



City of Grand Island

Tuesday, July 27, 2010

Council Session

Item E6

**Public Hearing on Annexation Request of a Tract of Land Being
Platted as Lake Heritage Second Subdivision located at the
Southeast Corner of U.S. Highway 34 and Blaine Street**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 27, 2010

Subject: Lake Heritage Annexation - Public Hearing & Ordinance
(First Reading) (C-18-2010GI)

Item #'s: E-6 & F-2

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

Background

Annexation of land, located at the southeast corner of the intersection of Blaine Street and U.S. Highway 34, into the Grand Island City Limits see the attached map. The owner of this property has submitted Lake Heritage Second Subdivision as an addition to the City of Grand Island and by doing so asked Council to consider annexation of this property.

Discussion

On July 7, 2010 the Hall County Regional Planning Commission held a public hearing before considering this matter.

O'Neill opened the Public Hearing.

No members of the public testified at the hearing held by the Regional Planning Commission.

Nabity explained this property is contiguous with the Grand Island City Limits. The owners have requested that Lake Heritage Subdivision be approved as an addition to the City so that they could receive subdivision approval.

These properties are within the Grand Island Utilities Electrical Service District. These properties are all within the Cedar Hollow/Northwest School District. These annexations will not impact the two-mile extraterritorial jurisdiction of Grand Island.

Water is available to the property. Sewer is available to the southern edge of property in Bass Road. Lots fronting onto Blaine Street and U.S. Highway 34 are estate sized lots 3+ acres and do not have sewer available. Septic systems will be permitted on these lots until

such time as sewer can be extended. This property is within the Grand Island Utilities Electrical Service District. This property is within the Grand Island School District. Annexing this property **will not** impact the two mile extraterritorial jurisdiction of Grand Island.

