



City of Grand Island

Tuesday, August 09, 2011

Council Session

Item I2

**#2011-209 - Consideration of Intent to Annex Areas 3a, 6 7, 12, 13
& 14**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Hall County Regional Planning Department

Meeting: August 9, 2011

Subject: Annexation Areas Identified as 3a, 6, 7, 12, 13, and 14

Item #'s: I-2

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

Background

At the March 22, 2011 meeting of the Grand Island City Council a resolution was passed that directed the planning department and other city staff as follows:

- 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 regarding 8 areas eligible for annexation adjacent to the Grand Island municipal limits.

The annexation plans for 6 of the 8 identified areas are complete and were considered by the Regional Planning Commission after a public hearing at their meeting held July 6, 2011. The attached map identifies those areas under consideration at this meeting. Annexation plans are attached for areas identified as 3a, 6, 7, 12, 13, and 14.

Discussion

Nebraska Revised Statute §16-117 provides for the process of annexation. In following the process approved by Council on March 22nd, 2011 annexation plans have been prepared by staff and referred to the Regional Planning Commission for recommendation. The second action in this process is for Council to pass a resolution stating their intent to annex, approve annexation plans and set public hearings for comment on the annexations 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 September 27, 2011
2. Choose not to approve the resolution of intent to annex, the attached annexation plans, and set public hearings on annexation for September 27, 2011.
3. Modify the resolution of intent to annex, the attached annexation plans, and/or the public hearing date.
4. Postpone the issue

Recommendation

At the July 6th, 2011 meeting of the Hall County Regional Planning Commission a public hearing was held to take comment on the annexation plans for areas 3a, 6, 7, 12, 13, and 14. Several members of the public were in attendance to speak on annexation of these areas. The minutes of the Planning Commission Meeting pertaining to this item are attached. Planning Commission took separate votes on each area and recommended approval of all of the areas. Planning Commission did recommend that the farm properties on the east side of area 7 be removed from consideration for annexation at this time.

Council will have two versions of the Resolution from which to choose. The first version will include all 6 areas as originally proposed; the second version will include area 7 as recommended for approval by the Regional Planning Commission. Council may pass either resolution or portions of either resolution and staff will move forward accordingly.

City staff also recommends that the Council approve the resolution of intent to annex, the attached annexation plans, and set public hearings on annexations for September 27, 2011.

Sample Motion

Move to approve the resolution of intent to annex, the attached annexation plan, and set public hearings on annexation of Areas 3a, 6, 7, 12, 13, and 14.

From the July 6th 2011 Planning Commission Minutes

4. **Public Hearing – Concerning annexation of properties identified as:**
Annexation Area 3a south of Airport Road/U.S. Highway 281 and on the west side of Broadwell Avenue north of the Burlington Northern Santa Fe tracks. Eagle Scout Park and the Veterans Field Complex are in this area. **Annexation Area 6** located north of Bismark Road to the east side of Stuhr Road. **Annexation Area 7** located north of U.S. Highway 34 on the east side of South Locust Street. **Annexation Area 12** located north of Husker Highway to the west side of U.S. Highway 281 and Prairieview Street. **Annexation Area 13** located south of Old Potash Highway on the west side of North Road. **Annexation Area 14** located south of 13th Street on the east and west sides of North Road and north of Faidley Avenue (C-05-2011GI).

O'Neill opened the Public Hearing.

Nabity briefly talked about the process of annexation; he explained City Council had charged Regional Planning to look at eligible areas for Annexation. City Council had selected eight areas and six of those plans were brought forward to Regional Planning. The remaining two may be brought forward for the August meeting.

Annexation Area 3a - U.S. Highway 281 and Broadwell Ave

This property is located in the north central part of the community. It is south of Airport Road/U.S. Highway 281 the west side of Broadwell Avenue north of the Burlington Northern Santa Fe tracks. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 210 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area. Eagle Scout Park and the Veterans Field Complex are in this area and maintained by the City Parks Department.

Annexation Area 6 - Bismark Road and Stuhr Road

This property is located in the southeast part of the community. It is mostly north of Bismark Road the east side of Stuhr Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 50 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area.

Nabity stated he had received a call from Tom Pirnie who owns the majority of the land in this area and he was in support of the annexation.

Annexation Area 7 - U.S. Highway 34 and South Locust Street (Vanosdal Fields)

This property is located in the southeast part of the community. It is north of U.S. Highway 34 on the east side of Locust Street. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There are about 65 acres of property included in the area. The property is currently used for agricultural and residential purposes. There are 3 houses included in this area.

Nabity stated one homeowner Heidi Aken and she was in favor of this annexation.

Janel Laub, 380 E. Highway 34, said she and her husband bought land there in 1996 to farm next to his parents. If the land were annexed into city limits, their children would no longer be eligible for school driving permits, could not have more numerous flocks of ducklings and they would be subject to higher taxes on farm equipment they purchase.

Their land would also eventually cease to be part of the Northwest School District, which has a more rural focus. Two of their children want to be farmers, and a third wants to be a veterinarian, Laub said.

If their land were to be annexed, "our whole way of life changes," she told the commission.

Evie Laub, 450 E Hwy 34, said the annexation would also separate the farm homestead from the farm ground, which runs to the east to Stuhr Road.

Commissioner John Amick of Doniphan concurred. He moved to annex just the western half of the proposed area, which includes the former ball fields and the Heidi Aken house that fronts onto Highway 34. Aken had previously spoken in favor of annexation.

Amick said water and sewer is available to the western portion of Area 7, (Aken property) but not to the Laub farmsteads on the east. The entire 65 acres is also not surrounded completely by city limits and the annexation, as originally proposed by the city, would substantially change the rural lifestyle the Laubs have, he said.

Annexation Area 12 - U.S. Highway 281 and Husker Highway

This property is located in the southwest part of the community. It is north of Husker Highway the west side of U.S. Highway 281 and Prairieview Street. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 200 acres of property included in the area that is currently used for agricultural purposes. There is one house and

no businesses included in this area.

Annexation Area 13 - Old Potash Highway and North Road

This property is located in the northwest part of the community. It is south of Old Potash Highway on the west side of North Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 120 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area.

Eric Pollock owns this property and was questioning what exactly this meant. Nabity explained his property was surrounded by the city limits and Council is looking to get rid of the “islands” that have been formed. Sewer and water are available. Pollock questioned if there was a utility plan for the drainage because in the northwest quarter there is a drainage issue.

Annexation Area 14 - 13th and North Road

This property is located in the northwest part of the community. It is south of 13th Street on the east and west sides of North Road and north of Faidley Avenue. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 100 acres of property included in the area that is currently used for agricultural purposes. There are 3 houses and no businesses included in this area.

Landowners Ray Stander, 1104 N. North Road, and Floyd Leiser, 3550 N. Engleman Road, both objected, saying the land is being used for agricultural purposes.

"Farm ground is not necessary for city use," Leiser said. "They're not going to develop it as long as I'm alive," he added.

Northwest school Superintendent Bill Mowinkel also objected to the annexation of ag land from Areas 12, 13, 14 and the Laub ground in Area 7. He said the annexation results in a loss of tax base and property tax revenue for the Northwest School District.

Planning Commission Chairman Pat O'Neill said the commission is charged with evaluating current and future land use, not school finance.

Commissioner Les Ruge said because Grand Island has grown up around those areas, there is confusion on whether city or county forces have jurisdiction when it comes to road issues, drainage and emergency response. Annexation will clarify that.

O'Neill closed the Public Hearing.

Area 3a: U.S. Highway 281 and Broadwell Ave

This has 210 acres located south of Airport Road/U.S. Highway 281 and on the west side of Broadwell Avenue north of the Burlington Northern Santa Fe tracks. City sewer and water is available. It includes the Veterans Athletic Field Complex and Eagle Scout Park and is mostly city-owned so there is no property valuation and no property tax revenue. City annexation would clarify that city police have jurisdiction at the Athletic Complex, which is on ground leased by the city from the state.

A motion was made by Hayes to approve the Area 3a Annexation plan as submitted and seconded by Amick.

The motion carried with 9 members present and 9 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Connelly and Snodgrass) and no member present abstaining.

Area 6: Bismark Road and Stuhr Road

This has 50 acres located north of Bismark Road to the east side of Stuhr Road. City sewer and water is available. Estimated tax base is \$100,053. Estimated annual property tax for all political subdivisions is \$2,181.

A motion was made by Reynolds to approve the Area 6 Annexation plan as submitted and seconded by Brethauer.

The motion carried with 9 members present and 9 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Connelly and Snodgrass) and no member present abstaining.

Area 7: U.S. Highway 34 and South Locust Street (Vanosdal Fields)

This property is located in the southeast part of the community. It is north of U.S. Highway 34 the east side of Locust Street. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There are about 65 acres of property included in the area. The property is currently used for agricultural and residential purposes. There are 3 houses included in this area.

A motion was made by Amick to approve the Area 7 Annexation plan with the changes made to the annexation area to remove the Laub properties and to just include the Vanosdal property and the Aken property. This was seconded by Haskins.

Finding of Facts noted by Amick were this proposed annexation did not have sewer and water services available. This homestead was used as an ag use home property. Annexation of this property would adversely affect the families. Haskins agreed with Amick's findings.

The motion carried with 9 members present and 9 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Connelly and Snodgrass) and no member present abstaining.

Area 12: U.S. Highway 281 and Husker Highway

This is about 200 acres of farmland located north of Husker Highway and to the west side of U.S. Highway 281 and Prairieview Street. City sewer and water is available. Estimated tax base is \$481,334 and estimated property tax revenue is \$10,495 a year.

A motion was made by Bredthauer to approve the Area 12 Annexation plan as presented and was seconded by Reynolds.

Findings of fact noted by Bredthauer were water and sewer service is available and annexing of this property would have little or no impact to the owners.

The motion carried with 9 members present and 8 voting in favor (Amick, O'Neill, Hayes, Reynolds, Haskins, Bredthauer, Connelly and Snodgrass) and 1 member present voting against (Ruge) and no members abstaining.

Area 13: Old Potash Highway and North Road

This property is located in the northwest part of the community. It is south of Old Potash Highway on the west side of North Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 120 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area.

A motion was made by Bredthauer to approve the Area 13 Annexation plan as presented and was seconded by Amick.

Findings of fact noted by Bredthauer were water and sewer service is available and annexing of this property would have little or no impact to the owners.

The motion carried with 9 members present and 7 voting in favor (Amick, O'Neill, Ruge, Haskins, Bredthauer, Connelly and Snodgrass) and 2 members present voting against (Reynolds, Hayes) and no members abstaining.

Area 14: 13th and North Road

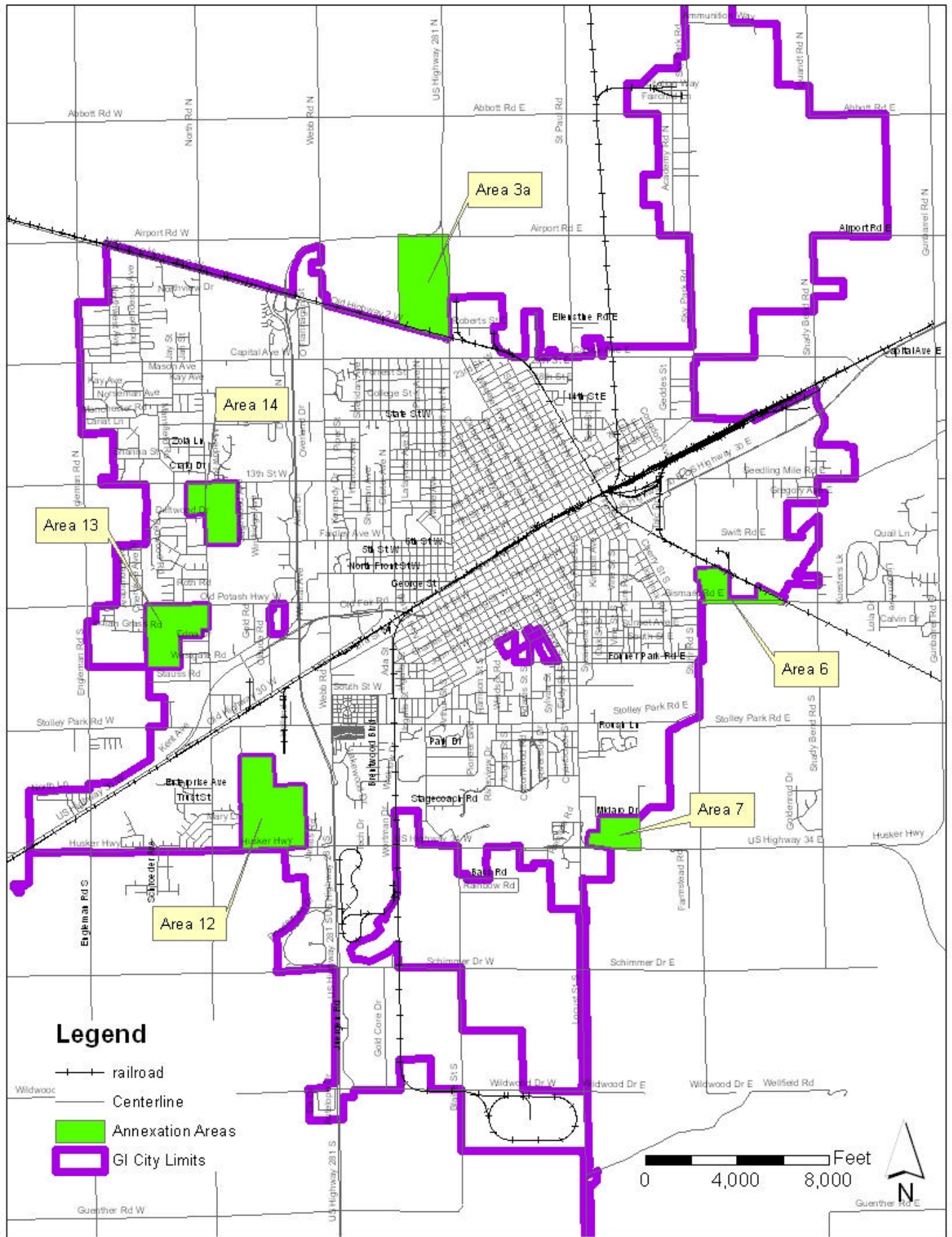
This property is the located in the northwest part of the community. It is south of 13th Street on the east and west sides of North Road and north of Faidley Avenue. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 100 acres of property included in the area that is currently used for agricultural purposes. There are 3 houses and no businesses include in this area.

This is about 100 acres of farmland south of 13th street and west of Sagewood Avenue. City sewer and water is available. Estimated tax base is \$687,081 with estimated property tax revenue of \$14,981 a year. Planning commission voted 7-2 in favor. Commissioners Bill Hayes and Deb Reynolds objected.

A motion was made by Ruge to approve the Area 14 Annexation plan as presented and was seconded by Bredthauer.

Findings of fact noted by Ruge were water and sewer service is available and annexing of this property would have little or no impact to the owners also this clears up who needs to provide services to the area, between City and County.

The motion carried with 9 members present and 7 voting in favor (Amick, O'Neill, Ruge, Haskins, Bredthauer, Connelly and Snodgrass) and 2 members present voting against (Reynolds, Hayes) and no member abstaining.



ANNEXATION PLAN AREA 3a–July 2011

July 6, 2011

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.

City Services Available and to be provided

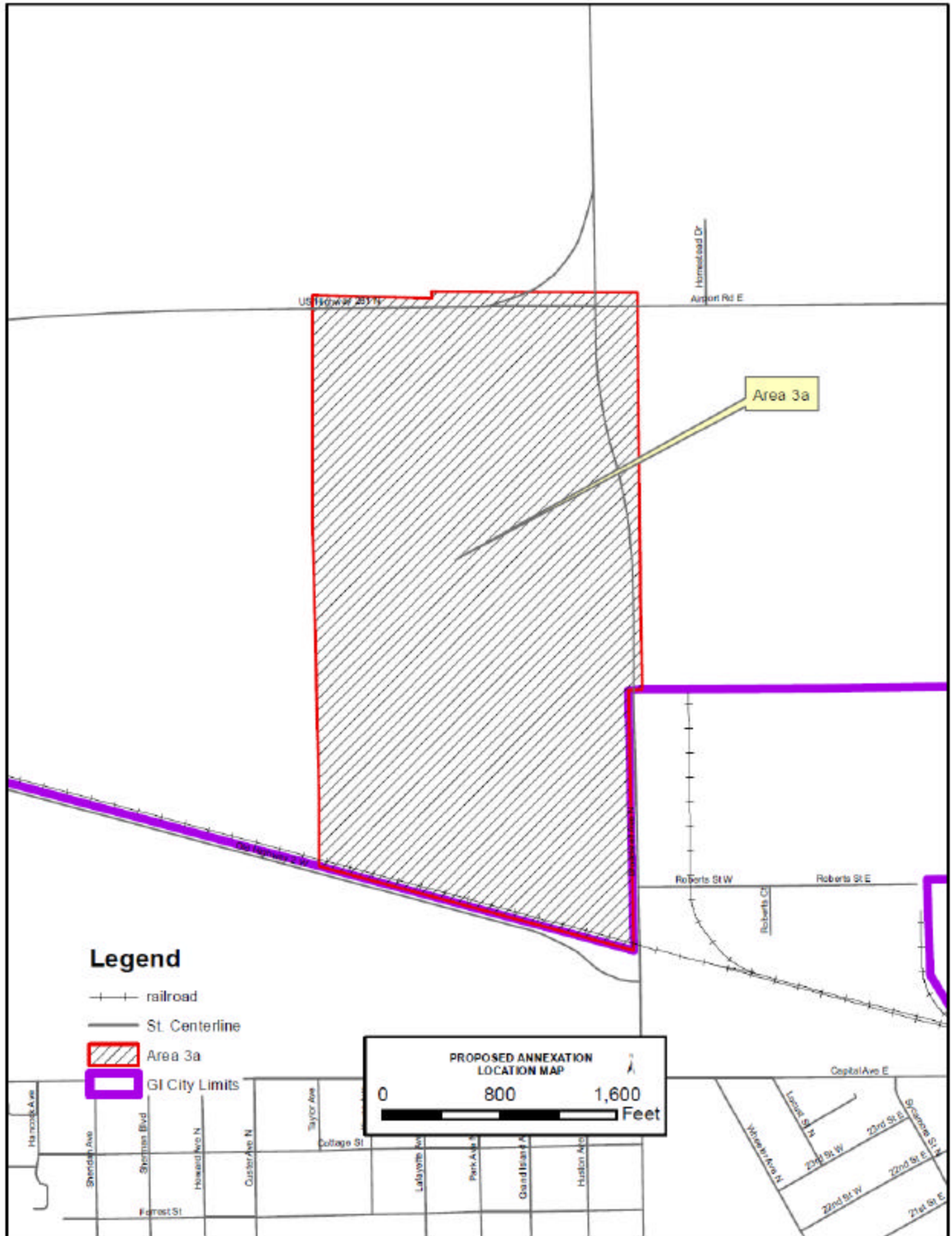
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



U.S. Highway 281 and Broadwell Ave

This property is located in the north central part of the community. It is south of Airport Road/U.S. Highway 281 the west side of Broadwell Avenue north of the Burlington Northern Santa Fe tracks. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 210 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area. Eagle Scout Park and the Veterans Field Complex are in this area and maintained by the City Parks Department.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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 #2 located on Broadwell south of State street about 1 mile from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines.

