



City of Grand Island

Tuesday, February 10, 2009

Council Session

Item H1

**Consideration of Annexation for Property Located South of Case
New Holland and West of US Highway 281 and Refer to the
Regional Planning Commission**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP Hall County Regional Planning Director

Meeting: February 10, 2009

Subject: Annexation of Property South of Case New Holland

Item #'s: H-1

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

Background

A request has been received to consider annexation of property located south of Case New Holland on the west side of U.S. Highway 281 north of the Riverview Apartments. Case New Holland has purchased this property. They have already fenced the property and are adding it to their corporate campus. They will also be requesting that the property be rezoned to M1-Light Manufacturing consistent with the zoning on their main building. This property is surrounded by the Grand Island Municipal limits on all sides.

Discussion

Nebraska Revised Statute §16-117 provides for the process of annexation the first step of which is for the Mayor and City Council to refer the matter to the Regional Planning Commission for a recommendation. This will be followed by the process as outlined in the attached timeline. Council did pass an ordinance to annex this property on the first 2 readings in 2005. Before the third reading the owners of the property asked that Council postpone the issue until a request to bring it forward was made. Because of the amount of time that has passed since the last action it is appropriate to run this through the whole process.

Alternatives

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

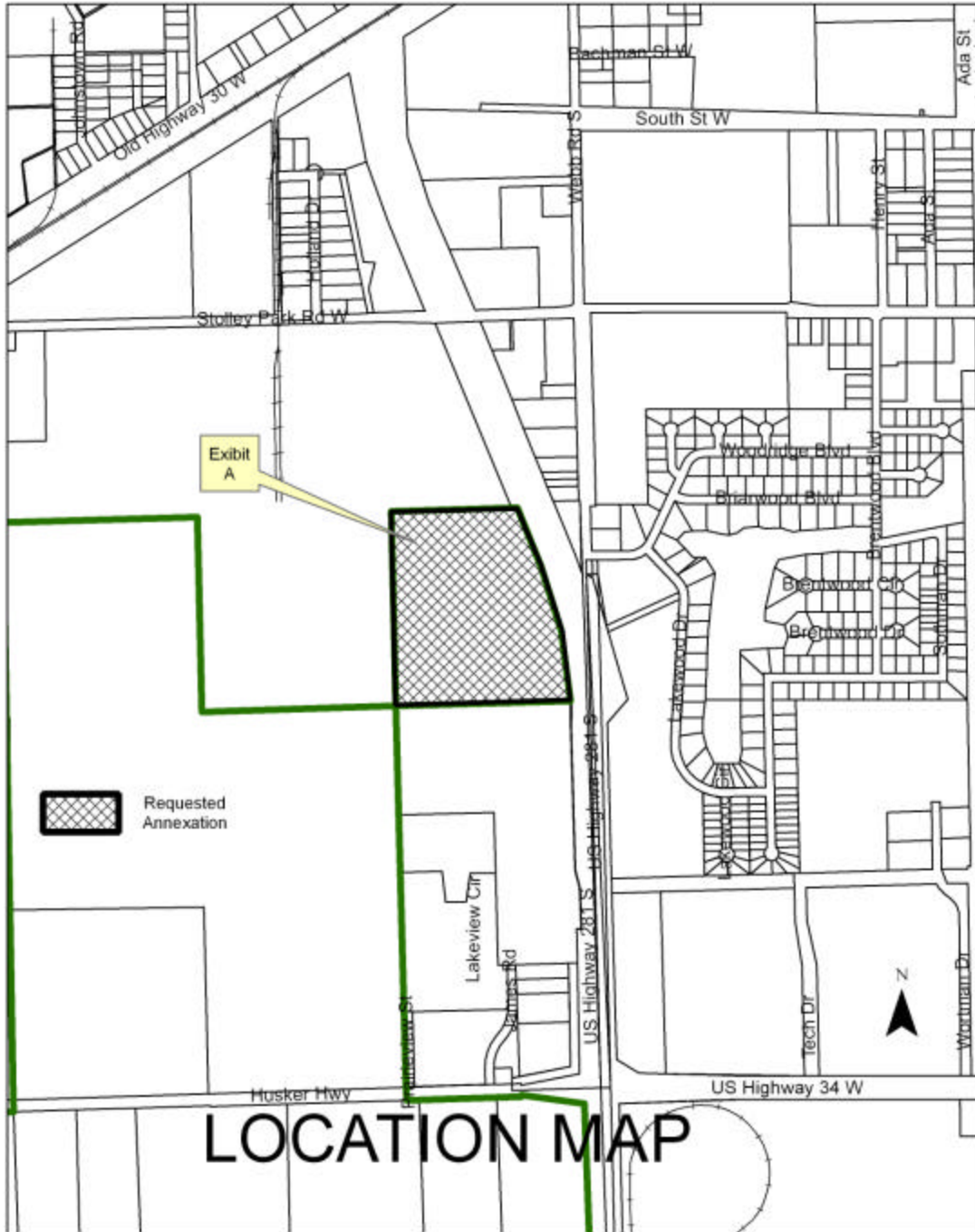
1. Refer the annexation request to the Hall County Regional Planning Commission: *If you choose to refer this item staff will follow the attached timeline in moving this request forward.*
2. Choose not to refer the annexation request to the Hall County Regional Planning Commission: *No further action will be taken on this item until such time as either Council brings the question forward or the property owner requests further consideration. This property is surrounded by City Limits and annexation of this property would eliminate one of the holes in our municipal limits.*
3. Postpone the issue: *No further action would be taken until council chooses to act on the item.*