Alternatives

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

1. Approve the annexation as presented
2. Modify the annexation to meet the wishes of the Council
3. Table the issue

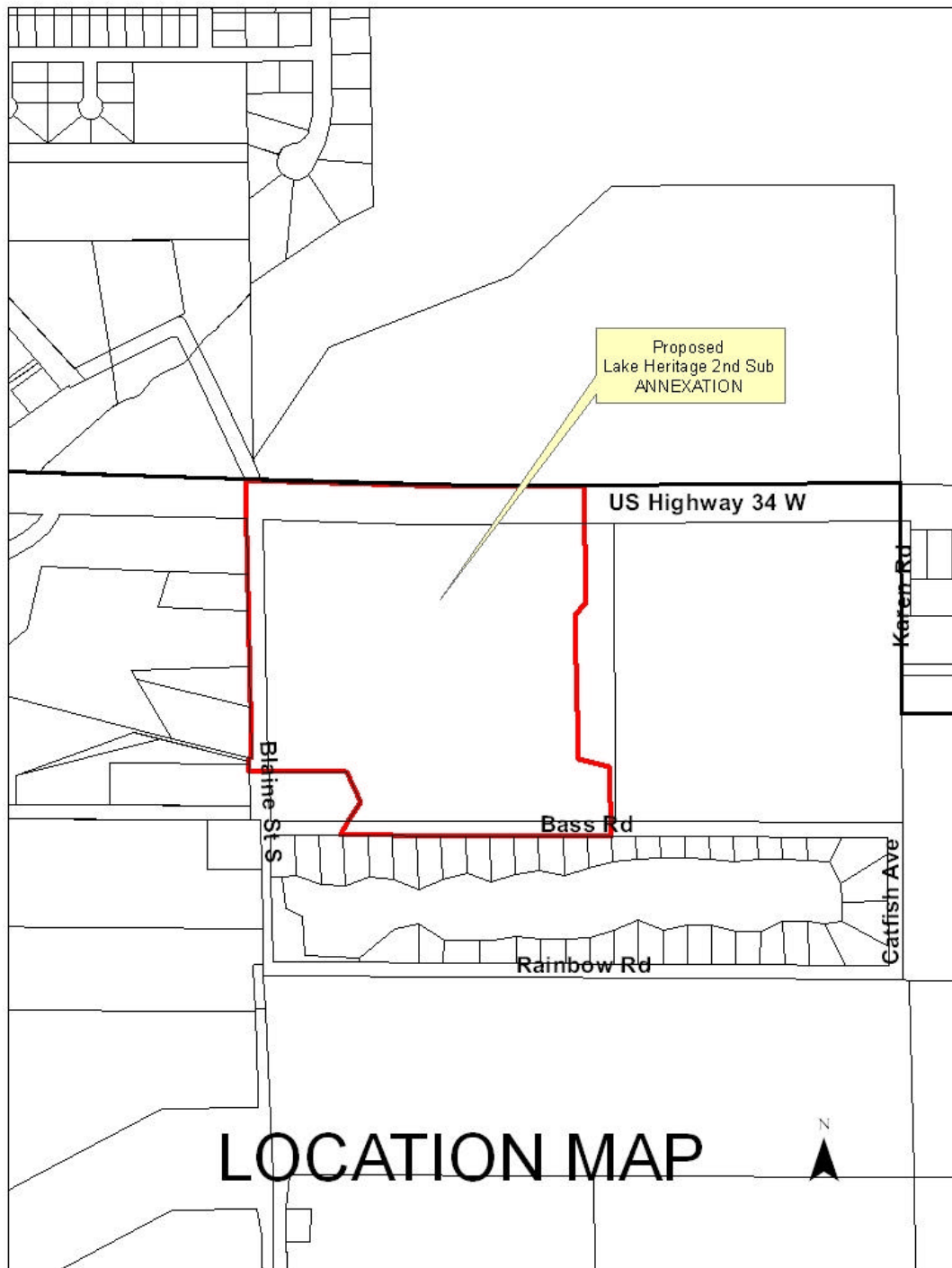
Recommendation

A motion was made by Ruge to approve the annexation of property south of US Hwy 34 and east of Blaine also to approve the Preliminary and Final Plat of Lake Heritage 2nd Subdivision as submitted and seconded by Haskins.

A roll call vote was taken and the motion passed with 9 members present voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly, Eriksen, Haskins) and no member present voting against.

Sample Motion

Approve the annexation as Submitted.





ANNEXATION PLAN –June 2010

June, 2010

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.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

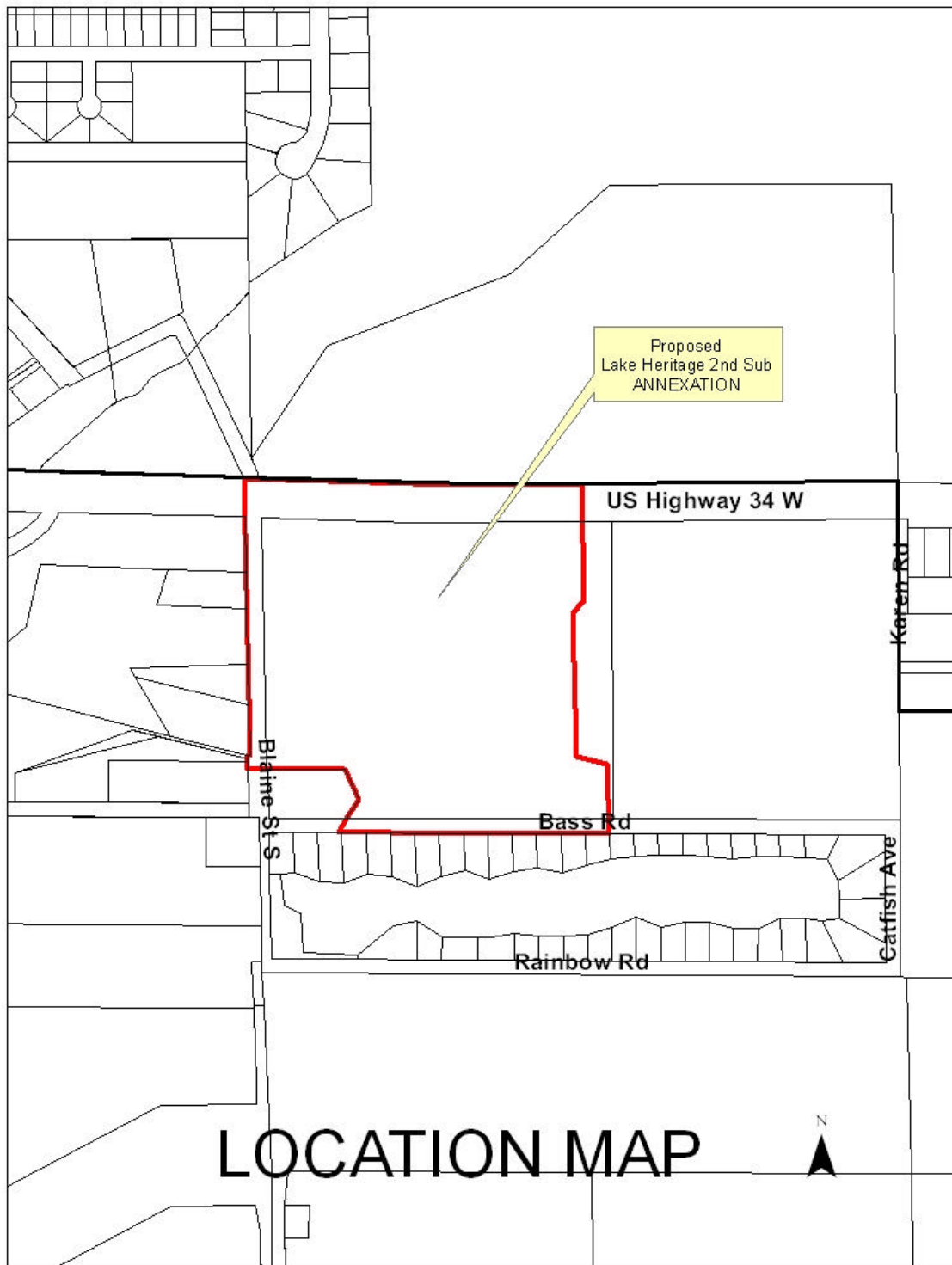
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. The Jerome W. Niedfelt Revocable Trust has submitted Lake Heritage Second Subdivision for approval as an addition to the City.