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

Broadwell Avenue is already maintained by the City at this location. U.S. Highway 281 is maintained by the State of Nebraska but the City does share in the maintenance cost.

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.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Eagle Scout Park and the Veterans Field Complex are in this area and maintained by the City Parks Department.

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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

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 and can be extended |
| Roads and Streets | No Impact |
| 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 |
| Library | Would be available at no additional fee |
| Other | No Impact |
| School District | In Cedar Hollow/Northwest School District |

Financial Impacts of the Airport Road and U.S. Hwy 281 Properties Annexation

| Financial Impact | Before Annex | After Annex |
|-------------------------------|--------------|-------------|
| 2010 Property Valuation | \$0 | \$0 |
| City sales tax now applicable | No | Yes |

Assume \$0 Value

2010 Tax Rates

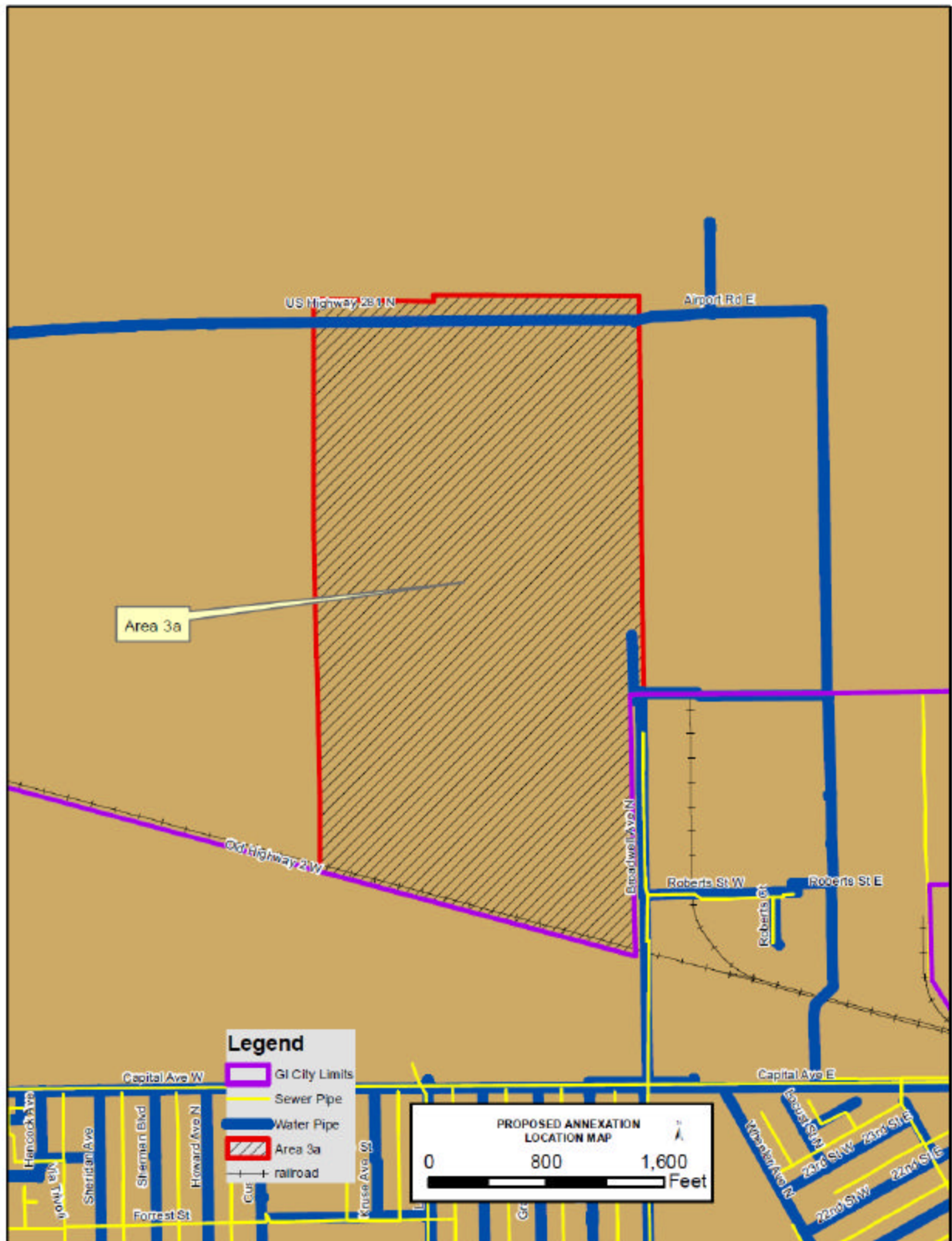
| Tax Entity | Bond | 2010 Levy | 2010 Taxes | 2010 Levy | 2010 Taxes |
|----------------|--------------|-----------|------------|-----------|------------|
| City Levy | City Bond | | \$0.00 | 0.204855 | \$0.00 |
| | | | \$0.00 | 0.067645 | \$0.00 |
| CRA | | | \$0.00 | 0.017742 | \$0.00 |
| Hall County | | 0.430957 | \$0.00 | 0.430957 | \$0.00 |
| Rural Fire | Fire Bond* | 0.049493 | \$0.00 | 0.008064 | \$0.00 |
| | | 0.008064 | \$0.00 | | \$0.00 |
| GIPS School | | | \$0.00 | 1.073899 | \$0.00 |
| | 2nd Bond | | \$0.00 | 0.082245 | \$0.00 |
| | 4th Bond | | \$0.00 | 0.045144 | \$0.00 |
| NW School | | 1.012636 | \$0.00 | 0.049034 | \$0.00 |
| | 6th Bond | 0.049034 | \$0.00 | | \$0.00 |
| ESU 10 | | 0.015 | \$0.00 | 0.015 | \$0.00 |
| CCC | | 0.112023 | \$0.00 | 0.112023 | \$0.00 |
| CPNRD | | 0.04733 | \$0.00 | 0.04733 | \$0.00 |
| Ag Society | | 0.004168 | \$0.00 | 0.004168 | \$0.00 |
| Airport | | 0.011825 | \$0.00 | 0.011825 | \$0.00 |
| | Airport Bond | 0.010493 | \$0.00 | 0.010493 | \$0.00 |
| Total Combined | | 1.751023 | \$0.00 | 2.180424 | \$0.00 |

Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy 1.751023/\$0 2.180424/\$0

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Location of Sewer and Water Lines near area 3a

ANNEXATION PLAN AREA 6–July 2011

July 6, 2011

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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.
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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.
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City Services Available and to be provided

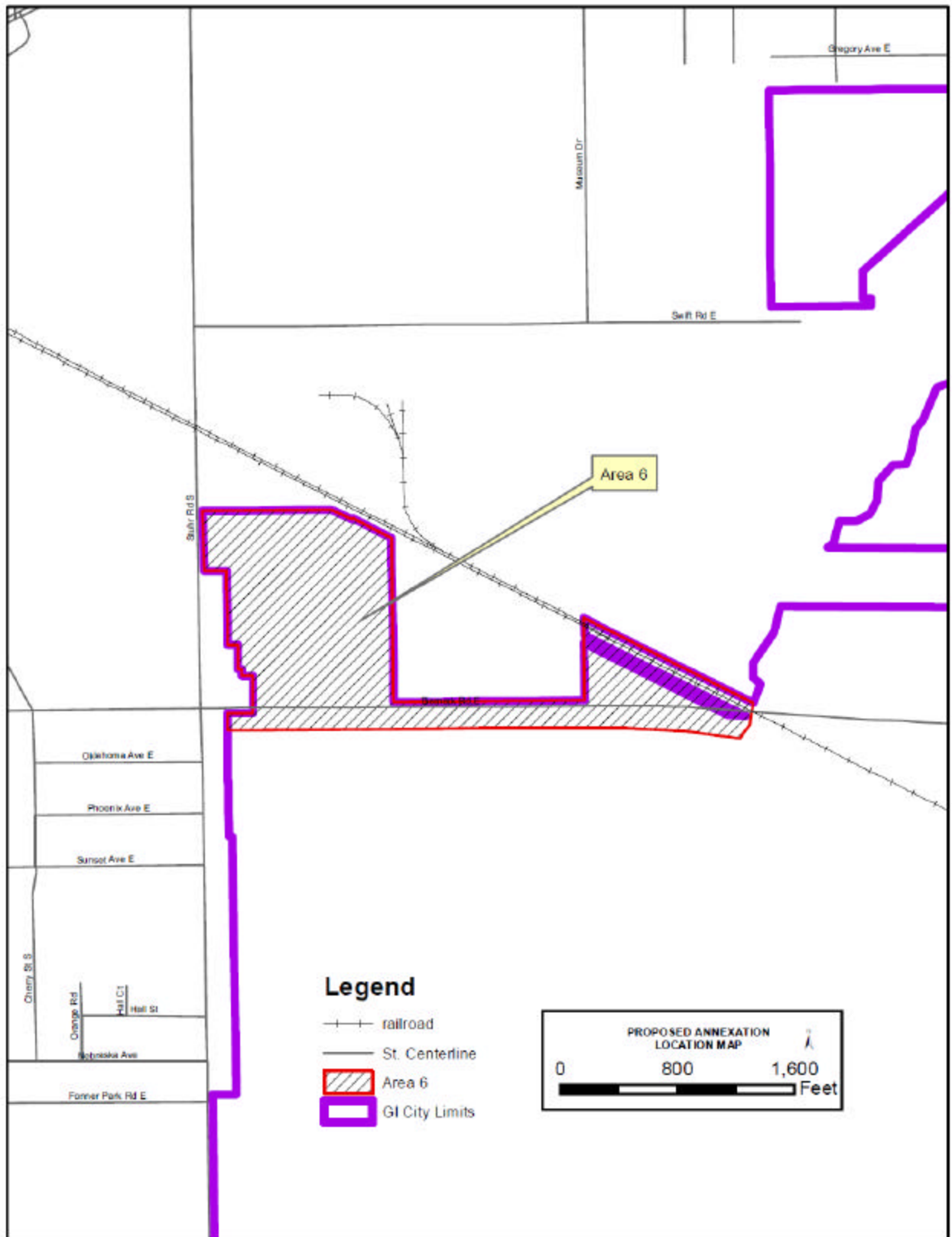
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The inventory includes general information concerning:

- 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 if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



Bismark Road and Stuhr Road

This property is located in the southeast part of the community. It is mostly north of Bismark Road the east side of Stuhr Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 50 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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 #1 located on Fonner Park Road about 1.5 miles from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. All of the parcels have sanitary sewer available and a collection system could easily be extended throughout the property when development occurs. Collection systems within a development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site. Sewer is available along Bismark Road.

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

Bismark Road and Stuhr Road are already maintained by the City at this location.

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. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district. Water is available along Stuhr Road. The water line along the north side of the property is cooling water and not considered potable.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. There are not recreational facilities located 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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

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 and can be extended |
| Roads and Streets | No Impact |
| 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 |
| Library | Would be available at no additional fee |
| Other | No Impact |
| School District | In Cedar Hollow/Northwest School District |

Financial Impacts of the 13th and North Road Properties Annexation

| Financial Impact | Before Annex | After Annex |
|-------------------------------|--------------|-------------|
| 2010 Property Valuation | \$100,053 | \$100,053 |
| City sales tax now applicable | No | Yes |

Assume \$100,053 Value

2010 Tax Rates

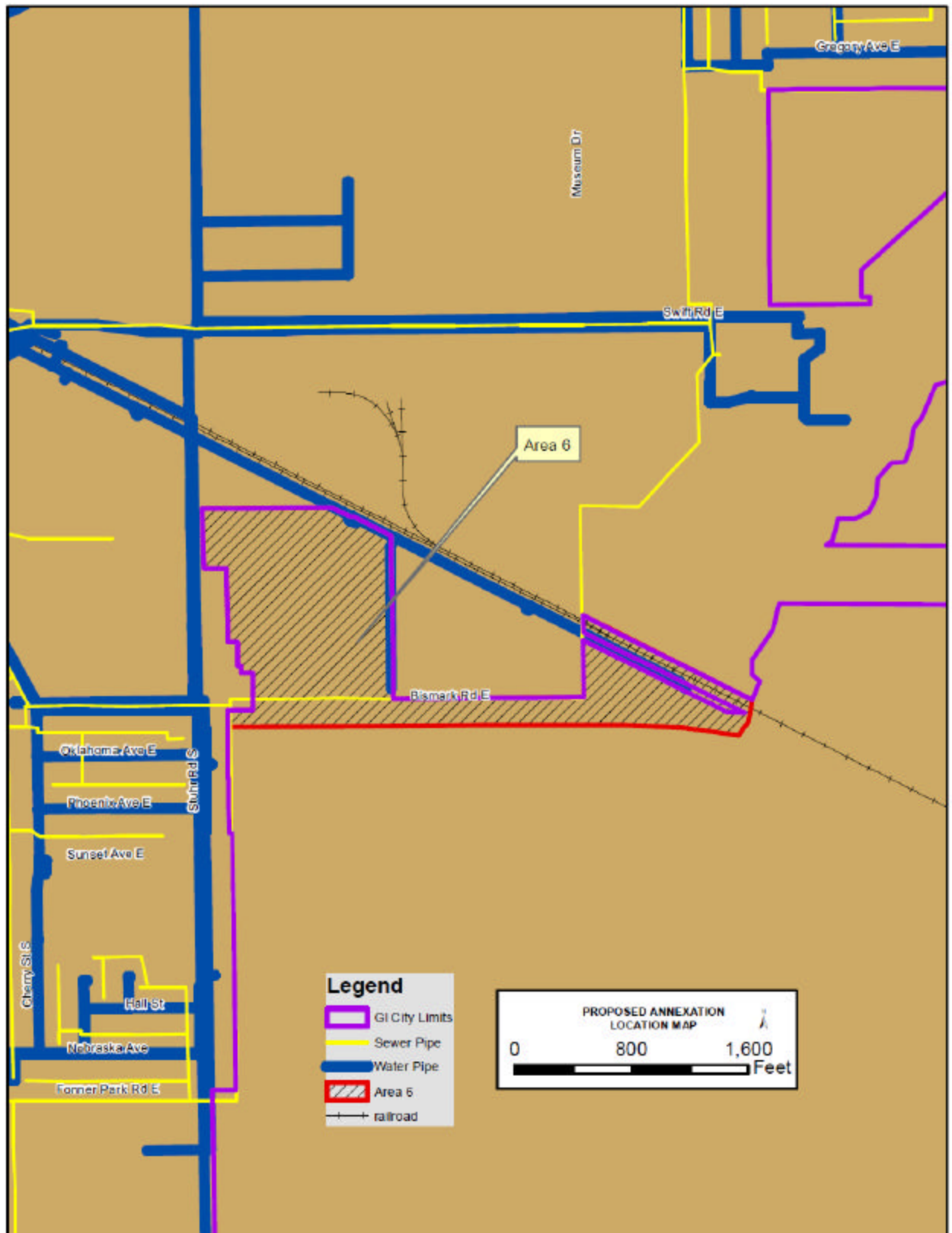
| Tax Entity | Bond | 2010 Levy | 2010 Taxes | 2010 Levy | 2010 Taxes |
|----------------|--------------|-----------|------------|-----------|------------|
| City Levy | City Bond | | \$0.00 | 0.204855 | \$204.96 |
| | | | \$0.00 | 0.067645 | \$67.68 |
| CRA | | | \$0.00 | 0.017742 | \$17.75 |
| Hall County | | 0.430957 | \$431.19 | 0.430957 | \$431.19 |
| Rural Fire | Fire Bond* | 0.049493 | \$49.52 | 0.008064 | \$0.00 |
| | | 0.008064 | \$8.07 | | \$8.07 |
| GIPS School | | | \$0.00 | 1.073899 | \$1,074.47 |
| | 2nd Bond | | \$0.00 | 0.082245 | \$82.29 |
| | 4th Bond | | \$0.00 | 0.045144 | \$45.17 |
| NW School | | 1.012636 | \$1,013.17 | 0.049034 | \$0.00 |
| | 6th Bond | 0.049034 | \$49.06 | | \$49.06 |
| ESU 10 | | 0.015 | \$15.01 | 0.015 | \$15.01 |
| CCC | | 0.112023 | \$112.08 | 0.112023 | \$112.08 |
| CPNRD | | 0.04733 | \$47.36 | 0.04733 | \$47.36 |
| Ag Society | | 0.004168 | \$4.17 | 0.004168 | \$4.17 |
| Airport | | 0.011825 | \$11.83 | 0.011825 | \$11.83 |
| | Airport Bond | 0.010493 | \$10.50 | 0.010493 | \$10.50 |
| Total Combined | | 1.751023 | \$1,751.95 | 2.180424 | \$2,181.58 |

Hall County, ESU, Community College, NRD and other levies will not change.

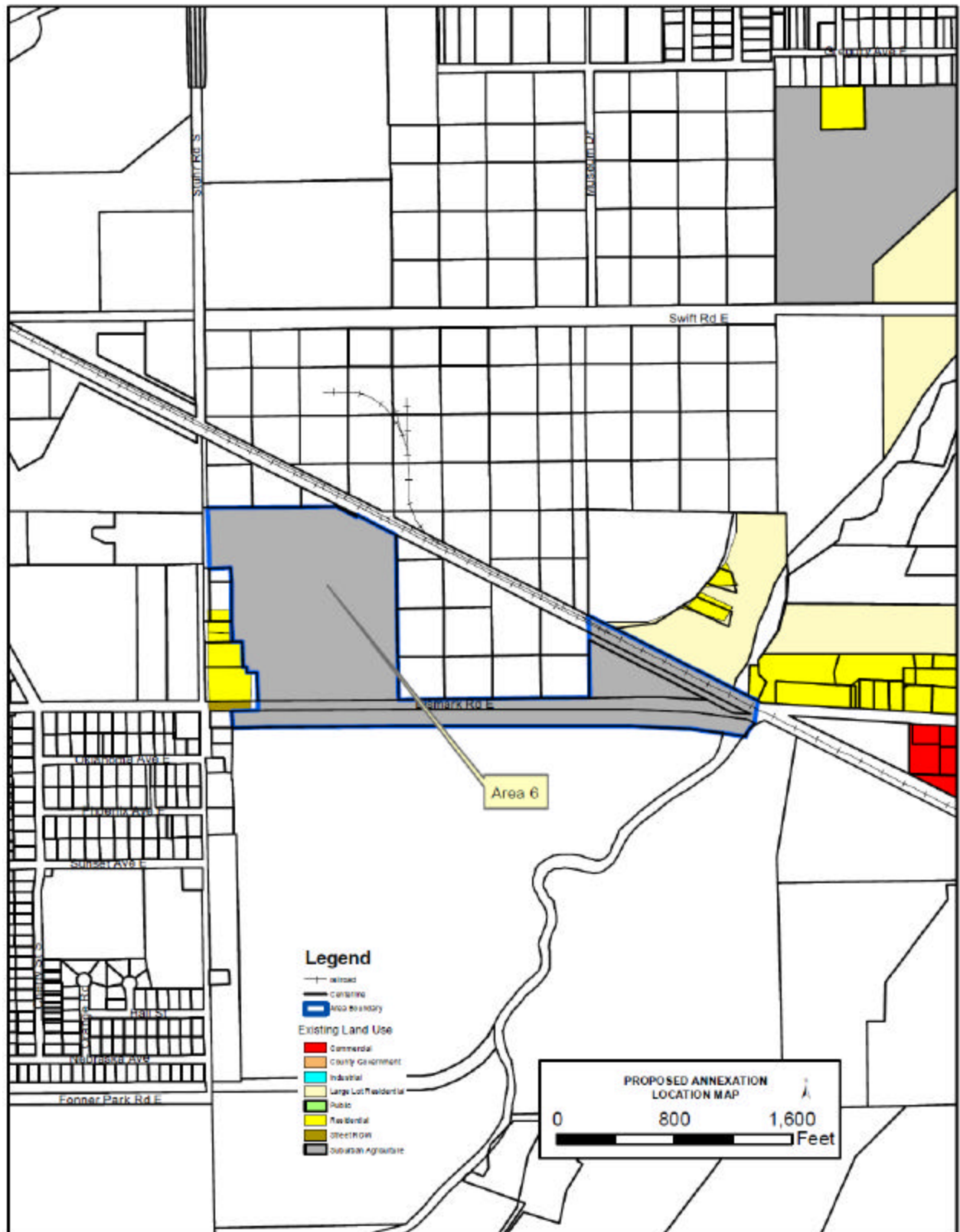
Total property tax levy 1.751023/\$1,751.95 2.180424/\$2,181.58

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Location of Sewer and Water Lines near area 6



Generalized Existing Land Use June 2011

ANNEXATION PLAN AREA 7–July 2011

July 6, 2011

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.

