



City of Grand Island

Tuesday, March 22, 2011

Council Session

Item G2

Approving Minutes of March 15, 2011 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

March 15, 2011

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on March 15, 2011. Notice of the meeting was given in the *Grand Island Independent* on March 9, 2011.

Mayor Jay Vavricek called the meeting to order at 6:00 p.m. The following Councilmember's were present: Chuck Haase, Larry Carney, Bob Niemann, Peg Gilbert, Mitch Nickerson, Linna Dee Donaldson, Randy Gard, and John Gericke. Councilmember Scott Dugan and Kirk Ramsey were absent. The following City Officials were present: Interim City Administrator/Finance Director Mary Lou Brown, City Clerk RaNae Edwards, Interim City Attorney Jason Eley, and Public Works Director John Collins.

INVOCATION was given by Councilmember Carney followed by the PLEDGE OF ALLEGIANCE.

MAYOR COMMUNICATION: Mayor Vavricek introduced Community Youth Council members Sarah Ronne and board member Theresa Englehardt.

PRESENTATIONS AND PROCLAMATIONS:

Proclamation "Sunshine Week" March 13-19, 2011. Mayor Vavricek proclaimed the week of March 13-19, 2011 as "Sunshine Week". Don Smith representing The Grand Island Independent was present to receive the proclamation and spoke concerning the importance of openness in government.

OTHER ITEMS:

Presentation and Discussion Concerning Annexation. Regional Planning Director Chad Naby reported that annexation was the way cities grew. Cities were created to facilitate the infrastructure necessary for people to live together in close proximity.

The reason to present annexation at this time were:

- To determine the annexation policy preferences of this City Council
- To give notice to property owners that the City may be considering annexation
- To give notice to the Grand Island and Northwest School Districts that the City may be considering annexation
- To position the City for future growth
- To bring property that is developed near the City into the City Limits
- To allow the City to grow beyond the suburban development
- To provide for the extension of City Utilities (increase customer base)

- To increase the sales and property tax base of the City Of Grand Island to equitably split the cost of the benefits of being located near the City to everyone that benefits

Nebraska Statutes allow cities of the First Class to annex property that is adjacent to and contiguous with the municipal limits of the city and that is not agricultural land that is rural in nature. Mr. Nabity explained the process of annexation. Mentioned was the reason this was brought forward at this time was because anything annexed before the end of August would change the valuation/taxes for the School Districts.

Presented were 14 areas around the City of Grand Island that appeared to meet the qualification of being adjacent and contiguous and not agricultural land that was rural in nature.

The following six areas were recommended for Council to consider annexation with nominal upfront costs to the City:

<u>Area</u>	<u>Water</u>	<u>Sewer</u>
• Eagle Scout Park	\$100,000	\$20,000,000 NE Interceptor
• Vanosdal Fields	\$180,000	\$200,000
• Rainbow Lake Area		\$700,000
• 281 and Husker Highway		
• North and Old Potash		
• 13 th and North		

Discussion was held concerning the timeline to put in infrastructure. Mr. Nabity stated it would depend on if districts were created.

The following County Industrial Parks were presented:

- Aurora Coop/Island Supply
- Platte Valley Construction
- Diamond Engineering
- Hornady

Discussion was held on the advantages of having a business in a County Industrial Park. Mr. Nabity stated they don't have to pay City sales tax. County Industrial tracts could be formed today. Mentioned was that these tracts receive all the services of being in the City including EDC funding. Police Chief Troy Hughes explained the service to Hornady since part of the building is within the City Limits and part in the County Industrial tract.

Utilities Director Gary Mader answered questions concerning Eagle Scout area and extending water service and the cost. The Utilities Department could handle the cost of \$100,000 and \$180,000 with a few years planning. Oversized lines for future growth would be paid by the water utility. Explained was the process of electric service to an annexed area that was served by a Rural Electric service.

Storm sewer, black top streets, and curb and gutter were mentioned. Impact fees were discussed. Mr. Nability stated we would not be able to use impact fees as it was not allowed by State Statutes. Those communities that had Home Rule Charter were able to use an impact fee.

East Lakes area was reviewed. Mr. Nability stated with the number of people in this area (approximately 1,000) would affect the redistricting of the Council Wards. Mentioned was the cost to the homeowners to connect to water. Fire Chief Troy Hughes stated the Fire Department responded to the East Lakes only on EMS services through an Interlocal, but not fire services.

Mr. Nability explained the process if a property owner requested annexation. If they were contiguous to the City they could be annexed. Mentioned was that the Comprehensive Plan included these areas as potential areas to be annexed.

Interim City Administrator Mary Lou Brown commented on the Councils part in setting policy for City staff to move forward with annexation.

The following eight areas that were not recommended due to cost to the City were presented:

<u>Area</u>	<u>Water</u>	<u>Sewer</u>	<u>Electric</u>
• Airport Road	\$ 260,000	NE Interceptor	\$150,000
• Webb Road		NE Interceptor	
• St. Paul Road	\$ 150,000	NE Interceptor	
• East Lakes Area	\$2,700,000	NE Interceptor	
• Bismark Road			
• Wellfield Area		No Estimate	
• Schroeder Subdivision		\$ 780,000	\$500,000
• Stolley and Engleman	\$ 140,000	\$1,400,000	

Councilmember Gard stated that Bismark Road was no cost to the City and should be included in the annexation plan. Councilmember Gilbert commented on eventual expansion west to the Cornhusker Industrial Plant and the need for that to be included in the plan.

Mr. Nability stated he would bring a Resolution to Council for the March 22, 2011 meeting for Council to identify which areas they wanted to move forward with annexation and a Resolution to have Hall County look at the County Industrial Parks as per State Statutes.

ADJOURNMENT: The meeting was adjourned at 8:38 p.m.

RaNae Edwards
City Clerk