03 feet; thence west on the south line of Ponderosa Lake Estates Fourth Subdivision for a distance of 723.5 feet; thence southwest on a line for a distance of 74.7 feet to a point where it intersects the south line of Section 36-11-10; thence west on the south line of Section 36-11-10 to the southwest corner of Ponderosa Lake Estates Fifth Subdivision; thence south on a line perpendicular to the south line of Section 36-11-10 for a distance of 33 feet; thence east on a line 33 feet south of and parallel with the south line of Section 36-11-10 to a point on the west line of U.S. Highway 281; thence north on the west line of U.S. Highway 281 for a distance of 33 feet to the point of beginning, as shown on Exhibit "D" attached hereto and incorporated herein by this reference.

Annexation Area 5:

Beginning at the northeast corner of B & C Subdivision; thence southerly on the east line of B & C Subdivision for a distance of 192.9 feet; thence easterly perpendicular to the east line of B & C Subdivision for a distance of 73 feet to the east line of Stuhr Road; thence north on the east line of Stuhr Road for a distance of 192.9 feet; thence westerly on a line for a distance of 73 feet to the point of beginning, as shown on Exhibit "E" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that a plan outlining the city services available to the above-described land and showing or including: (a) the estimated cost impact of providing the services to such land, (b) the method by which the city is financing the extension of services to the land and how services already provided will be maintained, (c) maps drawn to scale clearly delineating the land proposed for annexation, (d) maps showing the current boundaries of the city, (e) maps showing the proposed boundaries of the City after the annexation, and (f) maps showing the general land-use pattern in the land proposed for annexation is hereby adopted and approved and shall be available for inspection during regular business hours in the office of the City Clerk.

BE IT FURTHER RESOLVED, that a public hearing before the Mayor and City Council on the proposed annexation shall be held at 7:00 p.m. on June 28, 2005, or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall, 100 East First Street, Grand Island, Nebraska, to receive testimony from interested persons.

BE IT FURTHER RESOLVED, that the City Clerk be, and hereby is, authorized and directed to publish in the *Grand Island Independent* at least once, not less than ten days preceding the date of the public hearing, a copy of this Resolution and a map drawn to scale delineating the land proposed for annexation.

BE IT FURTHER RESOLVED, that the City Clerk be, and hereby is, authorized and directed to send by first-class mail, a copy of the resolution providing for the public hearing to the school boards of the school districts including the lands proposed for annexation.

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Adopted by the City Council of the City of Grand Island, Nebraska, June 14, 2005.

RaNae Edwards, City Clerk