City Services Available and to be provided

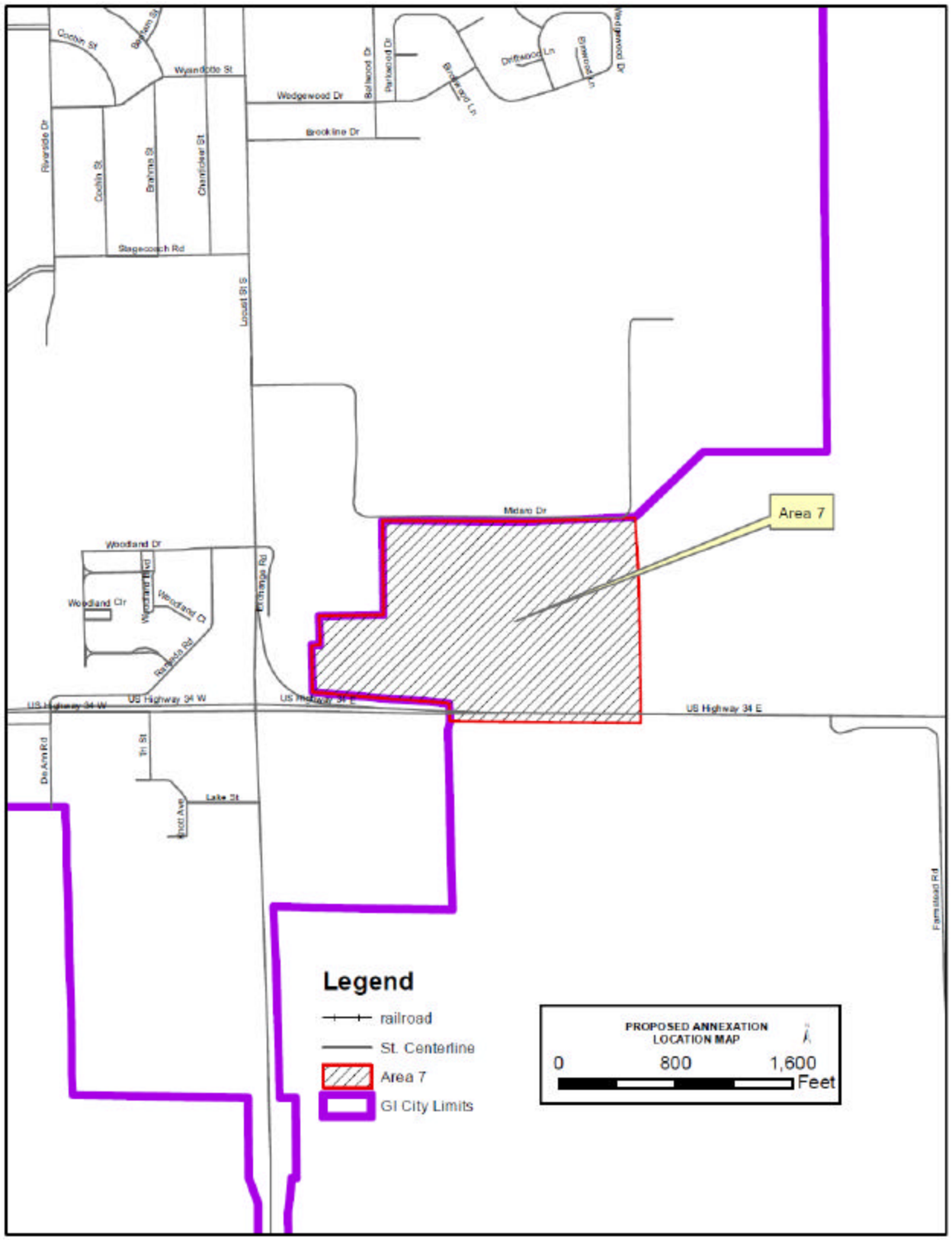
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



U.S. Highway 34 and South Locust Street (Vanosdal Fields)

This property is located in the southeast part of the community. It is north of U.S. Highway 34 the east side of Locust Street. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There are about 65 acres of property included in the area. The property is currently used for agricultural and residential purposes. There are 3 houses included in this area.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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 #1 located on Fonner Park Road about 2 miles from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. A collection system could be extended throughout the property when development occurs. Collection systems within a development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site. Sewer is available along Midaro Drive.

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

U.S. Highway 34 is maintained by the State of Nebraska and Midaro Drive is already maintained by the City at this location.

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. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district. Water is available along U.S Highway 34. Extending this line to the north side of U.S. Highway 34 will require boring under the highway. The cost of that will depend on whether the extension is a service line or water main.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. There are not recreational facilities located 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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

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 and can be extended |
| Roads and Streets | No Impact |
| 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 |
| Library | Would be available at no additional fee |
| Other | No Impact |
| School District | In Cedar Hollow/Northwest School District |

Financial Impacts of the South Locust and U.S Hwy 34 Properties Annexation

| Financial Impact | Before Annex | After Annex |
|-------------------------------|--------------|-------------|
| 2010 Property Valuation | \$426,468 | \$426,468 |
| City sales tax now applicable | No | Yes |

Assume \$426,468 Value

2010 Tax Rates

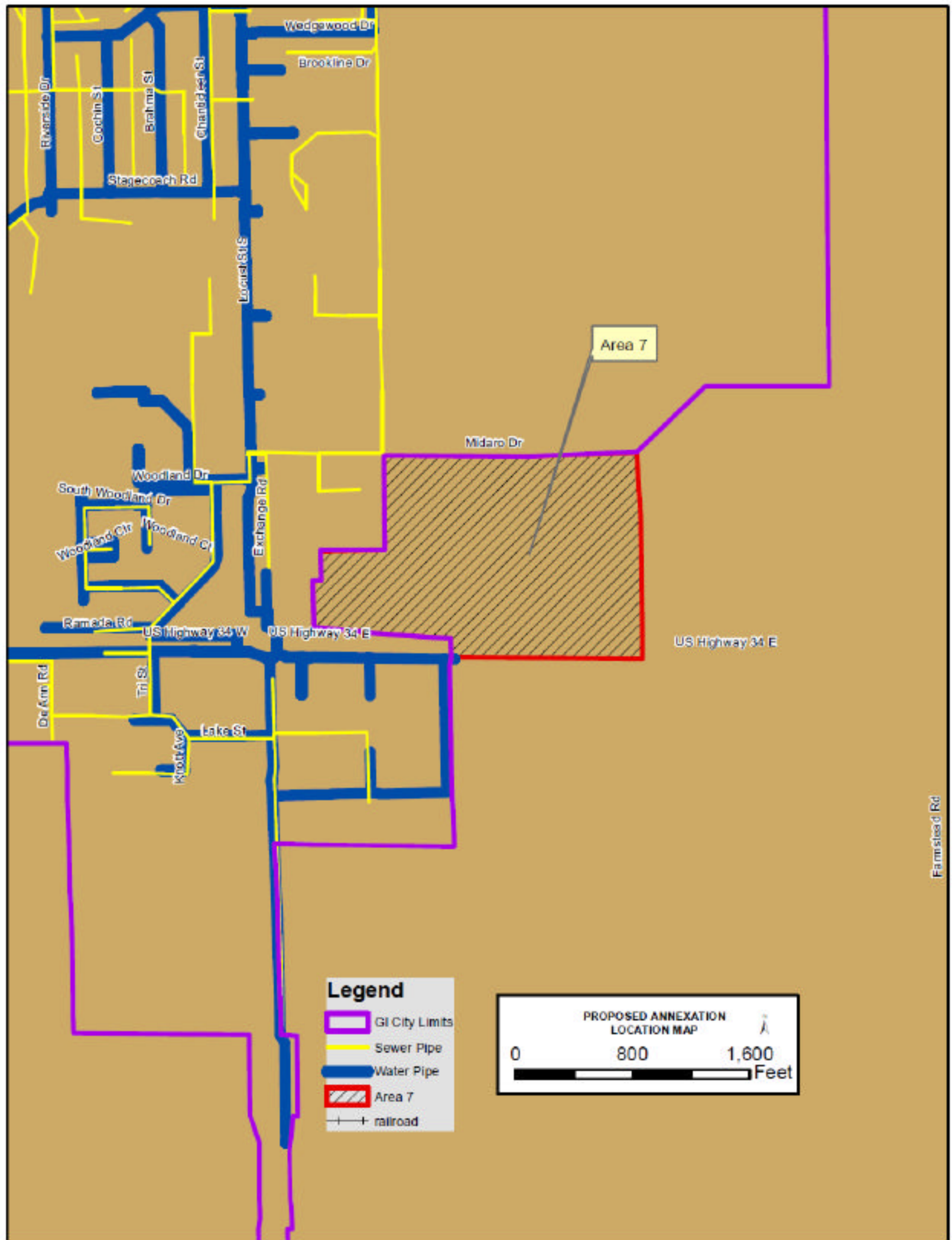
| Tax Entity | Bond | 2010 Levy | 2010 Taxes | 2010 Levy | 2010 Taxes |
|----------------|--------------|-----------|------------|-----------|------------|
| City Levy | City Bond | | \$0.00 | 0.204855 | \$873.64 |
| | | | \$0.00 | 0.067645 | \$288.48 |
| CRA | | | \$0.00 | 0.017742 | \$75.66 |
| Hall County | | 0.430957 | \$1,837.89 | 0.430957 | \$1,837.89 |
| Rural Fire | Fire Bond* | 0.049493 | \$211.07 | 0.008064 | \$0.00 |
| | | 0.008064 | \$34.39 | | \$34.39 |
| GIPS School | | | \$0.00 | 1.073899 | \$4,579.84 |
| | 2nd Bond | | \$0.00 | 0.082245 | \$350.75 |
| | 4th Bond | | \$0.00 | 0.045144 | \$192.52 |
| NW School | | 1.012636 | \$4,318.57 | 0.049034 | \$0.00 |
| | 6th Bond | 0.049034 | \$209.11 | | \$209.11 |
| ESU 10 | | 0.015 | \$63.97 | 0.015 | \$63.97 |
| CCC | | 0.112023 | \$477.74 | 0.112023 | \$477.74 |
| CPNRD | | 0.04733 | \$201.85 | 0.04733 | \$201.85 |
| Ag Society | | 0.004168 | \$17.78 | 0.004168 | \$17.78 |
| Airport | | 0.011825 | \$50.43 | 0.011825 | \$50.43 |
| | Airport Bond | 0.010493 | \$44.75 | 0.010493 | \$44.75 |
| Total Combined | | 1.751023 | \$7,467.55 | 2.180424 | \$9,298.81 |

Hall County, ESU, Community College, NRD and other levies will not change.

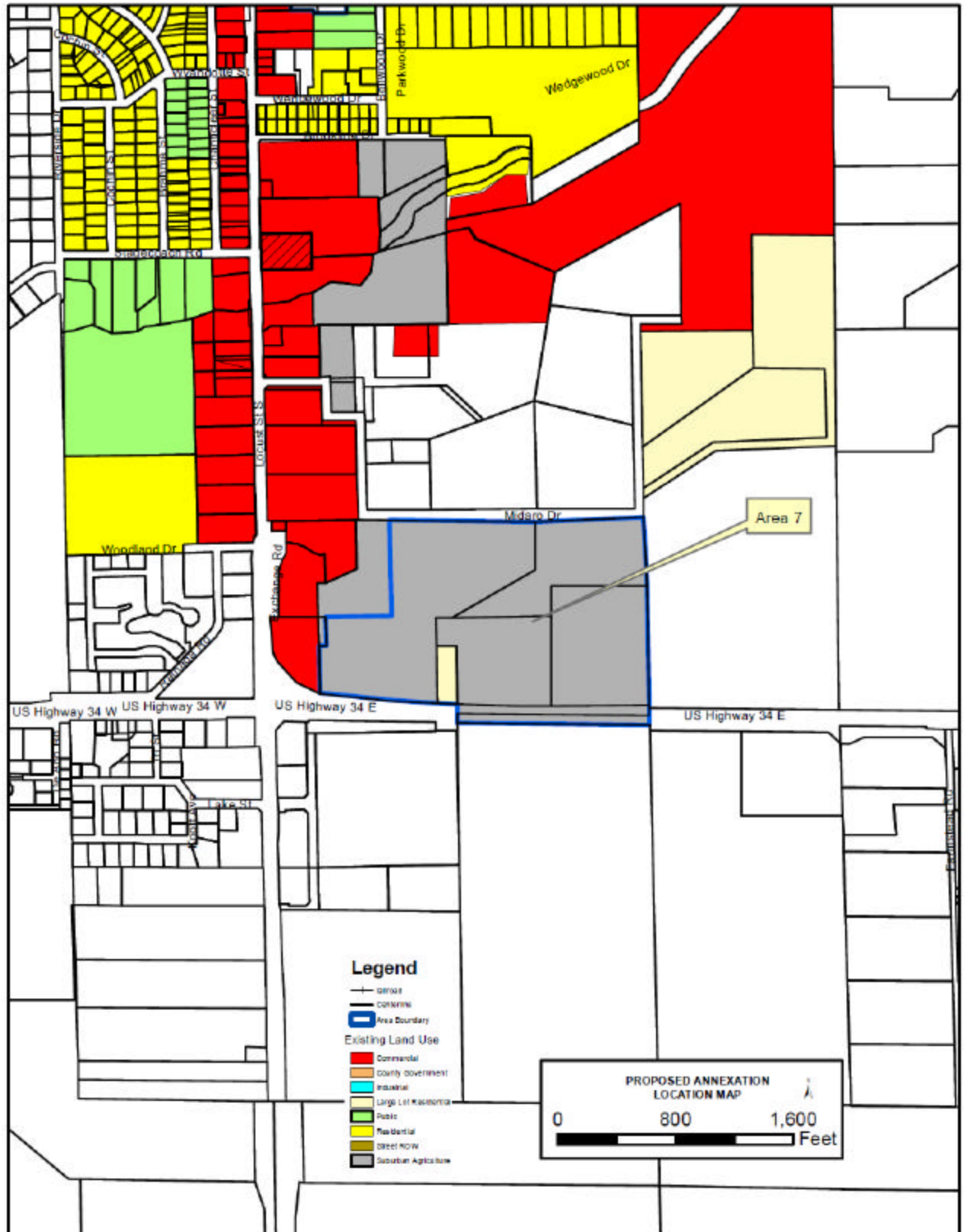
Total property tax levy 1.751023/\$7,467.55 2.180424/\$9,298.81

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Location of Sewer and Water Lines near area 7



Generalized Existing Land Use June 2011

ANNEXATION PLAN AREA 12–July 2011

July 6, 2011

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.

City Services Available and to be provided

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 if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.

U.S. Highway 281 and Husker Highway

This property is located in the southwest part of the community. It is north of Husker Highway the west side of U.S. Highway 281 and Prairieview Street. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 200 acres of property included in the area that is currently used for agricultural purposes. There is one house and no businesses included in this area.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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 south of Stolley Park Road about 1 mile from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. All of the parcels have sanitary sewer available and a collection system could easily be extended throughout the property when development occurs. Collection systems within a development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site. Sewer is available along Husker Highway to the south, Prairieview Street to the east, and in the Marylane and Kentish Hills Subdivisions to the west.

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

Husker Highway is already maintained by the City at this location.

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. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district. City Water is available in Husker Highway to the south, Prairieview Street to the east and the Marylane and Kentish Hills Subdivisions to the west.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Eagle Scout Park and the Veterans Field Complex are in this area and maintained by the City Parks Department.

