



City of Grand Island

Tuesday, March 22, 2011

Council Session

Item I2

#2011-77 - Consideration of Preparing Annexation Plan and Refer to the Planning Commission

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP
Meeting: March 22, 2011
Subject: Annexation Plan
Item #'s: I-2
Presenter(s): Chad Nabity, AICP

Background

Cities are created to facilitate the infrastructure necessary (streets, sewer, water...) for people to live together in close proximity. Annexation is the way cities grow. Grand Island has annexed suburban development numerous times over its history including areas such as Parkview and Capital Heights. The City of Grand Island has been involved in numerous lawsuits over annexation but has ultimately continued to grow into the City it is today because of annexation. It is appropriate for the Grand Island City Council to consider suburban development and decide if Council wishes to begin the process of annexing any of the property adjacent to the City limits that is eligible for annexation.

Discussion

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. Agricultural land with adjacent municipal services and greater value as developed land than as farm ground has been found by Nebraska courts to be suburban in nature and therefore eligible for annexation. City staff has identified 15 (the Eagle Scout Park Area has been split into 2 areas so Council can consider the Park and the Ball Fields separate from the area east of Broadwell and U.S. Highway 281) areas around the City of Grand Island that appear to meet the qualification of being adjacent and contiguous and not agricultural land that is rural in nature.

Council's decision to consider an area for annexation should be based on the number of people, houses, and businesses in each area, the ability (or responsibility) of the city to provide city services to each area, the need for city services in each area and the potential revenue for the city through property and sales taxes in each. The attached resolution identifies fifteen potential areas for annexation. Seven of those areas have been presented as recommended areas to consider for annexation in the near future including the six

presented at the study session and the property along Bismark south of JBS Swift. The area around Rainbow Lake has been enlarged to include Hall County Park and the property north of Schimmer Road and west of Blaine Street south of the diversion channel. Council can choose to move forward with any of the areas presented by including the areas to be considered for annexation in the motion to approve this resolution.

By passing this resolution and selecting areas for consideration Council is directing staff:

- to proceed with preparing annexation plans (as required and defined by statute),
- to notify property owners and school districts as required by law, and
- to forward the annexation plans to the Regional Planning Commission for review.

Staff has prepared this resolution in response to the Study Session held on March 15, 2011.

Alternatives

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the resolution and identify in the motion or motions which areas staff should concentrate on when preparing annexation plan and recommendations.

Sample Motion

Move to approve Resolution #2011-79 and include areas (list each area to be included by the number and/or name shown on page 2 of the resolution).

RESOLUTION 2011-77

WHEREAS, it is the responsibility of the City Council to periodically review areas adjacent to the City that are either developed or have the infrastructure in place necessary for development and pursue annexation of those areas; and

WHEREAS, one of the primary reasons to create and build cities is to provide municipal services to residents that allow people to live in close proximity to one another; and

WHEREAS, such developed areas or undeveloped areas with infrastructure in place exist within and adjacent to the City of Grand Island, and

WHEREAS, annexation of such areas requires that the City provide notification to property owners and school districts , and

WHEREAS, annexation of such areas requires that the City prepare an annexation plan as defined in the Nebraska Revised State Statutes §16-117; and

WHEREAS, the City of Grand Island desires to consider annexation of areas selected from the attached list by Council and identified during the March 22, 2011 meeting, and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, do hereby direct staff to prepare annexation plans for the areas identified as attached and direct city staff to prepare annexation plans for these areas, notify property owners and school districts as required, submit the plans to the Hall County Regional Planning Commission, and present these plans back to the Grand Island City Council for further consideration.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 22, 2011.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 18, 2011	☐ City Attorney

Council Included Area in Passage of this Resolution	Name	Number
	Staff Recommended	
Yes or No	Eagle Scout Park/Veteran's Field Complex	3a
Yes or No	Bismark Road	6
Yes or No	Vanosdal	7
Yes or No	Rainbow Lake/Hall County Park	8
Yes or No	Husker Hwy/281	12
Yes or No	Old Potash/North	13
Yes or No	13th/North	14
	Recommended for Future Annexation	
Yes or No	Airport Rd	1
Yes or No	Webb Rd	2
Yes or No	North and East of Eagle Scout Park	3b
Yes or No	St. Paul Road	4
Yes or No	East Lakes	5
Yes or No	Wellfield	9
Yes or No	Schroeder Sub	10
Yes or No	Stolley/Engleman	11