Recommendation

City Administration recommends that the Council refer this request for annexation to the Hall County Regional Planning Commission for a recommendation.

Sample Motion

Move to refer this request for annexation to the Hall County Regional Planning Commission for a recommendation.



TIMELINE
2009 Annexation

- 02-10-2009 City Council Meeting. Referral of areas considered for annexation to Regional Planning Commission for hearing and recommendation.
- 02-21-2009 Notice of public hearing re: annexation published in *Grand Island Independent* for Regional Planning Commission meeting. [§19-929]
- 03-04-2009 Planning Commission Meeting. Commissioners to make recommendation on annexation of land into the City of Grand Island.
- 03-10-2009 City Council Meeting. Resolution indicates the city is (1) considering annexation, (2) approves and adopts the annexation plan, and (3) scheduling a public hearing for April 14, 2009. Annexation plan for extension of city services to be on file with the City Clerk. [§16-117]
- 03-10-2009 Annexation Plan for the extension of city services to the annexed area to be on file with the City Clerk for public review and inspection during regular business hours.
- 03-11-2009 Upon approval of resolution on 3/10/09, City Clerk sends copy of resolution to the school board of the school district in the land proposed for annexation.
- 04-3-2009 Notice of Public Hearing before City Council to be published in the *Grand Island Independent*. Notice must be published at least once, not less than 10 days prior to date of hearing.
- 04-14-2009 Public Hearing re: annexation.
Title of ordinance to be read at council meeting. (1st time) [§16-404]
- 04-28-2009 Title of ordinance to be read at council meeting. (2nd time)
- 05-12-2009 Title of ordinance to be read at council meeting. (3rd time)
Annexation Ordinance approved by City Council.
- 05-27-2009 Annexation Ordinance becomes effective.



January 26, 2009

RaNae Edwards, City Clerk
100 East First Street
Grand Island, NE 68801

Dear Ms. RaNae Edwards:

I would like to request, on behalf of CNH America LLC, that the property described below be annexed into the city limits of Grand Island. Also included is an exhibit of the property.

Legal Description of land requested to be annexed is as follows:

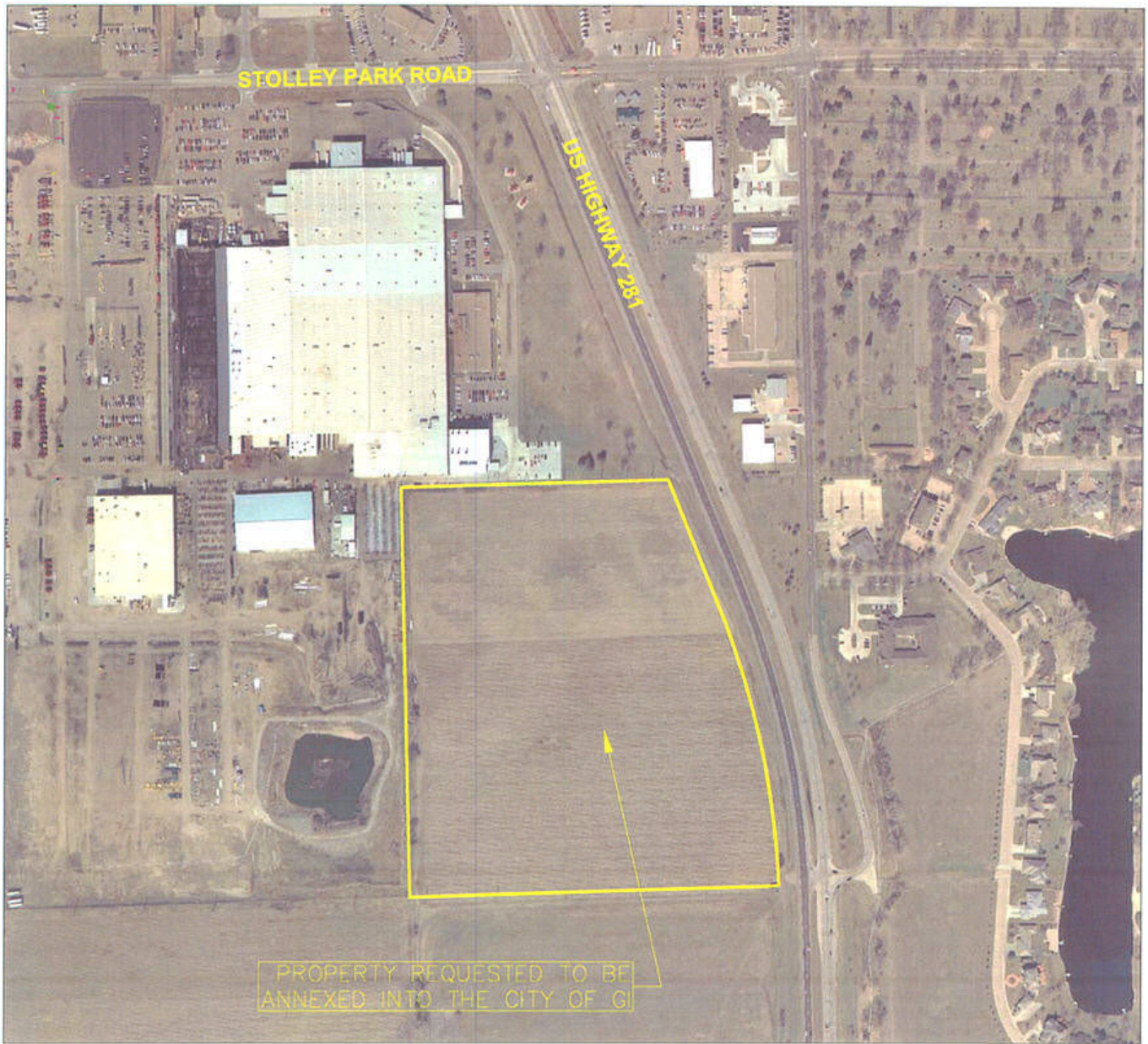
A tract of land located in part of the southeast quarter of the northeast quarter (se1/4, ne1/4) of section twenty-five (25), township eleven (11), north, range ten (10) west of the 6th p.m., in Hall County, Nebraska, except a certain tract more particularly described in quit claim deed recorded to the state of Nebraska in book 141, page 258, and except a certain tract more particularly described in appraiser's report recorded in book 9, page 67, and more particularly described as follows:

Commencing at the east quarter corner section 25-T11N-R10W; thence on an assumed bearing of S88°08'57"W upon and along the south line of the SE1/4, NE1/4 a distance of 132.51 feet to the northeast corner of Lot 2, Pedcor Second Subdivision, an addition to the City of Grand Island, Nebraska, said point also being the westerly right-of-way (ROW) line of US Highway #281 and the point of beginning; thence S88°09'55"W upon and along the south line of SE1/4, NE1/4, said line also being the north line of said Lot 2 a distance of 1189.55 feet to the southwest corner of said SE1/4, NE1/4, said point also being the northwest corner of said Lot 2; thence N01°24'18"W upon and along the west line of said SE1/4, NE1/4 a distance of 1322.52 feet to the northwest corner of said SE1/4, NE1/4; thence N88°18'32"E upon and along the north line of said SE1/4, NE1/4 a distance of 860.86 feet to said westerly row line of US Highway #281; thence S21°57'28"E along and upon said west row line a distance of 398.06 feet to a point of curvature; thence upon and along said westerly row line around a curve in a clockwise direction having a delta angle 20°00'15", an arc length 968.79 feet, a radius 2774.79, a chord bearing S12°42'30"E with a chord distance of 963.87 feet to the point of beginning. Said tract contains a calculated area of 1,412,514.37 square feet or 32.427 acres more or less.

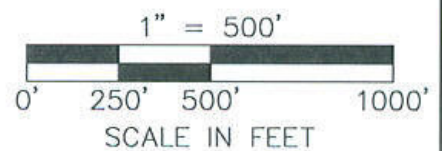
I appreciate your time in this matter.

Sincerely,

Shane Jobman
Plant Engineering Manager
CNH America LLC



PROPERTY REQUESTED TO BE ANNEXED INTO THE CITY OF G



DWG: F:\Projects\2009-0146\2009 Master\Drawings\011503_01.dwg USJC: aurz
 DATE: Jul 28, 2009 10:10am XREF: 011503_01.dwg 062777_01.dwg

PROJECT NO:	2009-0146
DRAWN BY:	KJK
DATE:	01/26/09

CNH PROPERTY REQUESTED TO BE ANNEXED INTO CITY OF GRAND ISLAND, NE

MOLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

EXHIBIT
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