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. Water lines are available to this property and extensions can be made to those portions not adjacent to water lines. A private sewer line is available along the south side of the property and the developers will be responsible for negotiating connections to the sewer line. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



Lake Heritage Second Subdivision Property

This property is located along in southeast Grand Island and is south of U.S. Highway 34 east of Blaine Street. The City of Grand Island provides electric services to the area. Sewer is available to portions of this property and water is available or can be extended to serve all lots in the subdivision.

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 90 FTE and 9 PTE. The Police Department is staffed at a rate of 1.66 officers per one thousand populations. 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 at Webb Road and Stolley Park Road, approximately 2 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 where available. Service to the lots along Blaine Street and U.S. Highway 34 will require the installation of septic systems until such time as sewer lines are extended.

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 portions of Blaine Street and Bass Road adjacent to the subdivision will become city streets. U.S. Highway 34 is maintained by the State of Nebraska Department of Roads.

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.

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 to portions of the property. New mains will be required to serve the remainder at some point in the future.
Roads and Streets	Approximately 1 mile of street will be added
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 ?????

Financial Impacts of Lake Heritage Subdivision Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$108,740	\$300,000
City sales tax now applicable		Yes

Assume \$108,740 Property

2007		Tax Levy	Before Annex	Tax Levy	After Annex
City Levy		0.000000	\$0.00	0.207213	\$621.64
	City Bond	0.000000	\$0.00	0.065287	\$195.86
CRA		0.000000	\$0.00	0.018076	\$54.23
Hall County		0.430262	\$188.09	0.430262	\$1290.79
Rural Fire		0.052291	\$22.86		\$0.00
	Fire Bond*	0.010873	\$4.75	0.010873	\$32.62
GIPS School				1.071624	\$3214.87
	Bond			0.081182	\$243.55
	Bond			0.044883	\$134.65
NW School 82		1.062440	\$464.46		\$0
	Bond	0.051780	\$22.64	0.051780	\$155.34
	Bond	0.059060	\$25.82	0.059060	\$177.18
ESU 10		0.01500	\$6.56	0.01500	\$45.00
CCC		0.099275	\$43.40	0.099275	\$297.83
CPNRD		0.047295	\$20.68	0.047295	\$141.89
Ag Society		0.004350	\$1.90	0.004350	\$13.05
Airport		0.012342	\$5.40	0.012342	\$37.03
	Airport Bond	0.010737	\$4.69	0.010737	\$32.21
Total Combined		1.855705	\$811.24	2.229239	\$6,687.72

*previously approved bond will remain with property until paid off

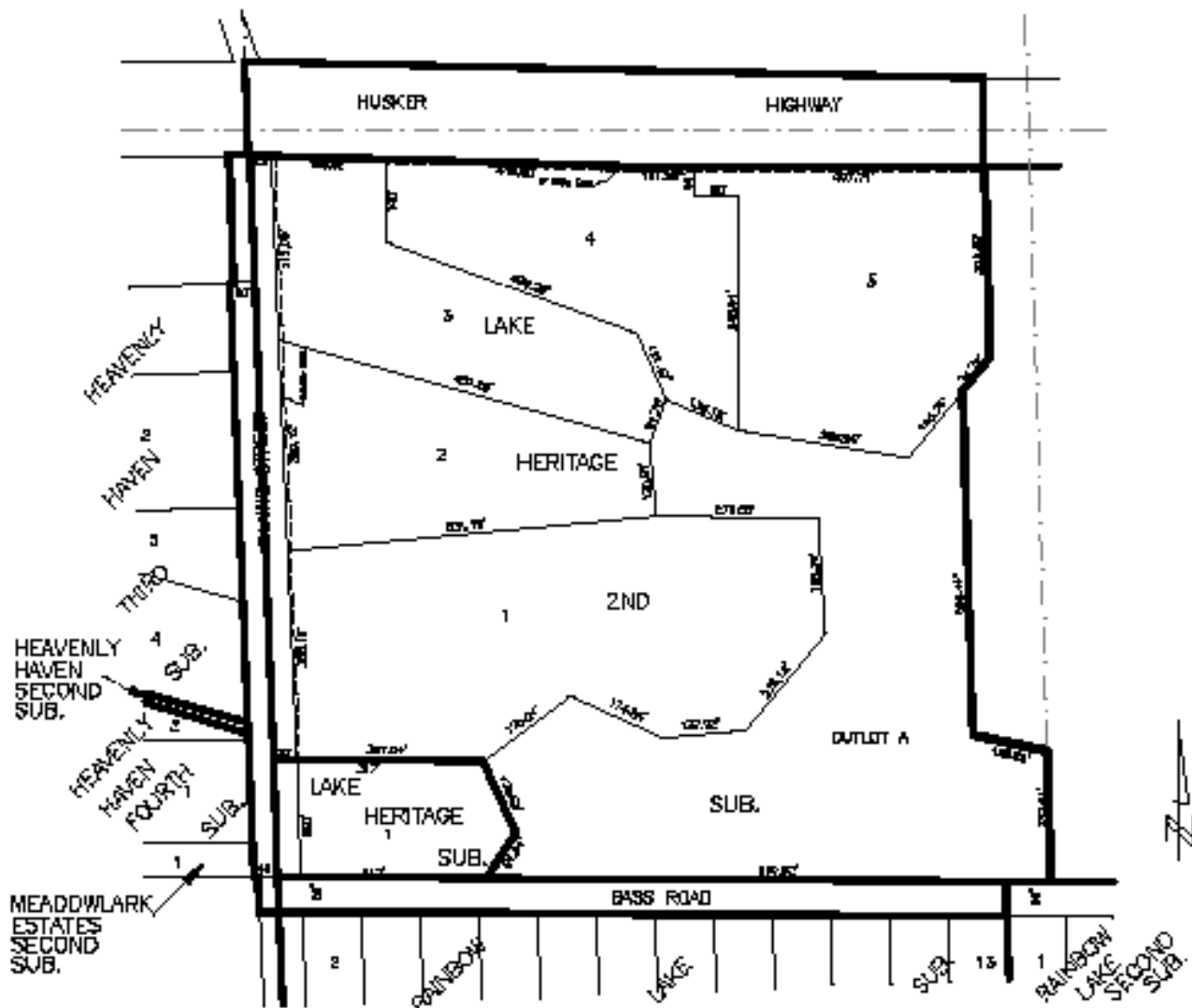


EXHIBIT "A"