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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

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 |
| Roads and Streets | No Impact |
| 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 |
| Library | Would be available at no additional fee |
| Other | No Impact |
| School District | In Cedar Hollow/Northwest School District |

Financial Impacts of the Husker Hwy and U.S. Hwy 281 Properties Annexation

| Financial Impact | Before Annex | After Annex |
|-------------------------------|--------------|-------------|
| 2010 Property Valuation | \$481,334 | \$481,334 |
| City sales tax now applicable | No | Yes |

Assume \$481,334 Value

2010 Tax Rates

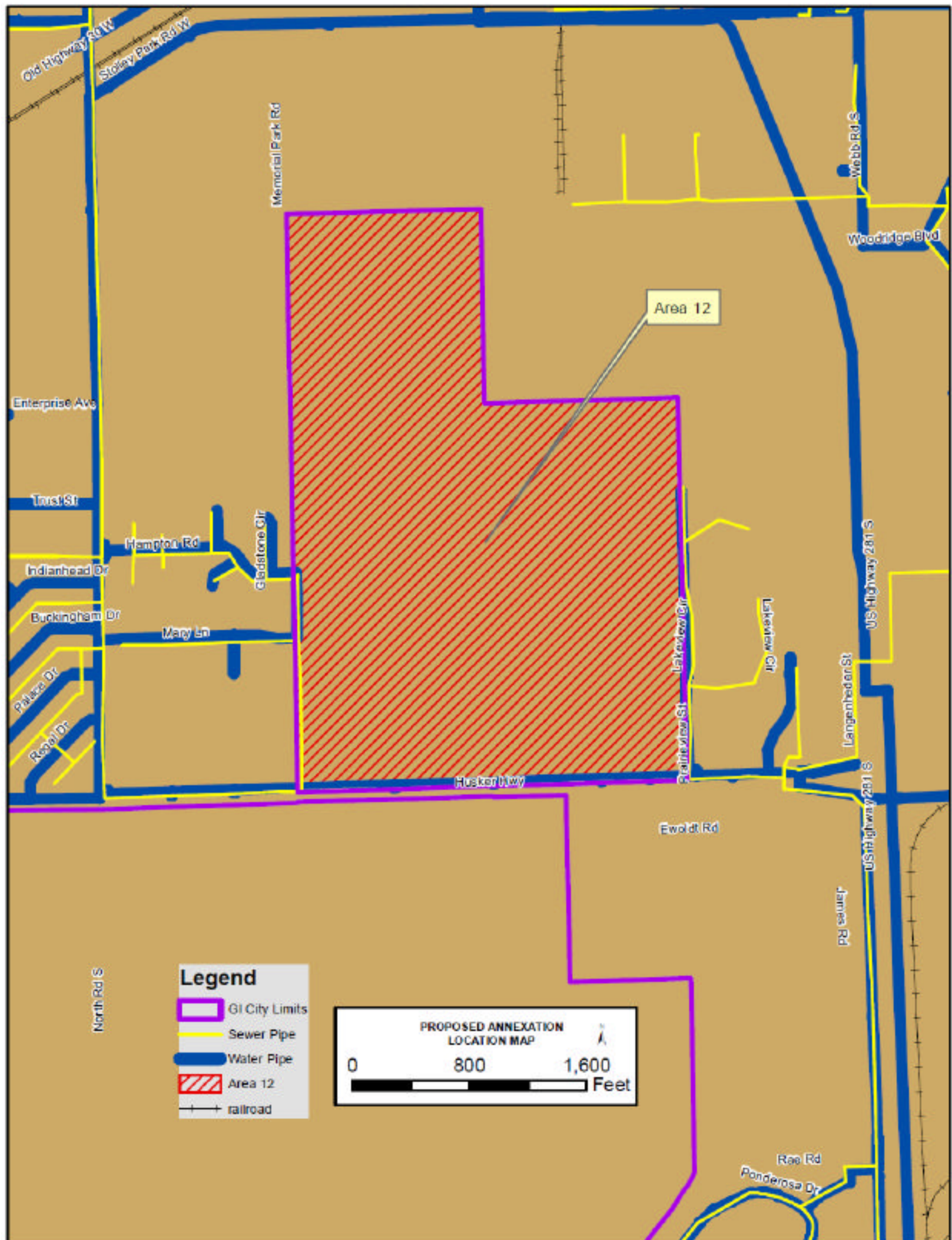
| Tax Entity | Bond | 2010 Levy | 2010 Taxes | 2010 Levy | 2010 Taxes |
|----------------|----------------------|-----------|------------|-----------|-------------|
| City Levy | City Bond | | \$0.00 | 0.204855 | \$986.04 |
| | | | \$0.00 | 0.067645 | \$325.60 |
| CRA | | | \$0.00 | 0.017742 | \$85.40 |
| Hall County | | 0.430957 | \$2,074.34 | 0.430957 | \$2,074.34 |
| Rural Fire | Fire Bond* | 0.049493 | \$238.23 | 0.008064 | \$0.00 |
| | | 0.008064 | \$38.81 | | \$38.81 |
| GIPS School | 2nd Bond 4th Bond | | \$0.00 | 1.073899 | \$5,169.04 |
| | | | \$0.00 | 0.082245 | \$395.87 |
| | | | \$0.00 | 0.045144 | \$217.29 |
| NW School | | 1.012636 | \$4,874.16 | 0.049034 | \$0.00 |
| | 6th Bond | 0.049034 | \$236.02 | | \$236.02 |
| ESU 10 | | 0.015 | \$72.20 | 0.015 | \$72.20 |
| CCC | | 0.112023 | \$539.20 | 0.112023 | \$539.20 |
| CPNRD | | 0.04733 | \$227.82 | 0.04733 | \$227.82 |
| Ag Society | | 0.004168 | \$20.06 | 0.004168 | \$20.06 |
| Airport | | 0.011825 | \$56.92 | 0.011825 | \$56.92 |
| | Airport Bond | 0.010493 | \$50.51 | 0.010493 | \$50.51 |
| Total Combined | | 1.751023 | \$8,428.27 | 2.180424 | \$10,495.12 |

Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy 1.751023/\$8,428.27 2.180424/\$10,495.12

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Sewer and Water Lines near area 12



ANNEXATION PLAN AREA 13–July 2011

July 6, 2011

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.

City Services Available and to be provided

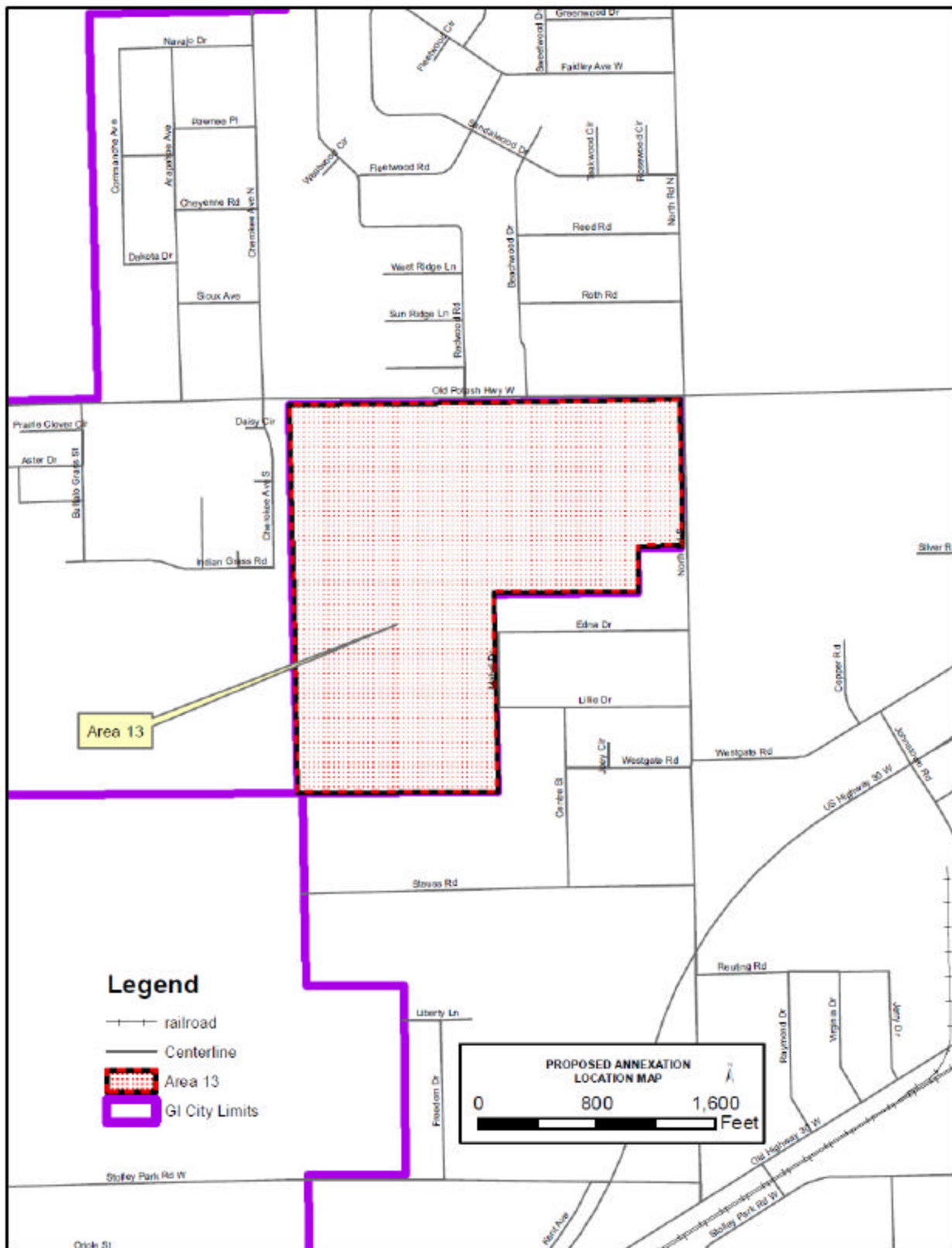
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



Old Potash Highway and North Road

This property is located in the northwest part of the community. It is south of Old Potash Highway on the west side of North Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 120 acres of property included in the area that is currently used for agricultural purposes. There are no houses and no businesses included in this area.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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 #4 located on State Street about 2.25 miles from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. All of the parcels have sanitary sewer available and a collection system could easily be extended throughout the property when development occurs. Collection systems within a development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site. Sewer is available along Old Potash Highway

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

Old Potash Highway and North Road are already maintained by the City at this location.

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. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. There are not recreational facilities located 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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

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 |
| Roads and Streets | No Impact |
| 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 |
| Library | Would be available at no additional fee |
| Other | No Impact |
| School District | In Cedar Hollow/Northwest School District |

Financial Impacts of the 13th and North Road Properties Annexation

| Financial Impact | Before Annex | After Annex |
|-------------------------------|--------------|-------------|
| 2010 Property Valuation | \$250,871 | \$250,871 |
| City sales tax now applicable | No | Yes |

Assume \$250,871 Value

2010 Tax Rates

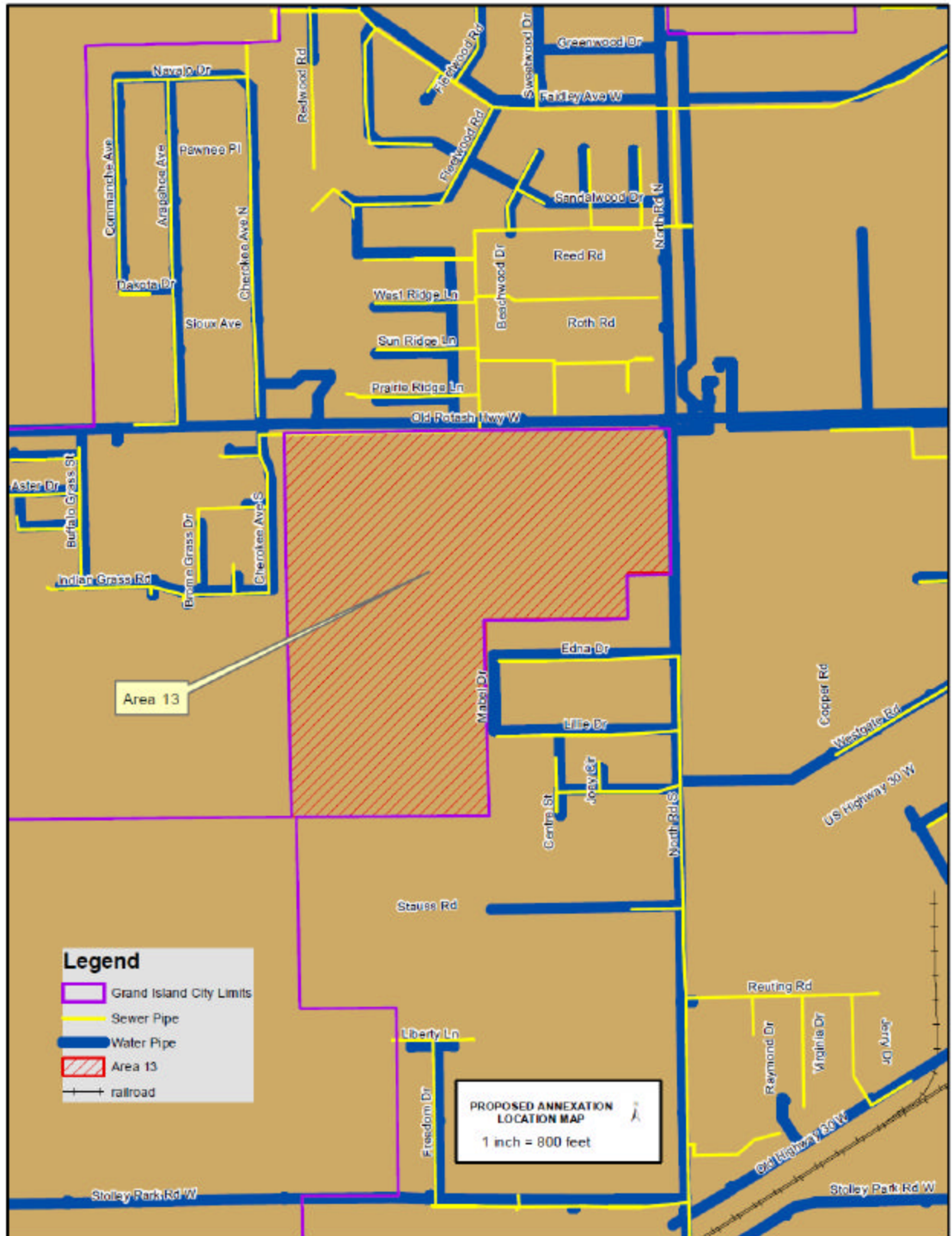
| Tax Entity | Bond | 2010 Levy | 2010 Taxes | 2010 Levy | 2010 Taxes |
|----------------|----------------------|-----------|------------|-----------|------------|
| City Levy | City Bond | | \$0.00 | 0.204855 | \$513.92 |
| | | | \$0.00 | 0.067645 | \$169.70 |
| CRA | | | \$0.00 | 0.017742 | \$44.51 |
| Hall County | | 0.430957 | \$1,081.15 | 0.430957 | \$1,081.15 |
| Rural Fire | Fire Bond* | 0.049493 | \$124.16 | 0.008064 | \$0.00 |
| | | 0.008064 | \$20.23 | | \$20.23 |
| GIPS School | 2nd Bond 4th Bond | | \$0.00 | 1.073899 | \$2,694.10 |
| | | | \$0.00 | 0.082245 | \$206.33 |
| | | | \$0.00 | 0.045144 | \$113.25 |
| NW School | | 1.012636 | \$2,540.41 | 0.049034 | \$0.00 |
| | 6th Bond | 0.049034 | \$123.01 | | \$123.01 |
| ESU 10 | | 0.015 | \$37.63 | 0.015 | \$37.63 |
| CCC | | 0.112023 | \$281.03 | 0.112023 | \$281.03 |
| CPNRD | | 0.04733 | \$118.74 | 0.04733 | \$118.74 |
| Ag Society | | 0.004168 | \$10.46 | 0.004168 | \$10.46 |
| Airport | | 0.011825 | \$29.67 | 0.011825 | \$29.67 |
| | Airport Bond | 0.010493 | \$26.32 | 0.010493 | \$26.32 |
| Total Combined | | 1.751023 | \$4,392.81 | 2.180424 | \$5,470.05 |

Hall County, ESU, Community College, NRD and other levies will not change.

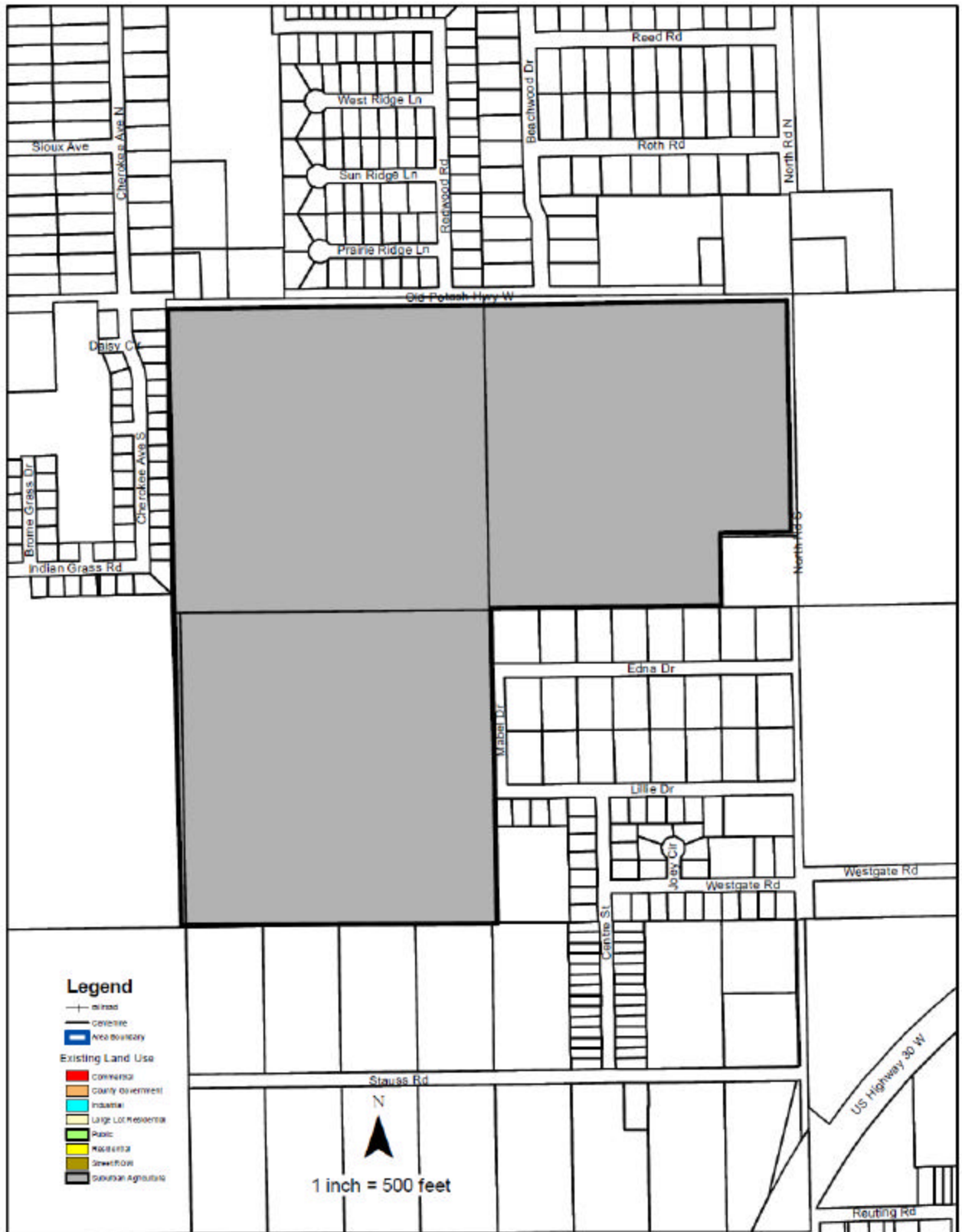
Total property tax levy 1.751023/\$4,395.07 2.180424/\$5,472.86

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Sewer and Water Lines near area 13



Generalized Land Use June 2011

ANNEXATION PLAN AREA 14–July 2011

July 6, 2011

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.

City Services Available and to be provided

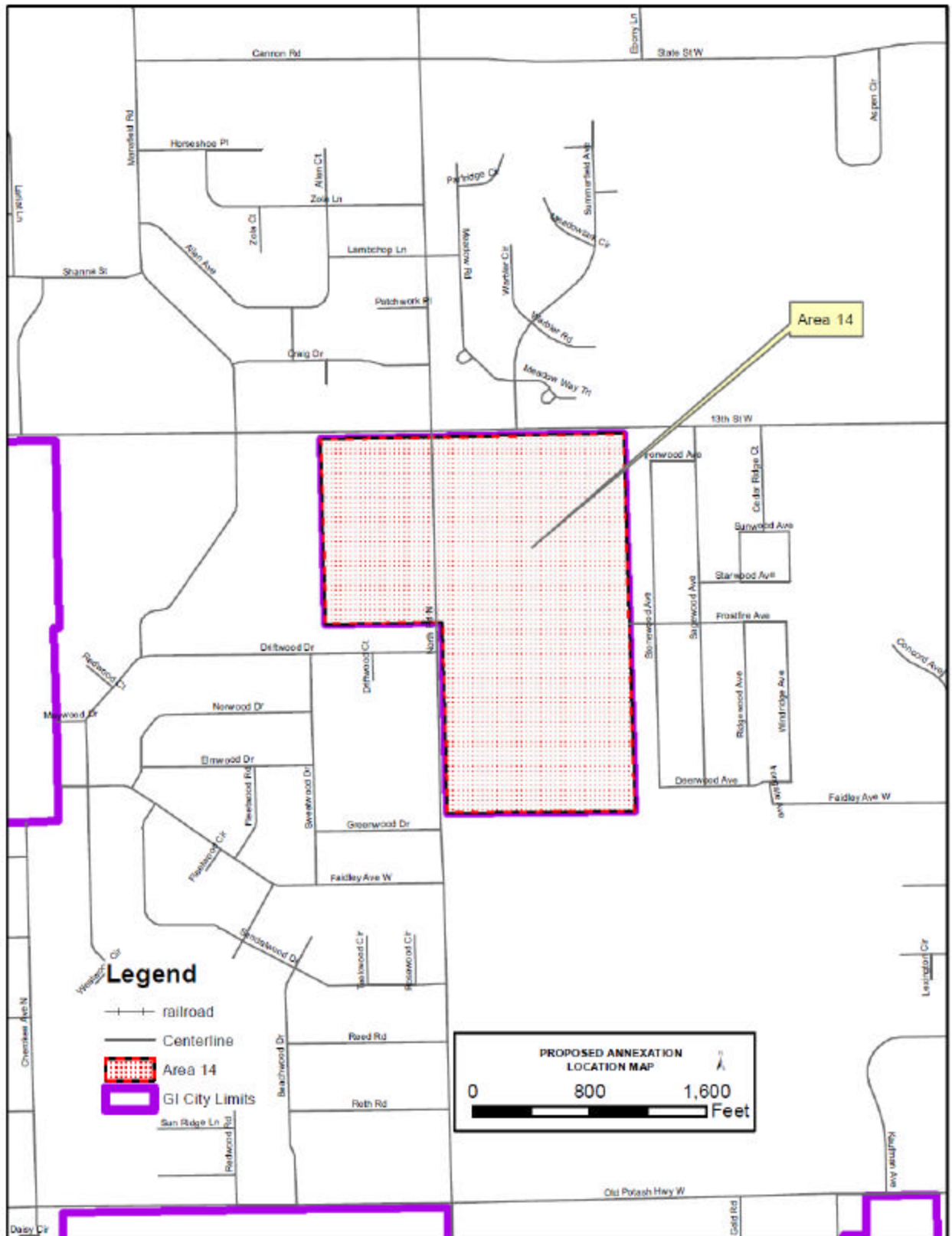
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

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 if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



13th and North Road

This property is located in the northwest part of the community. It is south of 13th Street on the east and west sides of North Road and north of Faidley Avenue. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. There is about 100 acres of property included in the area that is currently used for agricultural purposes. There are 3 houses and no businesses include in this area.

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. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

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 #4 located on State Street about 1.25 miles from 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 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. A sewer extension will be necessary to serve the two houses on North Road. This will be done through an assessment district process with the costs assessed back to the surrounding property owners. Sewer is available along 13th Street to the north of majority of these properties and could be extended with the development of these properties.

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

North Road and 13th Street are already maintained by the City at this location.

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. No additional mains are necessary to serve this property.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. There are not recreational facilities located 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. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

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 and can be extended |
| Roads and Streets | No Impact |
| 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 |
| Library | Would be available at no additional fee |
| Other | No Impact |
| School District | In Cedar Hollow/Northwest School District |

Financial Impacts of the 13th and North Road Properties Annexation

| Financial Impact | Before Annex | After Annex |
|-------------------------------|--------------|-------------|
| 2010 Property Valuation | \$687,081 | \$687,081 |
| City sales tax now applicable | No | Yes |

Assume \$687,081 Value

2010 Tax Rates

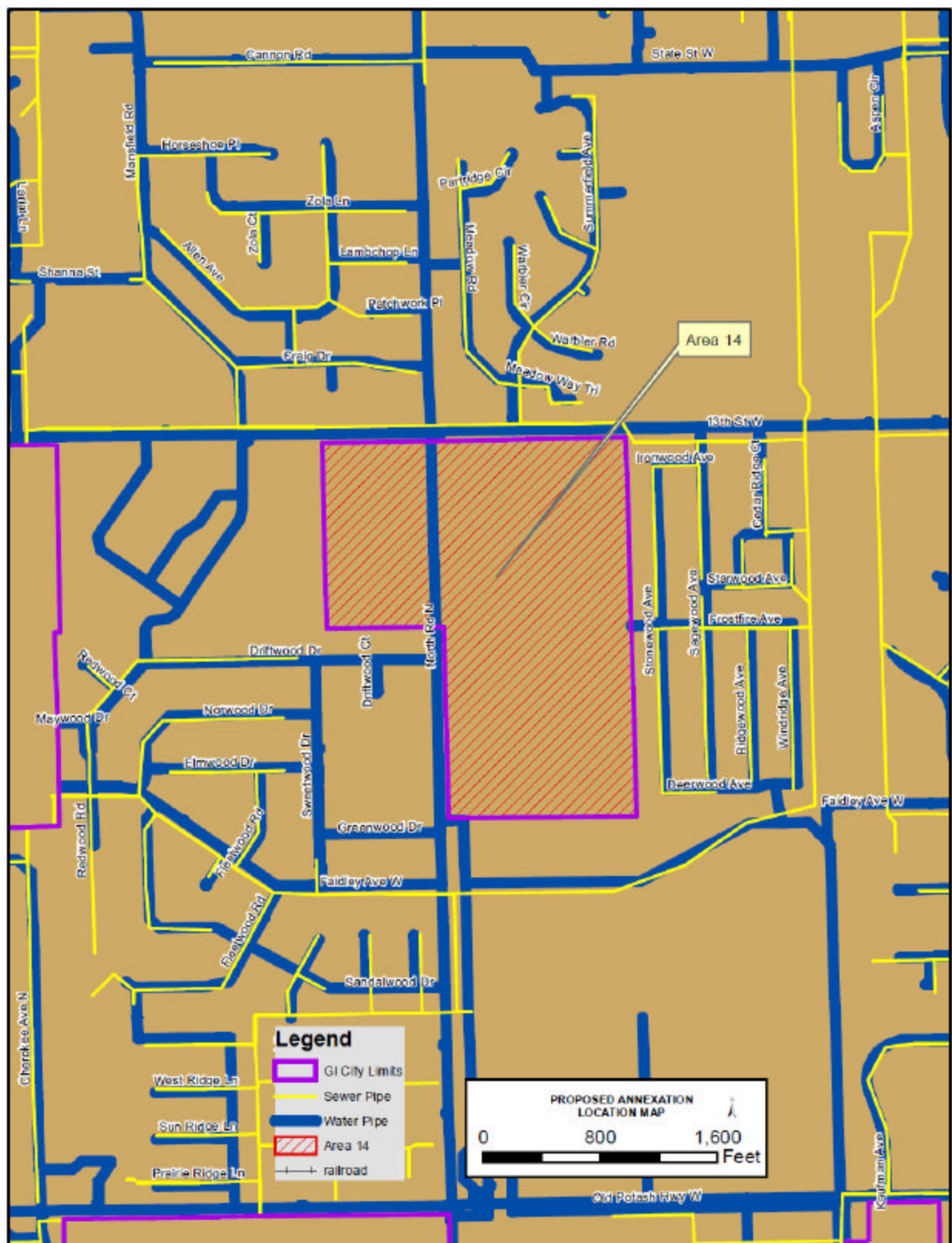
| Tax Entity | Bond | 2010 Levy | 2010 Taxes | 2010 Levy | 2010 Taxes |
|----------------|----------------------|-----------|-------------|-----------|-------------|
| City Levy | City Bond | | \$0.00 | 0.204855 | \$1,407.52 |
| | | | \$0.00 | 0.067645 | \$464.78 |
| CRA | | | \$0.00 | 0.017742 | \$121.90 |
| Hall County | | 0.430957 | \$2,961.02 | 0.430957 | \$2,961.02 |
| Rural Fire | Fire Bond* | 0.049493 | \$340.06 | 0.008064 | \$0.00 |
| | | 0.008064 | \$55.41 | | \$55.41 |
| GIPS School | 2nd Bond 4th Bond | | \$0.00 | 1.073899 | \$7,378.56 |
| | | | \$0.00 | 0.082245 | \$565.09 |
| | | | \$0.00 | 0.045144 | \$310.18 |
| NW School | | 1.012636 | \$6,957.63 | 0.049034 | \$0.00 |
| | 6th Bond* | 0.049034 | \$336.90 | | \$336.90 |
| ESU 10 | | 0.015 | \$103.06 | 0.015 | \$103.06 |
| CCC | | 0.112023 | \$769.69 | 0.112023 | \$769.69 |
| CPNRD | | 0.04733 | \$325.20 | 0.04733 | \$325.19 |
| Ag Society | | 0.004168 | \$28.64 | 0.004168 | \$28.64 |
| Airport | | 0.011825 | \$81.25 | 0.011825 | \$81.25 |
| | Airport Bond | 0.010493 | \$72.10 | 0.010493 | \$72.10 |
| Total Combined | | 1.751023 | \$12,030.95 | 2.180424 | \$14,981.28 |

Hall County, ESU, Community College, NRD and other levies will not change.

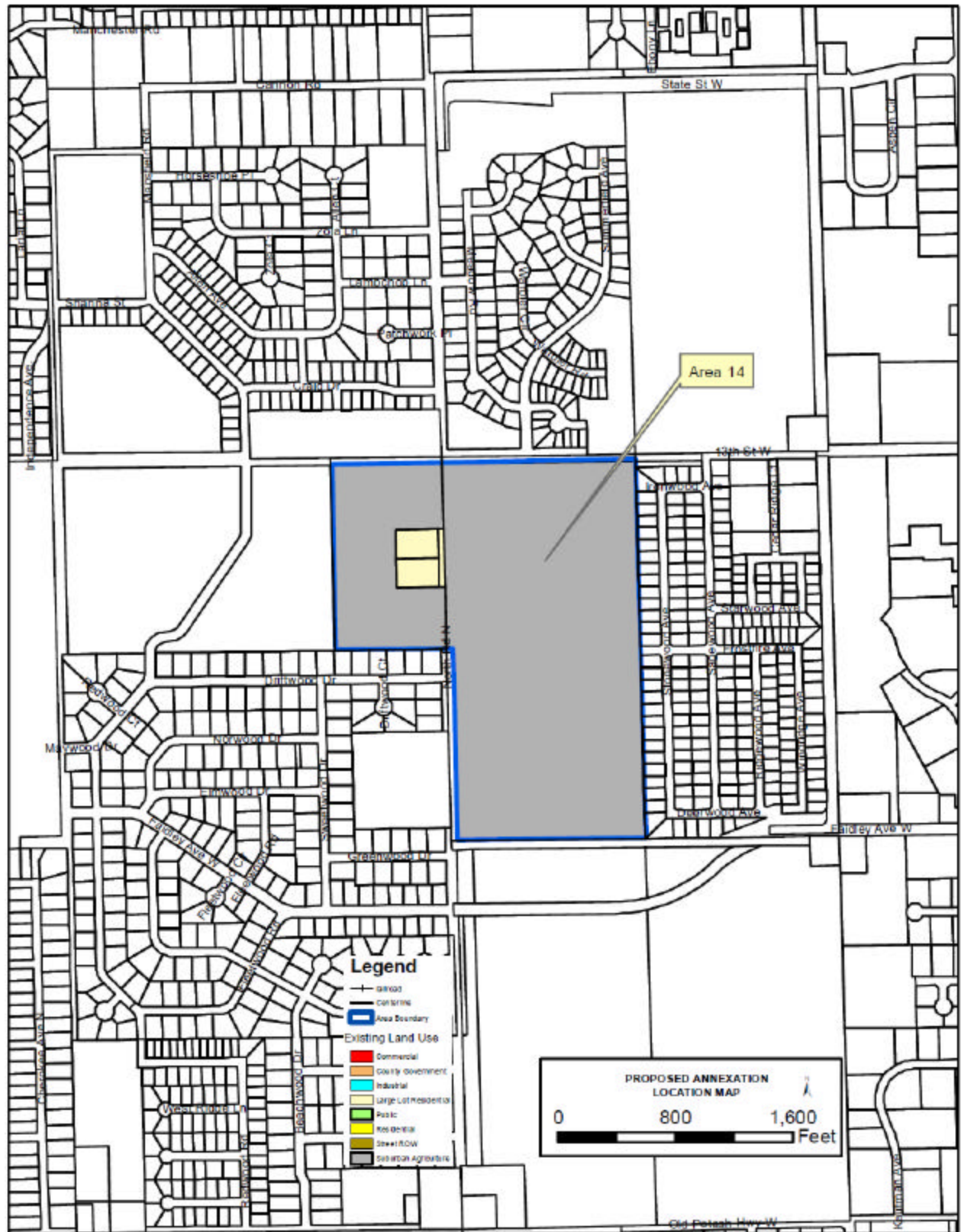
Total property tax levy 1.751023/\$12,030.95 2180424/\$14,981.28

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Sewer and Water Lines near area 14



Generalized Land Use June 2011

RESOLUTION 2011-209 (A)

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 3a, 6, 7, 12, 13 and 14 as follows and as shown on Exhibits A, B, C, D, E and F attached hereto and incorporated herein by this reference:

Annexation Area 3a:

Beginning At A Point On The North Line Of Airport Road, U.S. Highway 281 Said Point Being 2,544.35' West Of And 86.51' North Of The Northeast Corner Section 5-11-9 Thence Easterly On A Line 86.51' North Of And Parallel To The North Of Section 5-11-9 And Section 4-11-9 To A Point On The West Line Of Homestead Second Subdivision Thence Southerly On A Line To The South Right Of Way Line Of Airport Road Thence Southwesterly To The East Right Of Way Line Of Broadwell Avenue Thence Southerly On The East Right Of Way Line Of Broadwell To A Point On The South Line Of Northwest Quarter Of Northwest Quarter Section 4-11-9 Thence Westerly On Said South Line Northwest Quarter, Northwest Quarter Section 4-11-9 To The West Line Of Section 4-11-9 Thence Southerly On The West Line Of Section 4-11-9 To A Point On The South Right Of Way Line Of The Burlington Northern Santa Fe Railroad Thence Northwesterly On The South Right Of Way Line Of The Burlington Northern Santa Fe Railroad To A Point On The West Line Of Southeast Quarter Section 5-11-9 Thence Northerly On The West Line Of Southeast Quarter And Northeast Quarter Section 5-11-9 To The Point Of Beginning.

As shown on Exhibit "A" attached hereto and incorporated herein by this reference.

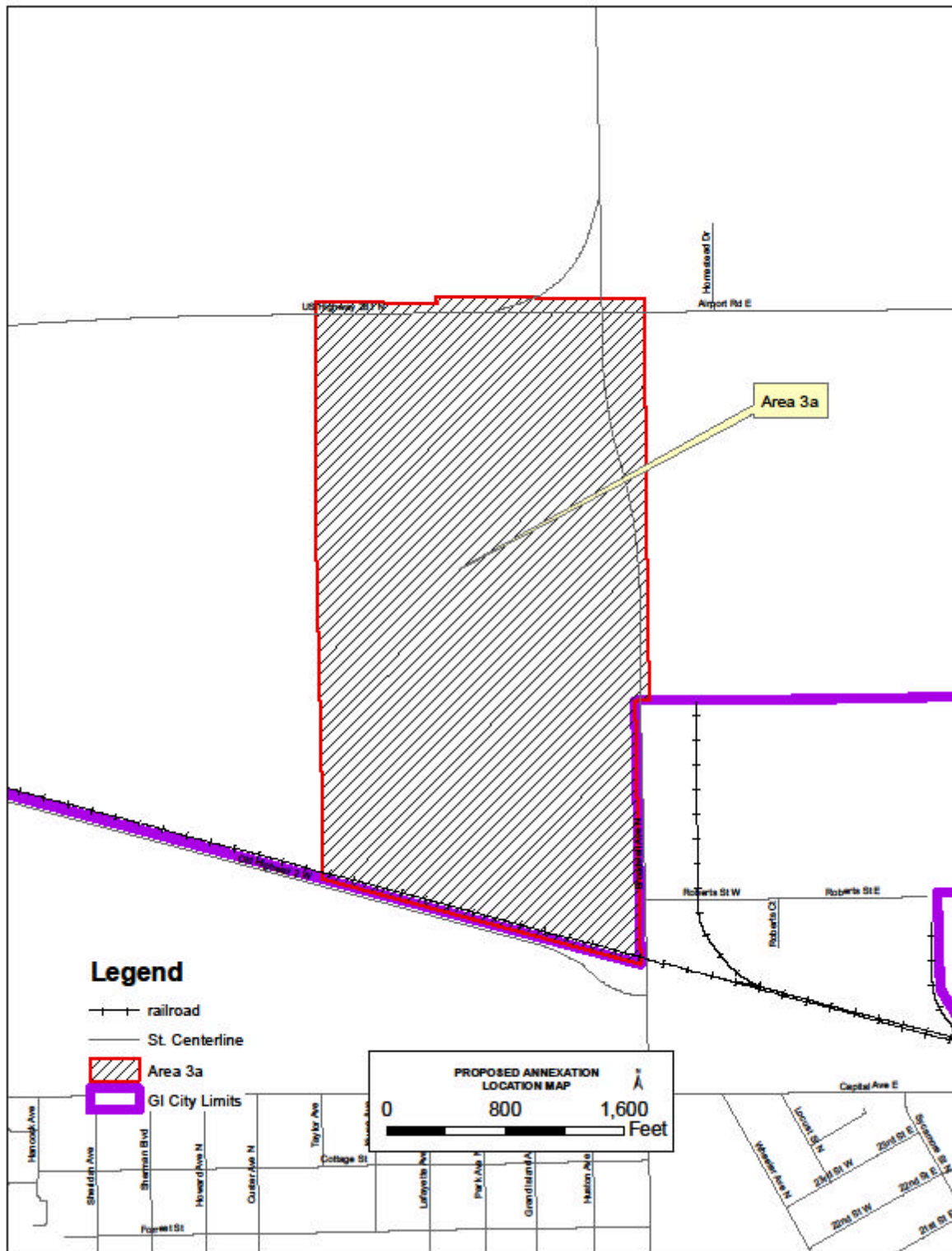


Exhibit “A”

Annexation Area 6:

Beginning At A Point 33' South Of And 183' East Of Northwest Corner 23-11-9 Said Point Being On The South Line Of Bismark Road Thence Continuing Easterly On The South Line Of Bismark Road For A Distance Of 177.5' Thence Northerly On A Line 360.5' East Of And Parallel To The West Lines Of Section 23-11-9 And 14-11-9 Thence Westerly On A Line 191.1' North Of And Parallel To The South Line Of Section 14-11-9 For A Distance Of 73.63' Thence Northerly On A Line 286.87' East Of And Parallel To The West Line Of Section 14-11-9 For A Distance Of 43.30' Thence Westerly On A Line To A Point 260' East Of West Line Section 14-11-9 And 234.4' North Of South Line Of Section 14-11-9 Thence Northerly On A Line 260.0' East Of And Parallel To The West Line Of Section 14-11-9 For A Distance Of 170.0' Thence West On A Line To A Point 191.10' East Of And 404.4' North Of The South Line Of Section 14-11-9 Thence Northerly On A Line 191.1' East Of And Parallel To The West Line Of Section 14-11-9 For A Distance Of 539.47' Thence Westerly on A Line 943.87' North Of And Parallel To The South Line Of Section 14-11-9 To The East Line Of Stuhr Road Thence Northerly On The East Line Of Stuhr Road To The Southwest Corner Of Lot 101 Industrial Addition Thence Easterly On The South Line Of Lot 101, 100 & 90 Industrial Addition For A Distance of 884.63' Thence Southeasterly On The Southwest Line Of Lot 99 Industrial Addition For A Distance Of 146.53' Thence Northeasterly On The East Line Of Lot 99 Industrial Addition For A Distance Of 50' To The Southerly Line Of The Burlington Northern Santa Fe Railroad Right Of Way Thence Southeasterly On Said Southerly Line Of Burlington Northern Santa Fe Railroad To The Northwest Corner Lot 102 Industrial Addition Thence Southerly On The West Line Of Lots 102, 110, 111 & 118 Industrial Addition To The Southwest Corner Of Lot 118 Industrial Addition Thence Easterly On The South Line Of Lots 115, 116, 117 & 118 Industrial Addition To The Southeast Corner Of Lot 115 Industrial Addition Thence Northerly On The East Line Of Lots 114 & 115 For A Distance of 380' ± Thence South Easterly On A Southerly Line Of Lot 114 Industrial Addition To The Southeast Corner Of Lot 114 Industrial Addition Thence Easterly On The South Line Of Lot 114 Industrial Addition To The Southerly Line Of The Burlington Northern Santa Fe Railroad Right Of Way Thence Southeasterly On Said South Line Of The Burlington Northern Santa Fe Railroad To A Point Of The South Line Of Bismark Road Thence Southwesterly On A Line For A Distance Of 166.5'± Thence Northwesterly On A Line For A Distance Of 330' To A Said Point Being 169.4' South Of The North Line Of Section 23-11-9 Thence Westerly On A Line For A Distance of 418.9' To A Point Being 161' South Of The North Line Of Section 23-11-9 Thence Continuing Westerly On A Line For A Distance Of 1000' To A Point Being 151' South Of The North Line Of Section 23-11-9 Thence Continuing Westerly On A Line For A Distance Of 587.6' To A Point 149.63' South Of The North Line Of Section 23-11-9 Thence Continuing Westerly On A Line For A Distance Of 912.4' To A Point Being 148' South Of The North Line Of Section 23-11-9 Thence Westerly On A Line Being 148' South Of And Parallel To The North Line Of Section 23-11-9 For A Distance Of 224.6' Thence Northerly On A Line For A Distance Of 115' To The Point Of Beginning.

As shown on Exhibit "B" attached hereto and incorporated herein by this reference.

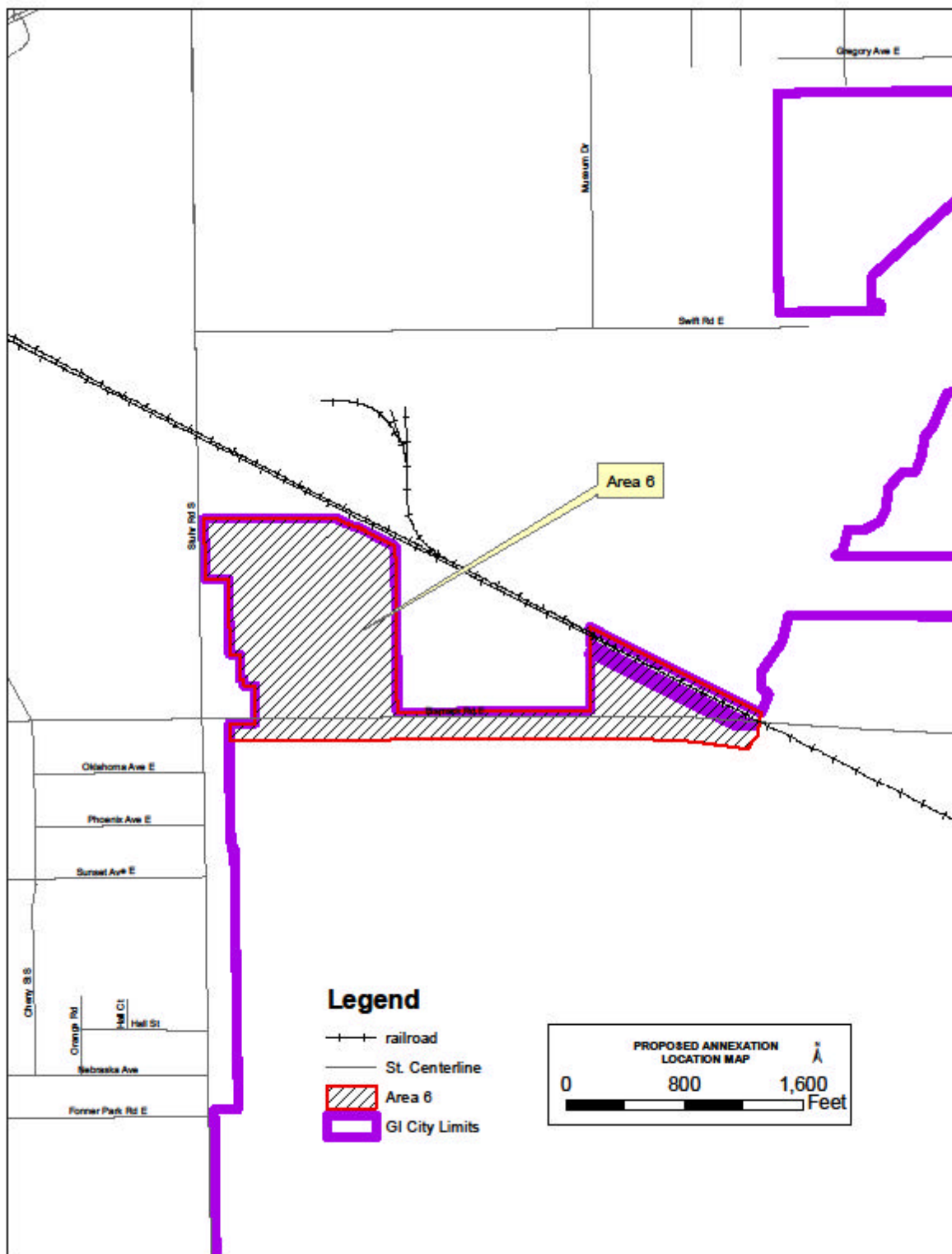


Exhibit "B"

Annexation Area 7:

Beginning At The Southeast Corner Of Desert Rose Subdivision Thence North On The East Line Of Desert Rose Subdivision For A Distance Of 323.6' Thence Easterly On The South Line Of Desert Rose Sub For A Distance Of 55' Thence Northerly On The East Line Of Desert Rose Subdivision For A Distance Of 201' To The Northeast Corner Of Desert Rose Subdivision Thence Easterly On An Extension Of The North Line Of Desert Rose Subdivision For A Distance Of 445' ± Thence Northerly On A Line For A Distance Of 669.4'± To The South Line Of Firethorne Estates Subdivision Thence Easterly On The South Line Of Firethorne Estates Subdivision To The Southeast Corner Of Firethorne Estates Subdivision said Point Also Being The East 1/16 Corner Of Southwest Quarter Section 27-11-9 Thence Southerly On The East Line Of The Southwest Quarter Section 27-11-9 To The South Line Of Section 27-11-9 Thence Continuing Southerly On The East Line Of The Northwest Quarter Section 34-11-9 To The South Line Of U.S. Highway 34, Husker Highway Thence Westerly On The South Line Of Said U.S. Highway 34, Husker Highway To The West Line Of Northeast Quarter Of Northwest Quarter Section 34-11-9 Thence Northerly On The West Line Of Northeast Quarter, Northwest Quarter Section 34-11-9 To The North Line Of Section 34-11-9 Thence Continuing Northerly On The West Line Of The Southeast Quarter Of Southwest Quarter Section 27-11-9 To The North Line Of U.S. Highway 34, Husker Highway Thence Westerly And Northerly On The North Line Of U.S. Highway 34, Husker Highway To The Point Of Beginning

As shown on Exhibit "C" attached hereto and incorporated herein by this reference.

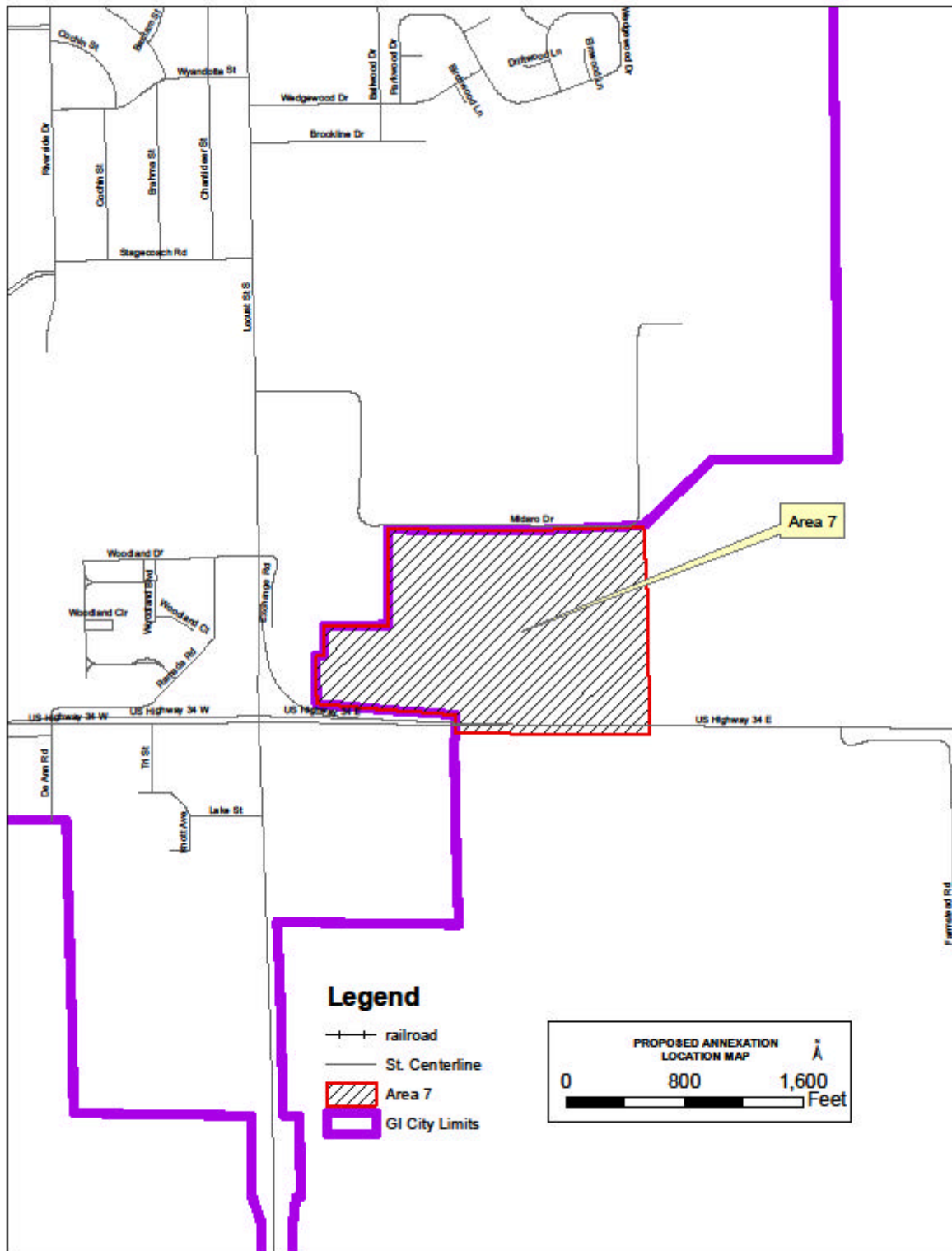


Exhibit “C”

Annexation Area 12:

Beginning At The Southwest Corner Of Pedcor Subdivision Thence Continuing Southerly On An Extension Of The West Line Of Pedcor Subdivision To The West Line Of Pedcor Subdivision To The Southerly Line Of U.S. Highway 34, Husker Highway Thence Westerly On The South Line Of Said Highway To A Point On The West Line Of The Northeast Quarter Of The Northwest Quarter Section 36-11-10 Thence Northerly On The West Line Of Northeast Quarter, Northwest Quarter Section 36-11-10 To The Northwest Corner Of Northeast Quarter, Northwest Quarter Section 36-11-10 Said Point Also Being The Southwest Corner Of Southeast Quarter Of Southwest Quarter Section 25-11-10 Thence Continuing Northerly On The West Line Of The Southeast Quarter, Southwest Quarter, Northeast Quarter, Southwest Quarter And The Southeast Quarter Northwest Quarter Section 25-11-10. To The Northwest Corner Of Southeast Quarter, Northwest Quarter Section 25-11-10 Thence Easterly On The North Line Of Southeast Quarter, Northwest Quarter Section 25-11-10 To The Northeast Corner Of Southeast Quarter, Northwest Quarter Section 25-11-10 The Southerly On The East Line Of Southeast Quarter, Northwest Quarter Section 25-11-10 To The Southeast Corner Of Southeast Quarter, Northwest Quarter Section 25-11-10 Said Point Also Being The Center Of Section 25-11-10 Thence Easterly On The North Line Of Southeast Quarter Section 25-11-10 To The Northwest Corner Of Pedcor Second Subdivision Thence Southerly On The West Line Of Pedcor Second Subdivision and Pedcor Subdivision TO The Point Of Beginning

As shown on Exhibit "D" attached hereto and incorporated herein by this reference.

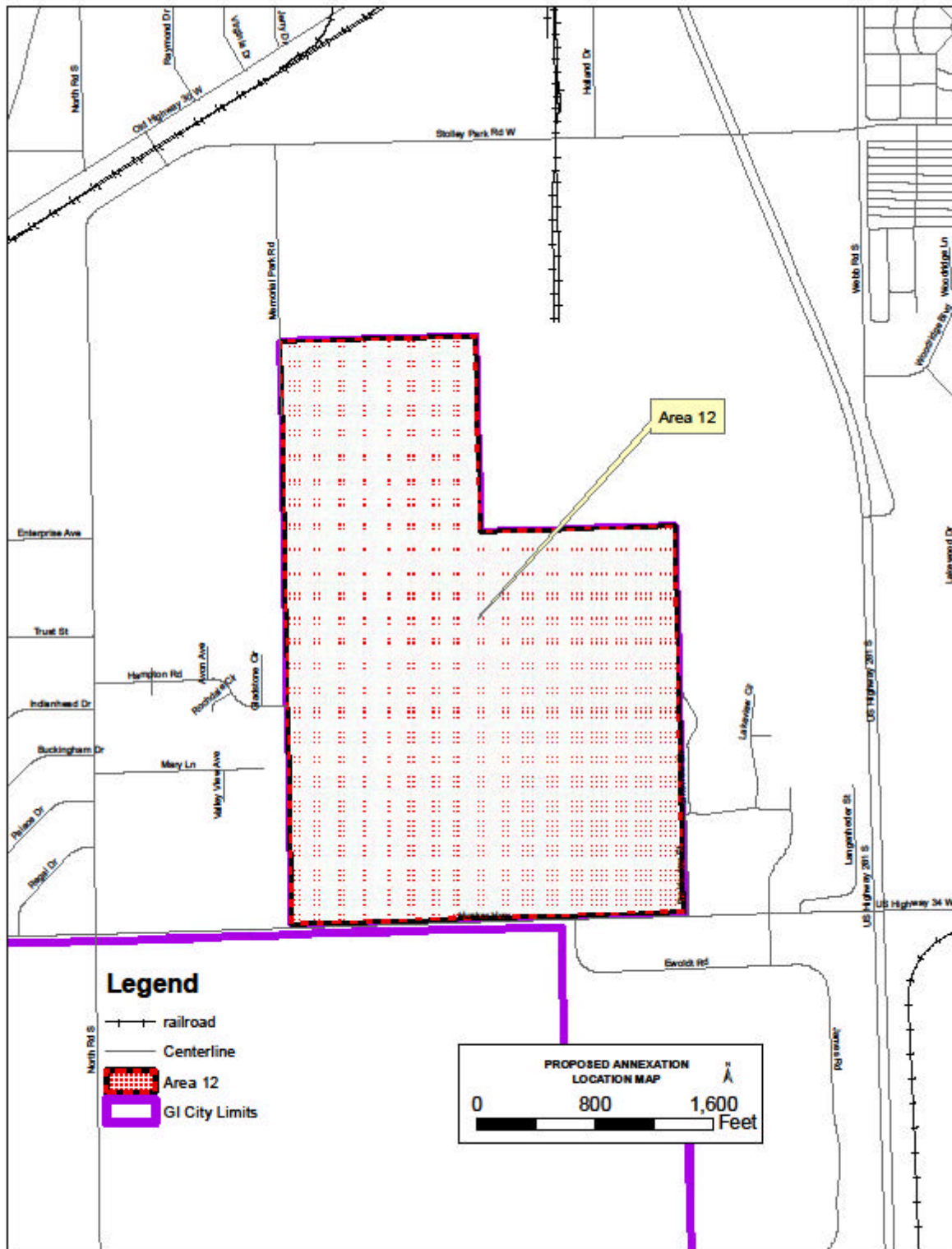


Exhibit "D"

Annexation Area 13:

Beginning At The Northeast Corner Section 23-11-10 Thence Southerly On The East Line Of Said Section 23-11-10 To A Point 300' North Of The Southeast Corner Of Northeast Quarter Of Northeast Quarter section 23-11-10 Thence West On A Line For A Distance Of 333' Thence Southerly On A Line For A Distance Of 300' To A Point On The North Line Of Gosda Subdivision Thence Westerly On The North Line Of Gosda Subdivision To The Northwest Corner Of Gosda Subdivision Thence Southerly On The West Line Of Gosda Subdivision, Springdale Subdivision And Springdale Second Subdivision To The North Line Of Garland Subdivision Thence Westerly On The North Line Of Garland Subdivision To The Northwest Corner Of Garland Subdivision Also Being The Southwest Corner Northeast Quarter Section 23-11-10 Thence Continuing Westerly On The South Line Of The Northwest Quarter Section 23-11-10 For A Distance Of 35' Thence Northerly On A Line To The Southeast Corner Of Copper Creek Estates Subdivision Thence continuing Northerly On The East Line Of Copper Creek Estates Subdivision To The Northeast Corner Of Copper Creek Estates Subdivision Being On The North Line Of Section 23-11-10 To The Point Of Beginning

As shown on Exhibit "E" attached hereto and incorporated herein by this reference.

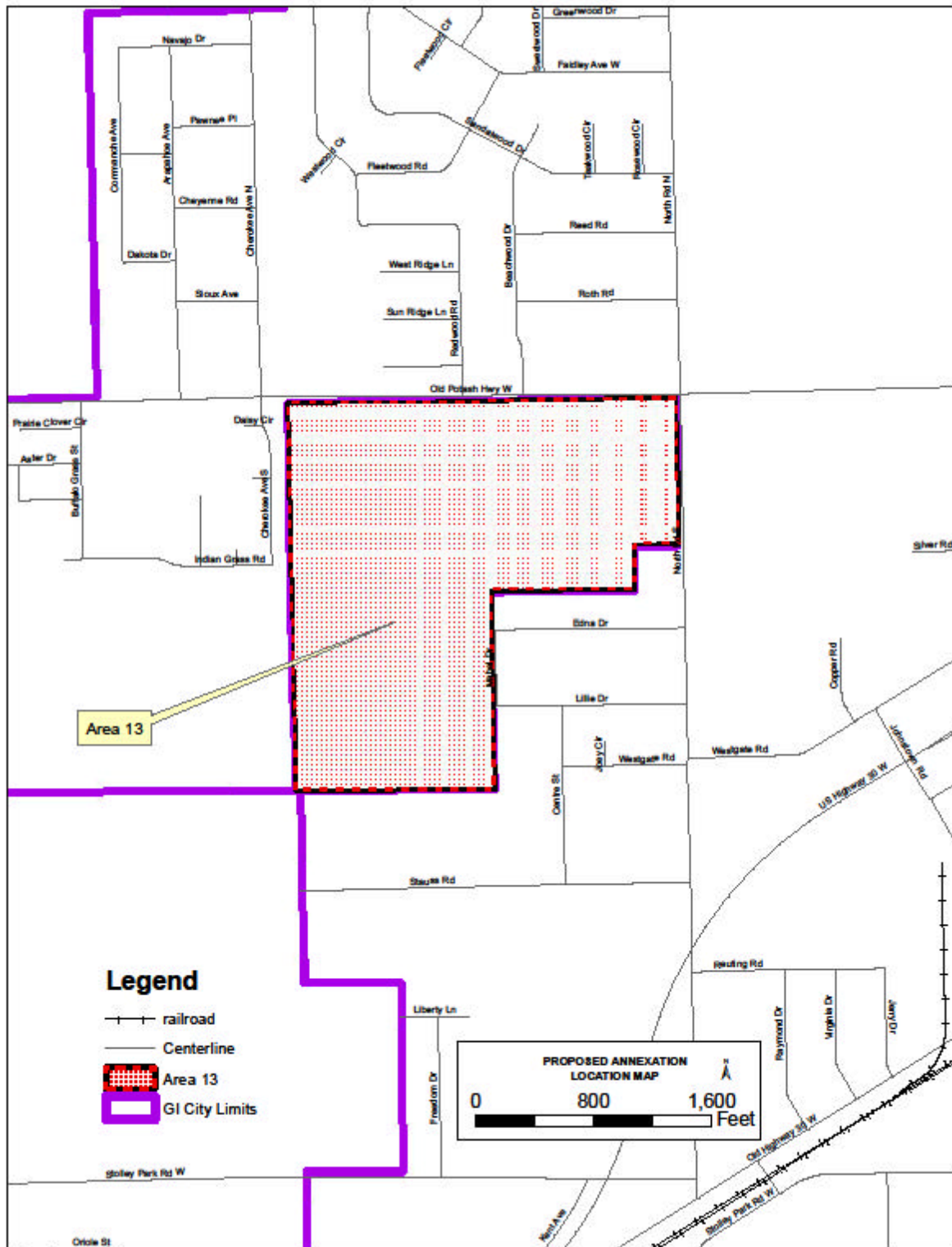


Exhibit “E”

Annexation Area 14:

Beginning At The Northwest Corner East Half Of Northwest Quarter Section 13-11-10, Said Point Also Being The Northwest Corner Of Larue Third Subdivision Thence Southerly On The West Line Of Larue Third Subdivision To The Southwest Corner Of Larue Third Subdivision To The Southwest Corner Of Larue Third Subdivision Said Point Also Being The Southwest Corner Of The East Half Of Northwest Quarter Of Section 13-11-10 Thence Westerly On The South Line Of The Northwest Quarter Section 13-11-10 To The West Line Section 13-11-10 Thence North On The West Line Of Section 13-11-10 Also Being The East Line Of Section 14-11-10 To The Northeast Corner Of Westwood Park Subdivision Said Point Also Being The Northeast Corner Of Southeast Quarter Of Northeast Quarter Section 14-11-10 Thence Westerly On The North Line Of Westwood Park Subdivision To The Southeast Corner Lot 1 Block 2 Neumann Second Subdivision Thence Northerly On The East Line Of Neumann Second Subdivision And Extension There Of To The North Line Of Section 14-11-10 Thence Easterly On The North Line Of Section 14-11-10 To The Northeast Corner Of Section 14-11-10 Also Being The Northwest Corner Section 13-11-10 Thence Continuing Easterly On The North Line Of Section 13-11-10 To The Point Of Beginning

As shown on Exhibit "F" attached hereto and incorporated herein by this reference.



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 September 27, 2011 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 9, 2011.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

RESOLUTION 2011-209 (B)

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 3a, 6, 7, 12, 13 and 14 as follows and as shown on Exhibits A, B, C, D, E and F attached hereto and incorporated herein by this reference:

Annexation Area 3a:

Beginning At A Point On The North Line Of Airport Road, U.S. Highway 281 Said Point Being 2,544.35' West Of And 86.51' North Of The Northeast Corner Section 5-11-9 Thence Easterly On A Line 86.51' North Of And Parallel To The North Of Section 5-11-9 And Section 4-11-9 To A Point On The West Line Of Homestead Second Subdivision Thence Southerly On A Line To The South Right Of Way Line Of Airport Road Thence Southwesterly To The East Right Of Way Line Of Broadwell Avenue Thence Southerly On The East Right Of Way Line Of Broadwell To A Point On The South Line Of Northwest Quarter Of Northwest Quarter Section 4-11-9 Thence Westerly On Said South Line Northwest Quarter, Northwest Quarter Section 4-11-9 To The West Line Of Section 4-11-9 Thence Southerly On The West Line Of Section 4-11-9 To A Point On The South Right Of Way Line Of The Burlington Northern Santa Fe Railroad Thence Northwesterly On The South Right Of Way Line Of The Burlington Northern Santa Fe Railroad To A Point On The West Line Of Southeast Quarter Section 5-11-9 Thence Northerly On The West Line Of Southeast Quarter And Northeast Quarter Section 5-11-9 To The Point Of Beginning.

As shown on Exhibit "A" attached hereto and incorporated herein by this reference.

| | |
|---------------------|--|
| Approved as to Form | <input type="checkbox"/> _____ |
| August 5, 2011 | <input type="checkbox"/> City Attorney |

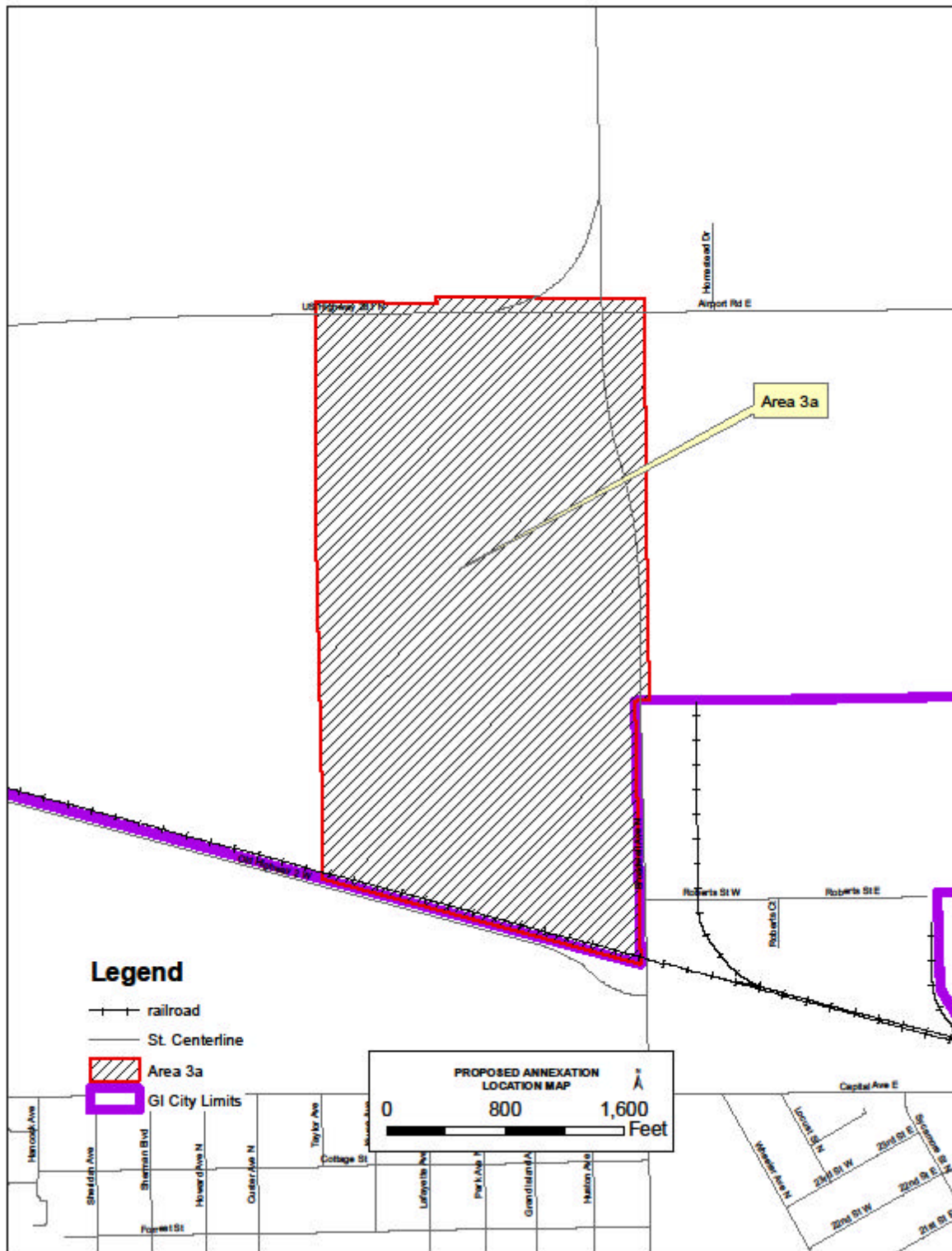


Exhibit “A”

Annexation Area 6:

Beginning At A Point 33' South Of And 183' East Of Northwest Corner 23-11-9 Said Point Being On The South Line Of Bismark Road Thence Continuing Easterly On The South Line Of Bismark Road For A Distance Of 177.5' Thence Northerly On A Line 360.5' East Of And Parallel To The West Lines Of Section 23-11-9 And 14-11-9 Thence Westerly On A Line 191.1' North Of And Parallel To The South Line Of Section 14-11-9 For A Distance Of 73.63' Thence Northerly On A Line 286.87' East Of And Parallel To The West Line Of Section 14-11-9 For A Distance Of 43.30' Thence Westerly On A Line To A Point 260' East Of West Line Section 14-11-9 And 234.4' North Of South Line Of Section 14-11-9 Thence Northerly On A Line 260.0' East Of And Parallel To The West Line Of Section 14-11-9 For A Distance Of 170.0' Thence West On A Line To A Point 191.10' East Of And 404.4' North Of The South Line Of Section 14-11-9 Thence Northerly On A Line 191.1' East Of And Parallel To The West Line Of Section 14-11-9 For A Distance Of 539.47' Thence Westerly on A Line 943.87' North Of And Parallel To The South Line Of Section 14-11-9 To The East Line Of Stuhr Road Thence Northerly On The East Line Of Stuhr Road To The Southwest Corner Of Lot 101 Industrial Addition Thence Easterly On The South Line Of Lot 101, 100 & 90 Industrial Addition For A Distance of 884.63' Thence Southeasterly On The Southwest Line Of Lot 99 Industrial Addition For A Distance Of 146.53' Thence Northeasterly On The East Line Of Lot 99 Industrial Addition For A Distance Of 50' To The Southerly Line Of The Burlington Northern Santa Fe Railroad Right Of Way Thence Southeasterly On Said Southerly Line Of Burlington Northern Santa Fe Railroad To The Northwest Corner Lot 102 Industrial Addition Thence Southerly On The West Line Of Lots 102, 110, 111 & 118 Industrial Addition To The Southwest Corner Of Lot 118 Industrial Addition Thence Easterly On The South Line Of Lots 115, 116, 117 & 118 Industrial Addition To The Southeast Corner Of Lot 115 Industrial Addition Thence Northerly On The East Line Of Lots 114 & 115 For A Distance of 380' ± Thence South Easterly On A Southerly Line Of Lot 114 Industrial Addition To The Southeast Corner Of Lot 114 Industrial Addition Thence Easterly On The South Line Of Lot 114 Industrial Addition To The Southerly Line Of The Burlington Northern Santa Fe Railroad Right Of Way Thence Southeasterly On Said South Line Of The Burlington Northern Santa Fe Railroad To A Point Of The South Line Of Bismark Road Thence Southwesterly On A Line For A Distance Of 166.5'± Thence Northwesterly On A Line For A Distance Of 330' To A Said Point Being 169.4' South Of The North Line Of Section 23-11-9 Thence Westerly On A Line For A Distance of 418.9' To A Point Being 161' South Of The North Line Of Section 23-11-9 Thence Continuing Westerly On A Line For A Distance Of 1000' To A Point Being 151' South Of The North Line Of Section 23-11-9 Thence Continuing Westerly On A Line For A Distance Of 587.6' To A Point 149.63' South Of The North Line Of Section 23-11-9 Thence Continuing Westerly On A Line For A Distance Of 912.4' To A Point Being 148' South Of The North Line Of Section 23-11-9 Thence Westerly On A Line Being 148' South Of And Parallel To The North Line Of Section 23-11-9 For A Distance Of 224.6' Thence Northerly On A Line For A Distance Of 115' To The Point Of Beginning.

As shown on Exhibit "B" attached hereto and incorporated herein by this reference.

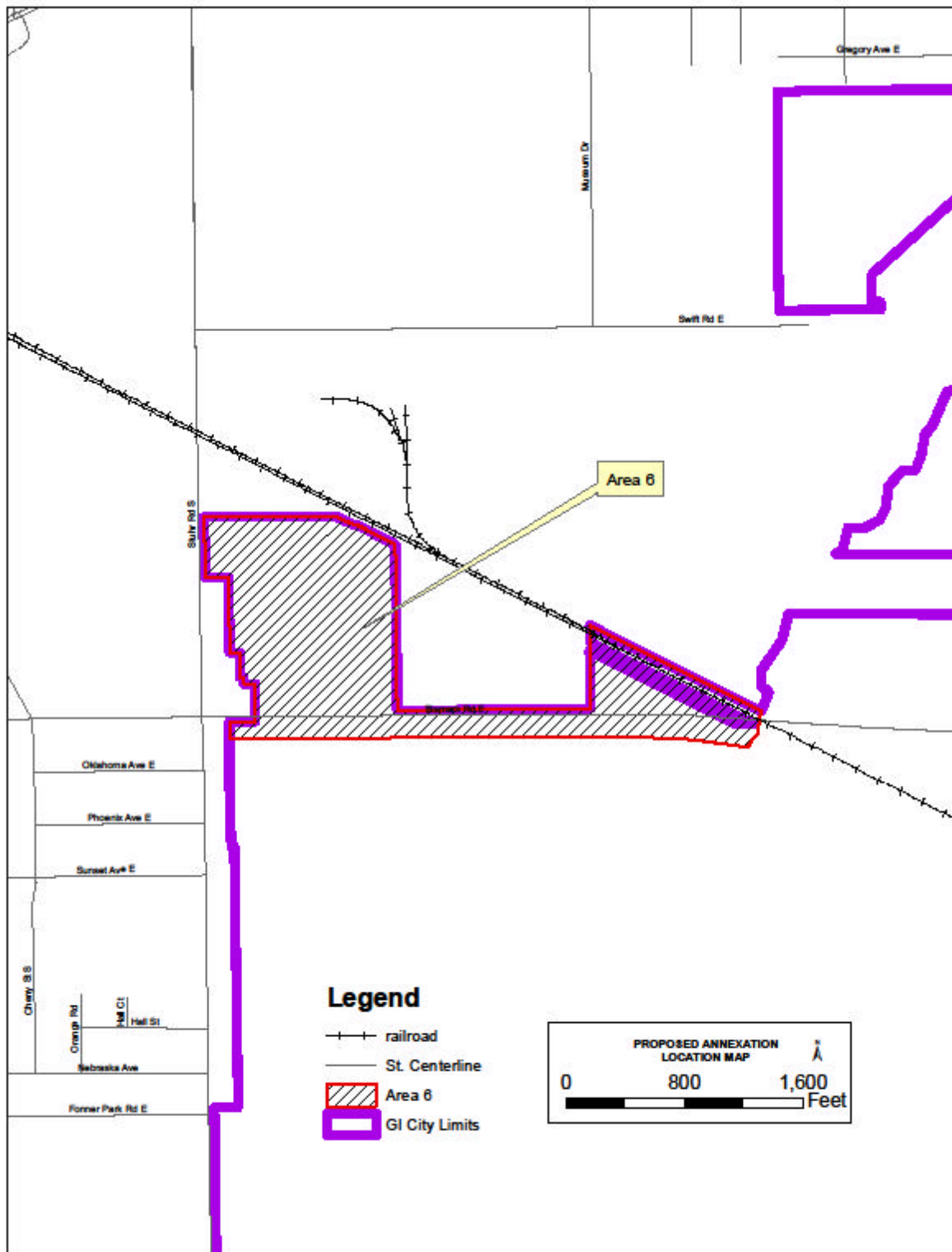


Exhibit "B"

Annexation Area 7:

Beginning At The Southeast Corner Of Desert Rose Subdivision Thence North On The East Line Of Desert Rose Subdivision For A Distance Of 323.6' Thence Easterly On The South Line Of Desert Rose Sub For A Distance Of 55' Thence Northerly On The East Line Of Desert Rose Subdivision For A Distance Of 201' To The Northeast Corner Of Desert Rose Subdivision Thence Easterly On An Extension Of The North Line Of Desert Rose Subdivision For A Distance Of 445' ± Thence Northerly On A Line For A Distance Of 669.4'± To The South Line Of Firethorne Estates Subdivision Thence Easterly On The South Line Of Firethorne Estates Subdivision For A Distance Of 1,223.6'± Thence Southerly On A Line For A Distance Of 327.5'± Thence Southwesterly On A Line For A Distance Of 654.1'± Thence Westerly On A Line For A Distance Of 106' Thence Southerly On A Line For A Distance Of 193.6'± Thence Easterly On A Line For A Distance Of 106' Thence South On A Line To A Point On The North Line Of the U.S. Highway 34, Husker Highway Thence Westerly On The South Line Of Said U.S. Highway 34, Husker Highway To The West Line Of Northeast Quarter Of Northwest Quarter Section 34-11-9 Thence Northerly On The West Line Of Northeast Quarter, Northwest Quarter Section 34-11-9 To The North Line Of Section 34-11-9 Thence Continuing Northerly On The West Line Of The Southeast Quarter Of Southwest Quarter Section 27-11-9 To The North Line Of U.S. Highway 34, Husker Highway Thence Westerly And Northerly On The North Line Of U.S. Highway 34, Husker Highway To The Point Of Beginning

As shown on Exhibit "C" attached hereto and incorporated herein by this reference.

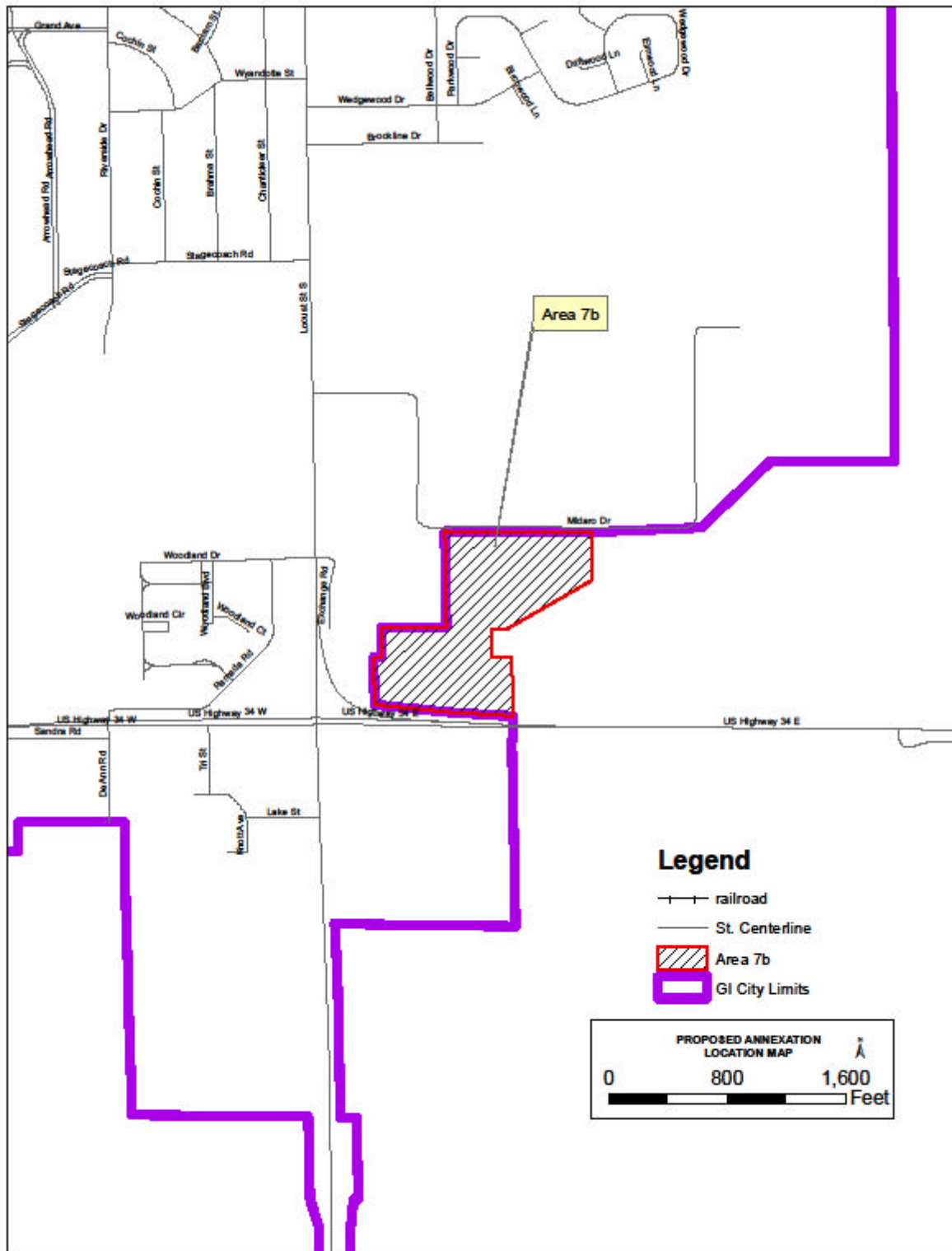


Exhibit “C”

Annexation Area 12:

Beginning At The Southwest Corner Of Pedcor Subdivision Thence Continuing Southerly On An Extension Of The West Line Of Pedcor Subdivision To The West Line Of Pedcor Subdivision To The Southerly Line Of U.S. Highway 34, Husker Highway Thence Westerly On The South Line Of Said Highway To A Point On The West Line Of The Northeast Quarter Of The Northwest Quarter Section 36-11-10 Thence Northerly On The West Line Of Northeast Quarter, Northwest Quarter Section 36-11-10 To The Northwest Corner Of Northeast Quarter, Northwest Quarter Section 36-11-10 Said Point Also Being The Southwest Corner Of Southeast Quarter Of Southwest Quarter Section 25-11-10 Thence Continuing Northerly On The West Line Of The Southeast Quarter, Southwest Quarter, Northeast Quarter, Southwest Quarter And The Southeast Quarter Northwest Quarter Section 25-11-10. To The Northwest Corner Of Southeast Quarter, Northwest Quarter Section 25-11-10 Thence Easterly On The North Line Of Southeast Quarter, Northwest Quarter Section 25-11-10 To The Northeast Corner Of Southeast Quarter, Northwest Quarter Section 25-11-10 The Southerly On The East Line Of Southeast Quarter, Northwest Quarter Section 25-11-10 To The Southeast Corner Of Southeast Quarter, Northwest Quarter Section 25-11-10 Said Point Also Being The Center Of Section 25-11-10 Thence Easterly On The North Line Of Southeast Quarter Section 25-11-10 To The Northwest Corner Of Pedcor Second Subdivision Thence Southerly On The West Line Of Pedcor Second Subdivision and Pedcor Subdivision TO The Point Of Beginning

As shown on Exhibit "D" attached hereto and incorporated herein by this reference.

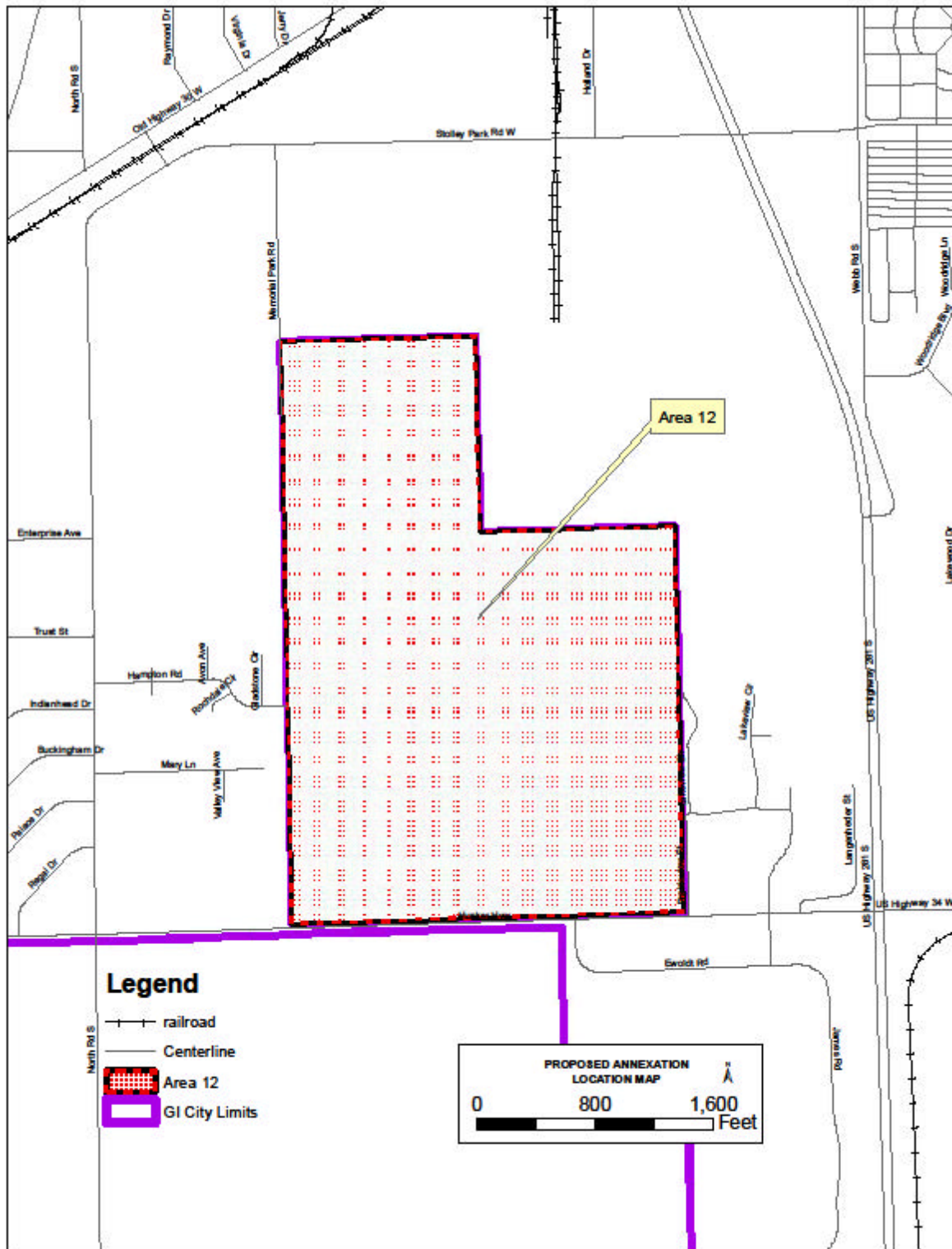


Exhibit "D"

Annexation Area 13:

Beginning At The Northeast Corner Section 23-11-10 Thence Southerly On The East Line Of Said Section 23-11-10 To A Point 300' North Of The Southeast Corner Of Northeast Quarter Of Northeast Quarter section 23-11-10 Thence West On A Line For A Distance Of 333' Thence Southerly On A Line For A Distance Of 300' To A Point On The North Line Of Gosda Subdivision Thence Westerly On The North Line Of Gosda Subdivision To The Northwest Corner Of Gosda Subdivision Thence Southerly On The West Line Of Gosda Subdivision, Springdale Subdivision And Springdale Second Subdivision To The North Line Of Garland Subdivision Thence Westerly On The North Line Of Garland Subdivision To The Northwest Corner Of Garland Subdivision Also Being The Southwest Corner Northeast Quarter Section 23-11-10 Thence Continuing Westerly On The South Line Of The Northwest Quarter Section 23-11-10 For A Distance Of 35' Thence Northerly On A Line To The Southeast Corner Of Copper Creek Estates Subdivision Thence continuing Northerly On The East Line Of Copper Creek Estates Subdivision To The Northeast Corner Of Copper Creek Estates Subdivision Being On The North Line Of Section 23-11-10 To The Point Of Beginning

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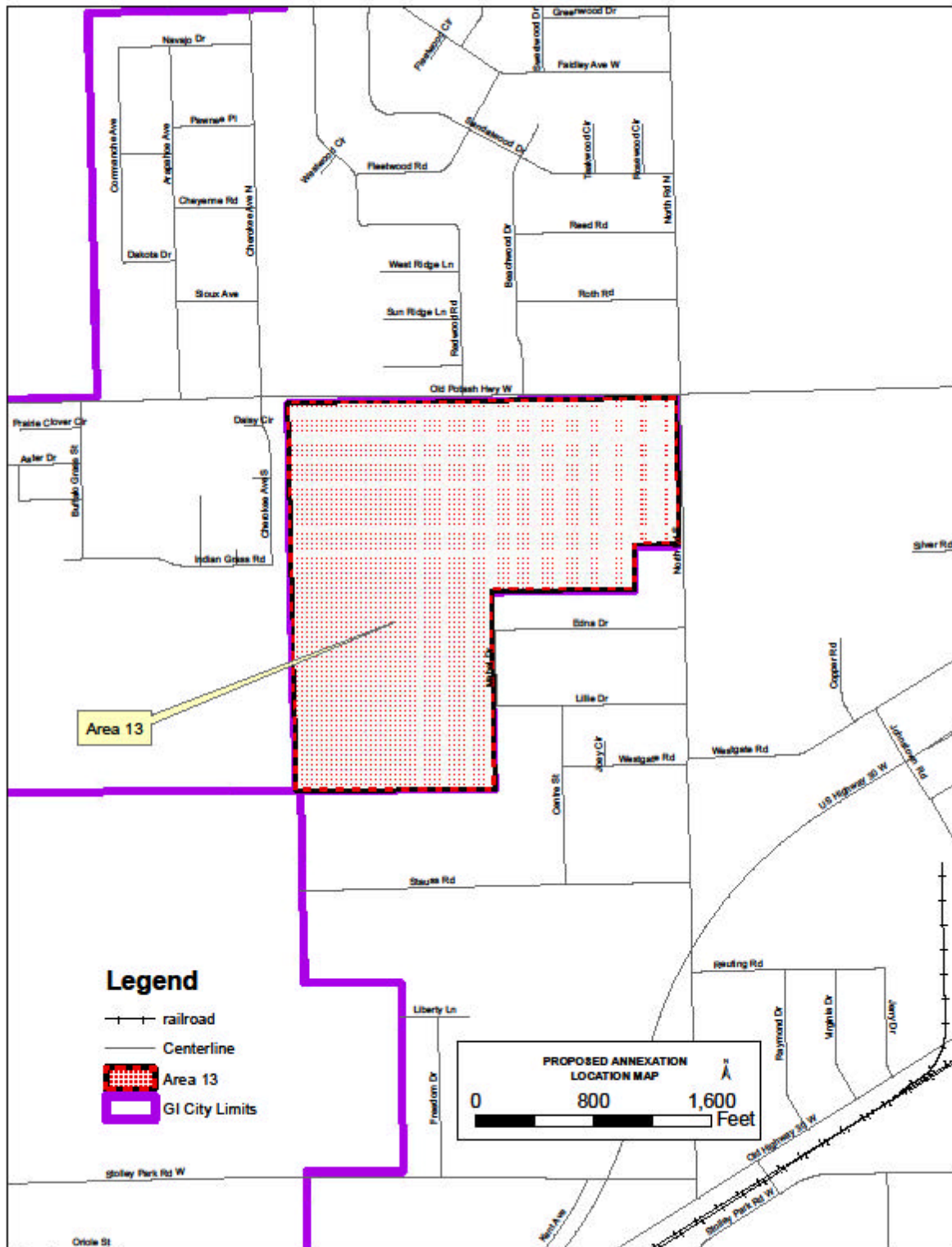


Exhibit “E”

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Beginning At The Northwest Corner East Half Of Northwest Quarter Section 13-11-10, Said Point Also Being The Northwest Corner Of Larue Third Subdivision Thence Southerly On The West Line Of Larue Third Subdivision To The Southwest Corner Of Larue Third Subdivision To The Southwest Corner Of Larue Third Subdivision Said Point Also Being The Southwest Corner Of The East Half Of Northwest Quarter Of Section 13-11-10 Thence Westerly On The South Line Of The Northwest Quarter Section 13-11-10 To The West Line Section 13-11-10 Thence North On The West Line Of Section 13-11-10 Also Being The East Line Of Section 14-11-10 To The Northeast Corner Of Westwood Park Subdivision Said Point Also Being The Northeast Corner Of Southeast Quarter Of Northeast Quarter Section 14-11-10 Thence Westerly On The North Line Of Westwood Park Subdivision To The Southeast Corner Lot 1 Block 2 Neumann Second Subdivision Thence Northerly On The East Line Of Neumann Second Subdivision And Extension There Of To The North Line Of Section 14-11-10 Thence Easterly On The North Line Of Section 14-11-10 To The Northeast Corner Of Section 14-11-10 Also Being The Northwest Corner Section 13-11-10 Thence Continuing Easterly On The North Line Of Section 13-11-10 To The Point Of Beginning

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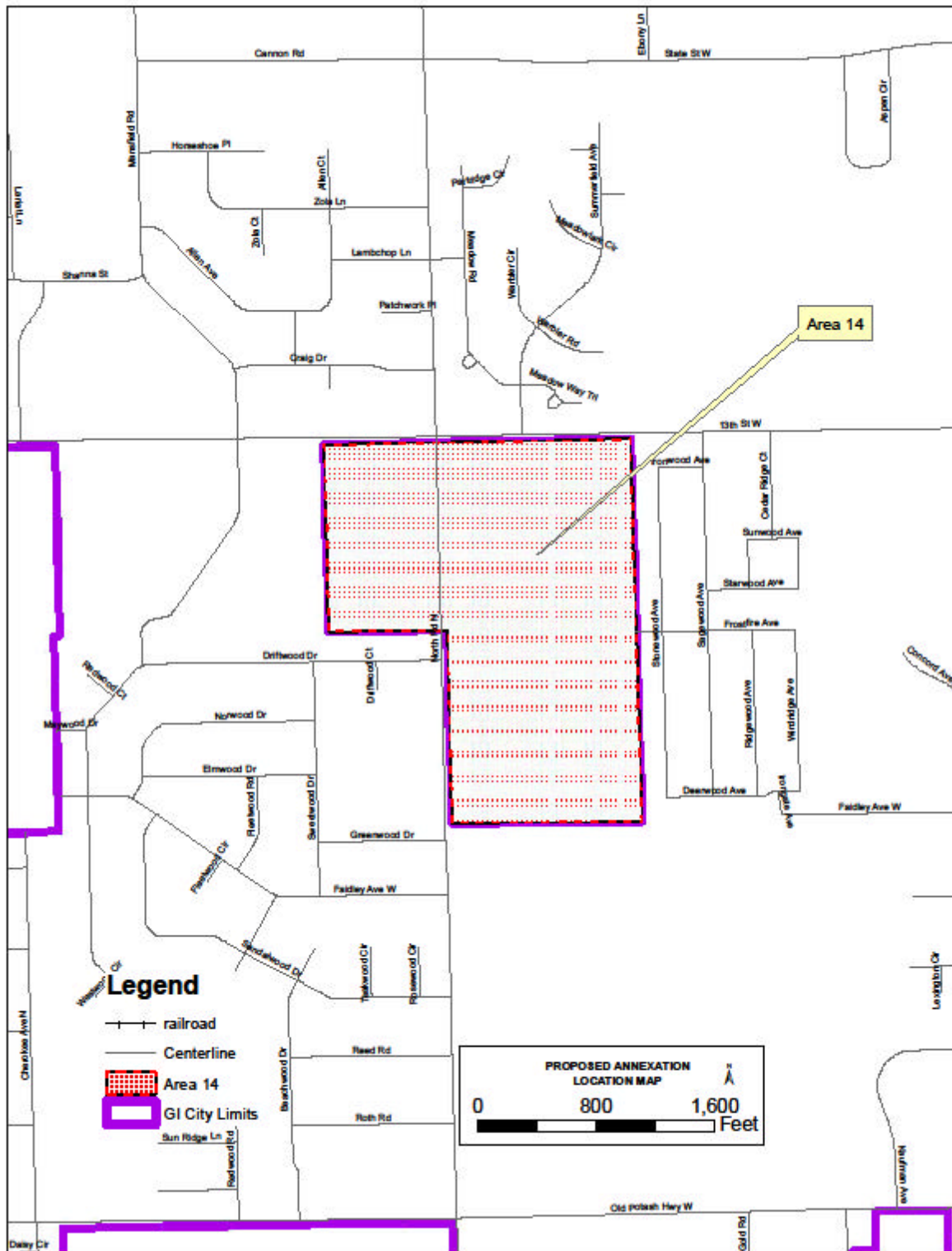


Exhibit “F”

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- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 9, 2011.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk