



# City of Grand Island

Tuesday, January 09, 2007

Council Session

## Item G11

**#2007-10 - Approving Annexation Plan for Property Located  
Between the East Side of the Platte Valley Industrial Park and  
South Locust Street and Between Wildwood Drive and Schimmer  
Drive and Scheduling Public Hearing**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Hall County Regional Planning Department

**Meeting:** January 9, 2007

**Subject:** Annexation of Property Located between the Platte Valley Industrial Park and South Locust Street and between Schimmer Drive and Wildwood Drive as well as the Platte Generating Station Property

**Item #'s:** G-11

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

## **Background**

A request has been received to consider annexation of property located east of the Platte Valley Industrial Park in the E 1/2 of Section 5, Township 10 North, Range 9 West of the 6<sup>th</sup> PM and in the SW 1/2 of Section 4, Township 10 North, Range 9 West of the 6<sup>th</sup> PM located between Wildwood Drive and Schimmer Drive on both sides of Blaine Street. The Grand Island Area Economic Development Corporation has secured options on or owns the property in the E 1/2 of 5-10-9; Tom and Carlotta Hartman own the SW 1/4 of 4-10-9; together they are requesting this annexation in anticipation of industrial development. This property is contiguous with the Grand Island Municipal limits on its western border. City Administration is also suggest that the Platte Generating Station located south of Wildwood Drive between Blaine Street and South Locust Street also be annexed at this time. Annexation of these properties will allow the extension of the zoning jurisdiction of the city as shown on the attached map.

## **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, approve an annexation plan and set public hearing for comment on the annexation request before council.

## **Alternatives**

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

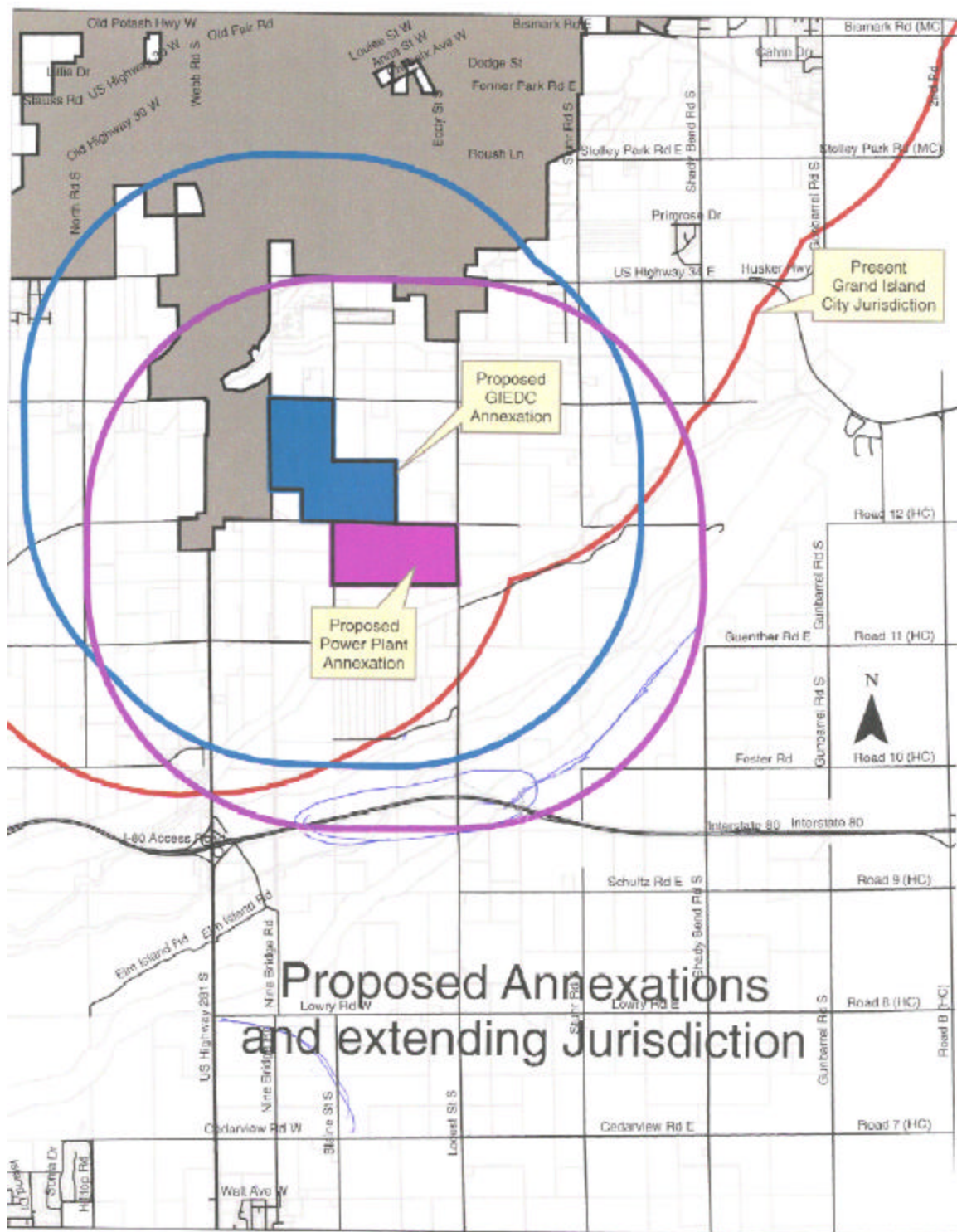
1. Approve the resolution of intent to annex, the attached annexation plan, and set public hearings on annexation for January 23, 2007.
2. Choose not to approve the resolution of intent to annex, the attached annexation plan, and set public hearings on annexation for January 23, 2007.
3. Modify the resolution of intent to annex, the attached annexation plan, and/or the 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 public hearings on annexation for January 23, 2007.

## **Sample Motion**

Approve the resolution of intent to annex, the attached annexation plan, and set public hearings on annexation requests for January 23, 2007.



# **ANNEXATION PLAN –December 2006**

December 19, 2006

## **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 or suburban in nature and/or anticipated future development, 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

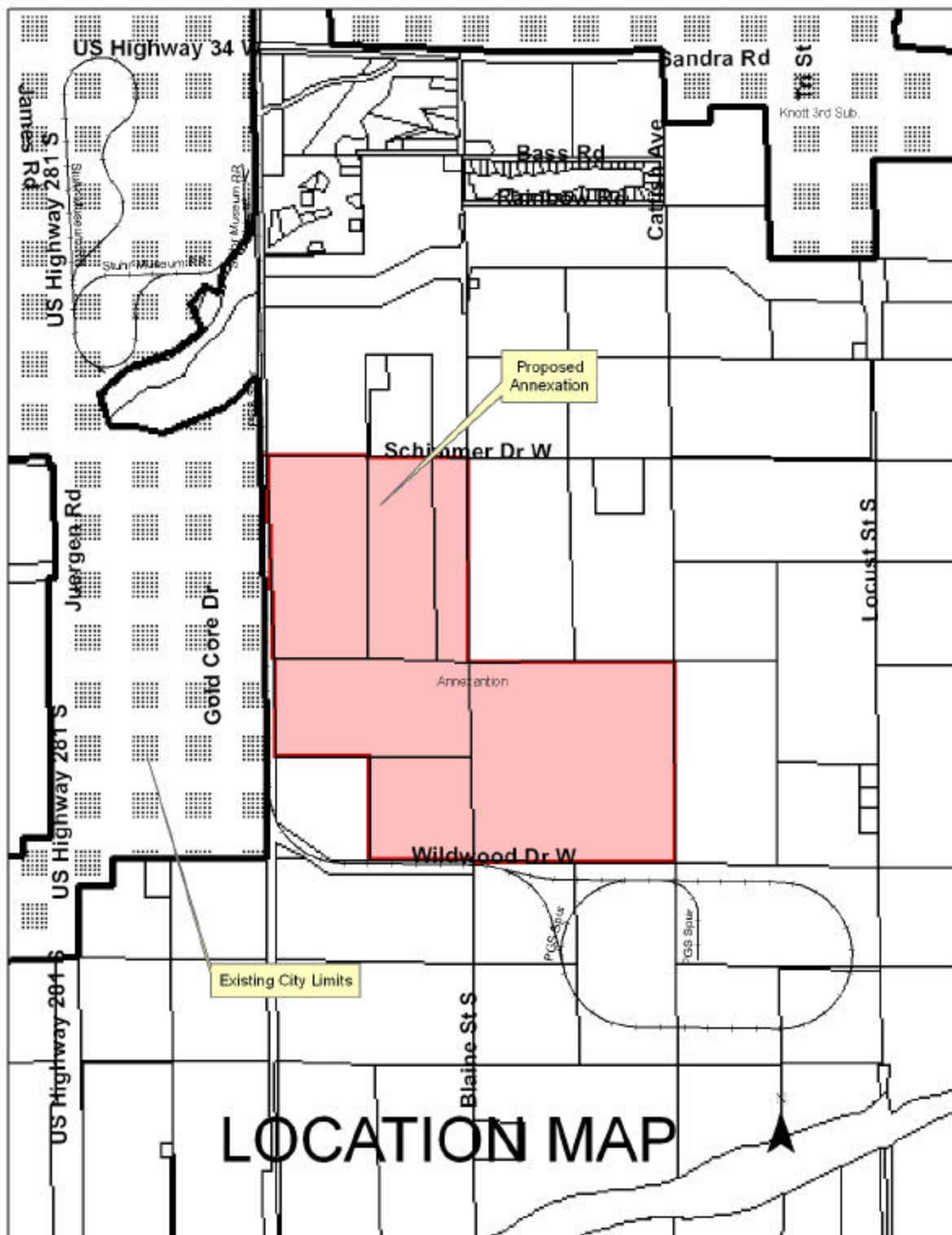
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property or agents acting on their behalf. The Grand Island Area Economic Development Corporation, along with Tom and Carlotta Hartman, has requested the annexation of this property in anticipation of future development.

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.***



## **Platte Valley Industrial Park Property**

This property is located in the southern area of the community and is between U.S. 281 and South Locust Streets south of Schimmer Drive. The City of Grand Island provides electric services to the area. Sewer and water can be extended to serve the 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 93 employees. The Police Department is staffed at a rate of 1.6 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 #3 located on U.S. Highway 281, 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 through existing sewer lines. No city costs would be anticipated. A lift station approved by the City of Grand Island may be necessary to serve the eastern portions of the annexed area.



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

Blaine Street, Schimmer Drive, and Wildwood Drive would have to be maintained by the City of Grand Island and would become part of the city infrastructure.

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 can be extended to serve this area.

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. No recreational facilities are 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. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

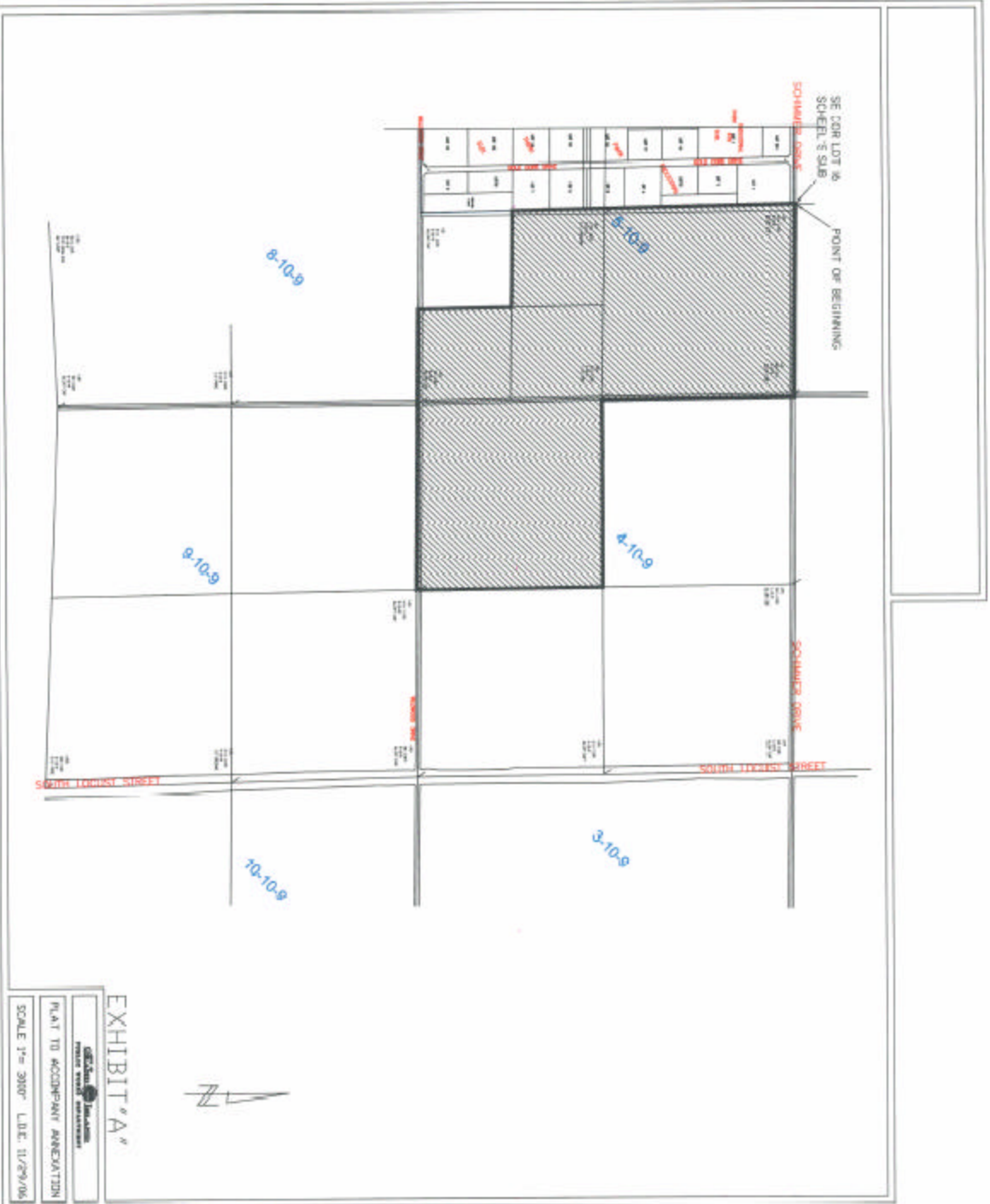
Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available Lift Station may be Necessary
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available, Line Extension are Necessary
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	In the Consolidated District 272

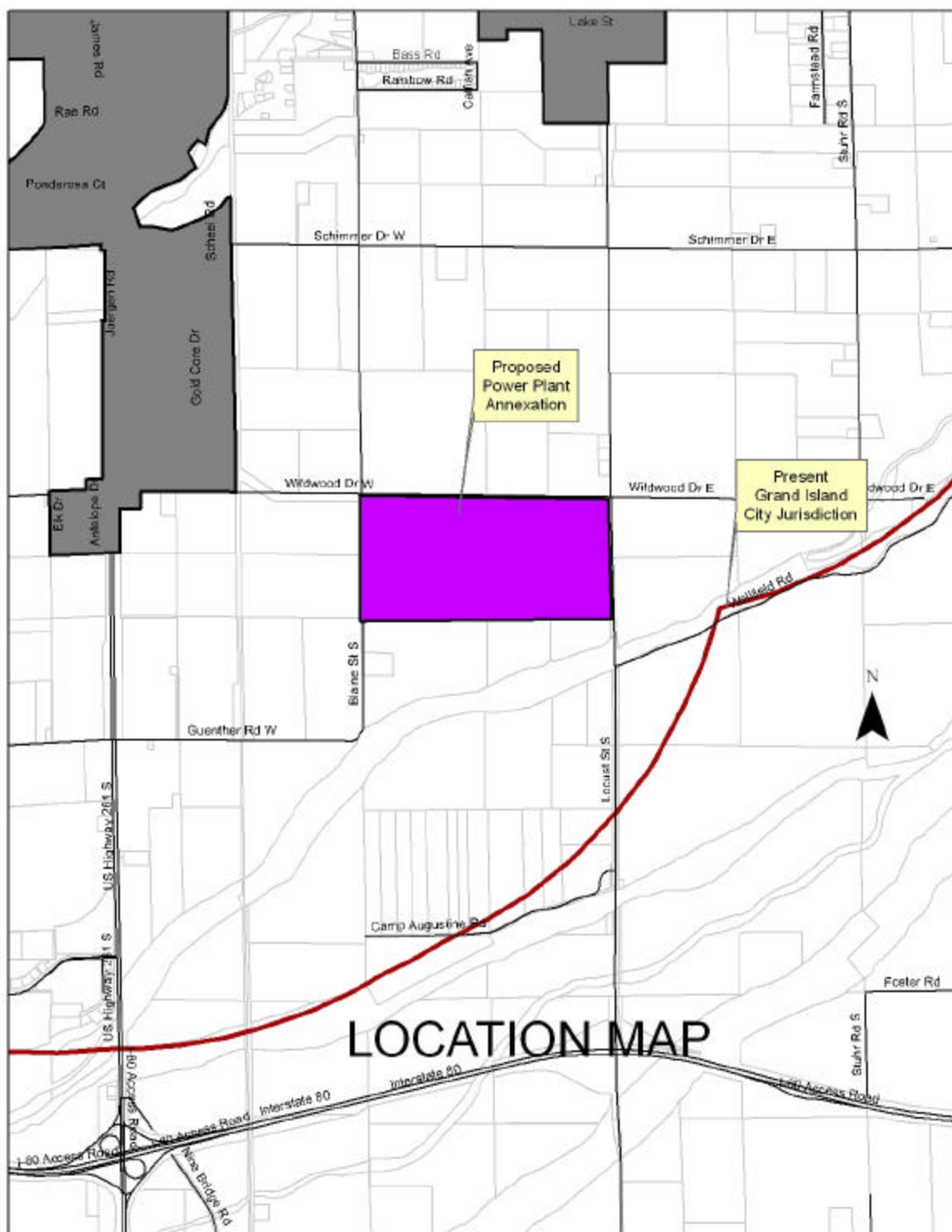
## Financial Impacts of Capital Avenue Properties Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$694,175	\$694,175
City sales tax now applicable	No	Yes
<b>Assume \$694,175 Property</b>		
2006 City property taxes	0	0.238319/\$1654.35.
Community Redevelopment Authority	0	0.022536/\$156.44
Rural fire services	0.069686/\$483.74*	0.012886/\$89.45*
272 Consolidated** to GIPS	1.120223/\$1778.22	1.075781/\$1707.67
CH Bond	0.076716/\$121.77	0.076716/\$121.77*
NW Bond	0.067911/\$107.80	0.067911/\$107.80*
Hall County, ESU, Community College, NRD and other levies will not change.		
Total property tax levy	1.897486/\$13171.87	2.101541/\$14,588.37

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

\*\* Includes the Cedar Hollow and Northwest Districts.





## **Platte Generating Station Property**

This property is located in the southern area of the community and is between Blaine Street and South Locust Streets south of Wildwood Drive. The City of Grand Island provides electric services to the area. Water can be extended to serve the property. Sewer service to this property is problematic, but can be provided and is planned for in the comprehensive sewer service plan.

### **INVENTORY OF SERVICES**

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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
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4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. This area is not cannot be served without additional sewer system improvements.

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
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Wildwood Drive and South Locust Street would have to be maintained by the City of Grand Island and would become part of the city infrastructure.

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Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

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 Lift Station may be Necessary
Roads and Streets	No Impact
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Water Service	Available, Line Extension are Necessary
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	In the Consolidated District 272



## **Financial Impacts of Capital Avenue Properties Annexation**

<b>Financial Impact</b>	<b>Before Annex</b>	<b>After Annex</b>
Property Taxable Valuation	No Valuation	No Change
City sales tax now applicable	No	Yes
<b>Assume No Valuation Property</b>		
2006 City property taxes	0	0
Community Redevelopment Authority	0	0
Rural fire services	0.	0
No change in school district		
Total property tax levy	0	0

Payments are made to the City of Grand Island in Lieu of taxes. City sales tax will apply to purchases and improvements if the Power Plant is annexed.



**EXHIBIT B**

PLAT TO ACCOMPANY APPLICATION

SCALE 1" = 200' L.B.C. 11/29/06

## RESOLUTION 2007-10

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 and 2 as follows and as shown on Exhibits A and B attached hereto and incorporated herein by this reference:

### Annexation Area 1:

Beginning at the Southeast Corner of Scheel's Subdivision; thence South on an extension of the East Line of Scheel's Subdivision, said line also being the East Line of Platte Valley Industrial Park Third Subdivision to a point being the Southeast Corner of Lot Seven (7), Platte Valley Industrial Park Third Subdivision; thence East on a line being the South Line of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section Five (5), Township Ten (10), Range Nine (9) West of the Sixth P.M.; and a prolongation thereof to the Southeast Corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section Five (5), Township Ten (10), Range Nine (9) West of the Sixth P.M.; thence South on the West Line of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section Five (5), Township Ten (10), Range Nine (9) West of the Sixth P.M.; and a prolongation thereof to a point Thirty Three Feet (33') South of the North Line of Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M.; Thence East on a line Thirty Three Feet (33') South of and parallel to the North Line of Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M. to a point on the East Line of Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M.; said point being Thirty Three Feet (33') South of the Northeast Corner of said Section Eight (8), Township Ten (10), Range Nine (9) West of the Sixth P.M.; thence continuing East on a line Thirty Three Feet (33') South of and parallel to the North Line of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M. to a point on the East Line of the Northwest Quarter (NW¼) of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M.; said point being Thirty Three Feet (33') South of the Northeast Corner of the Northwest Quarter (NW¼); thence North on the East Line of the Northwest Quarter (NW¼) of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M.; and the East Line of Southwest Quarter (SW¼) of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; to the Northeast Corner of the Southwest Quarter (SW¼) of Section Four (4), Township Ten (10), Range Nine (9); thence West on the North Line of the Southwest Quarter (SW¼) of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; to a point Thirty Three Feet (33') East of the Northwest Corner of the Southwest Quarter (NW¼ SW¼) of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence North on a line Thirty Three Feet (33') East of and parallel to the West Line of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; to a Point Thirty Three Feet (33') North of and Thirty Three Feet (33') East of the Northwest Corner of Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence West on a Line Thirty Three Feet (33') North of and parallel to the North Line of Sections Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M. and Section Five (5), Township Ten (10), Range Nine (9), West of the Sixth P.M., to the Point of Beginning.

Annexation Area 2:

Beginning at a point Thirty Three Feet (33') West of and Thirty Three Feet (33') North of the Northeast Corner of Section Eight (8), Township Ten (10), Range (9), West of the Sixth P.M.; thence South on a line Thirty Three Feet (33') West of and parallel to the East Line of Section Eight (8), Township Ten (10), Range (9), West of the Sixth P.M. to a point on the South Line of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eight (8), Township Ten (10), Range (9), West of the Sixth P.M.; said point being Thirty Three Feet (33') West of the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eight (8), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence East on the South Line of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eight (8) and the South Line of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Nine (9), Township Ten (10), Range Nine (9), West of the Sixth P.M.; and a prolongation thereof to a point One Hundred Forty Six and Ninety Eight Hundredths Feet (146.98') East of the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Ten (10), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence Northerly 2°02'55" Right a distance of Two Thousand Sixty Eight and Twenty Two Hundredths Feet (2,068.22') to a point, thence Northerly 2°59'57" Right a distance of One Hundred Ninety Five and Three Hundredths Feet (195.3') to a point; thence Northerly 2°24'38" Left a distance of Three Hundred Forty Five and Ninety Seven Hundredths Feet (345.97') to the South Line of Wildwood Drive; thence continuing North on a line to a Point Thirty Three Feet (33') North of and One Hundred Forty and Eighty Five Hundredths Feet (140.85') East of the Southwest Corner of Section Three (3), Township Ten (10), Range Nine (9), West of the Sixth P.M.; thence West on a Line Thirty Three Feet (33') North of an parallel to the South Line of Section Three (3), Township Ten (10), Range Nine (9), West of the Sixth P.M., and Section Four (4), Township Ten (10), Range Nine (9), West of the Sixth P.M., to the Point of Beginning.

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 January 23, 2007, 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, January 9, 2007.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk