



City of Grand Island

Tuesday, November 22, 2011

Council Session

Item E3

**Public Hearing to Consider Annexation for Property Located at
1120 and 1140 South Lincoln (former Aurora Coop Site).**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, Regional Planning Director

Meeting: November 22, 2011

Subject: An Ordinance to Property Located North Of Fonner Park Road and West of Lincoln Avenue (Former Aurora Coop Site) into the City of Grand Island, Nebraska along with All Adjoining Right-of -Way and/or Easements for Road Purposes

Item #'s: E-3 & F-6

Presenter(s): Chad Nabity, Regional Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that: County Industrial Tracts should periodically be reviewed as allowed by Revised Nebraska State Statutes for consideration of annexation and that all areas encompassed by the Corporate Limits of Grand Island should be considered for annexation.

Chief Industries, Inc., a Delaware Corporation, has purchased the former Aurora Coop Site. Chief Industries owns additional property in the area including the Chief Fabrication Plant immediately to the west of this property. They have sent a request to the Hall County Board of Supervisors requesting that this property be removed from the County Industrial Tract per NRSS §13-1119. Chief made this same request for the Chief Fabrication Plant property when they purchased it more than 12 years ago. Hall County will hold a hearing on removing the property from the County Industrial Tract at their regular meeting on November 22, 2011.

Chief Industries submitted a letter to the City Clerk dated October 20, 2011 requesting that the City consider annexation of this property per NRSS §16-117 (7). The City is able annex this property once it has been removed from the County Industrial Tract.

Based on the requests from Chief Industries to remove the property from the County Industrial Tract and to annex the property into the City, staff has prepared an ordinance for annexation that would become effective 15 days after passage on third and final

reading and after the property is removed from the County Industrial Tract by the Hall County Board of Supervisors.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117 (7). Annexation ordinances must be read on three separate occasions. This is the first reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of those properties.

There is no impact to the extraterritorial zoning jurisdiction of the City as the County Industrial Tracts are entirely surrounded by the municipal limits of Grand Island.

No existing residences would be added to the City as a result of this annexation. The buildings included with the Aurora Coop would be added with this annexation but it appears that Chief Industries intends to remove the existing structures to make the property available for redevelopment.

Alternatives

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

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

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

Move to approve the annexation ordinance on first reading.



3942 Old West Highway 30
P.O. Box 2078
Grand Island, Nebraska 68802-2078
Phone 308/388-7200 - Fax 308/389-7221

October 20, 2011

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

Re: Petition for Annexation by Chief Industries, Inc.

Dear Ms. Edwards:

Chief Industries, Inc. recently acquired the real estate located at 1140 South Lincoln Avenue which, historically, had not been located in the corporate limits of Grand Island due to its inclusion in the "County Industrial Area." Chief Industries, Inc. has submitted its petition, pursuant to Neb. Rev. Stat. § 13-1119, to Hall County to remove the real estate from the County Industrial Area. Once that process is completed at the County level, Chief Industries, Inc. seeks to have this property annexed by the City. Thus, we hereby submit this letter as a petition for voluntary annexation of the property described below into the City of Grand Island pursuant to Neb. Rev. Stat. § 16-117(7).

Chief Industries, Inc. requests that the City of Grand Island annex the property legally described as follows:

A tract of land comprising a part of the South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$) of Section Twenty-one (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the intersection of the centerline of Lincoln Avenue and the centerline of Fonner Park Road (also being the South line of said Northeast Quarter ($NE\frac{1}{4}$)); thence Northwesterly along the centerline of said Lincoln Avenue, a distance of Nine Hundred Seventy Six and Twenty-Five Hundredths (976.25) Feet; thence deflecting Left $89^{\circ}48'30''$ and running Southwesterly parallel to the centerline of Phoenix Avenue, a distance of Four Hundred Eighty Two and Two Tenths (482.2) Feet, to the centerline of Burlington Northern Track No. 33; thence deflecting Left $89^{\circ}58'$ and running Southeasterly along said centerline of Track No. 33, a distance of Three Hundred Thirty Five and Twelve Hundredths (335.12) Feet,

RaNae Edwards
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to a point of curvature; thence running Southwesterly along said centerline of Track No. 33, and on the arc of a curve whose radius is 763.95' (the long chord of which deflects 12°51' right from the last described course), a long chord distance of Three Hundred Forty Two and Eighteen Hundredths (342.18) feet, to the South line of said Northeast Quarter (NE¼); thence deflecting Left 74°10' from said long chord, and running Easterly along the South line of said Northeast Quarter (NE¼), also being the center line of said Fonner Park Road, a distance of Six Hundred Forty and Five Tenths (640.5) Feet to the Place of Beginning, excepting therefrom a tract of land more particularly described in Corporation Warranty Deed recorded in the Register of Deeds Office as Document #76-003924.

If you have any questions or need any additional information, please do not hesitate to contact me.

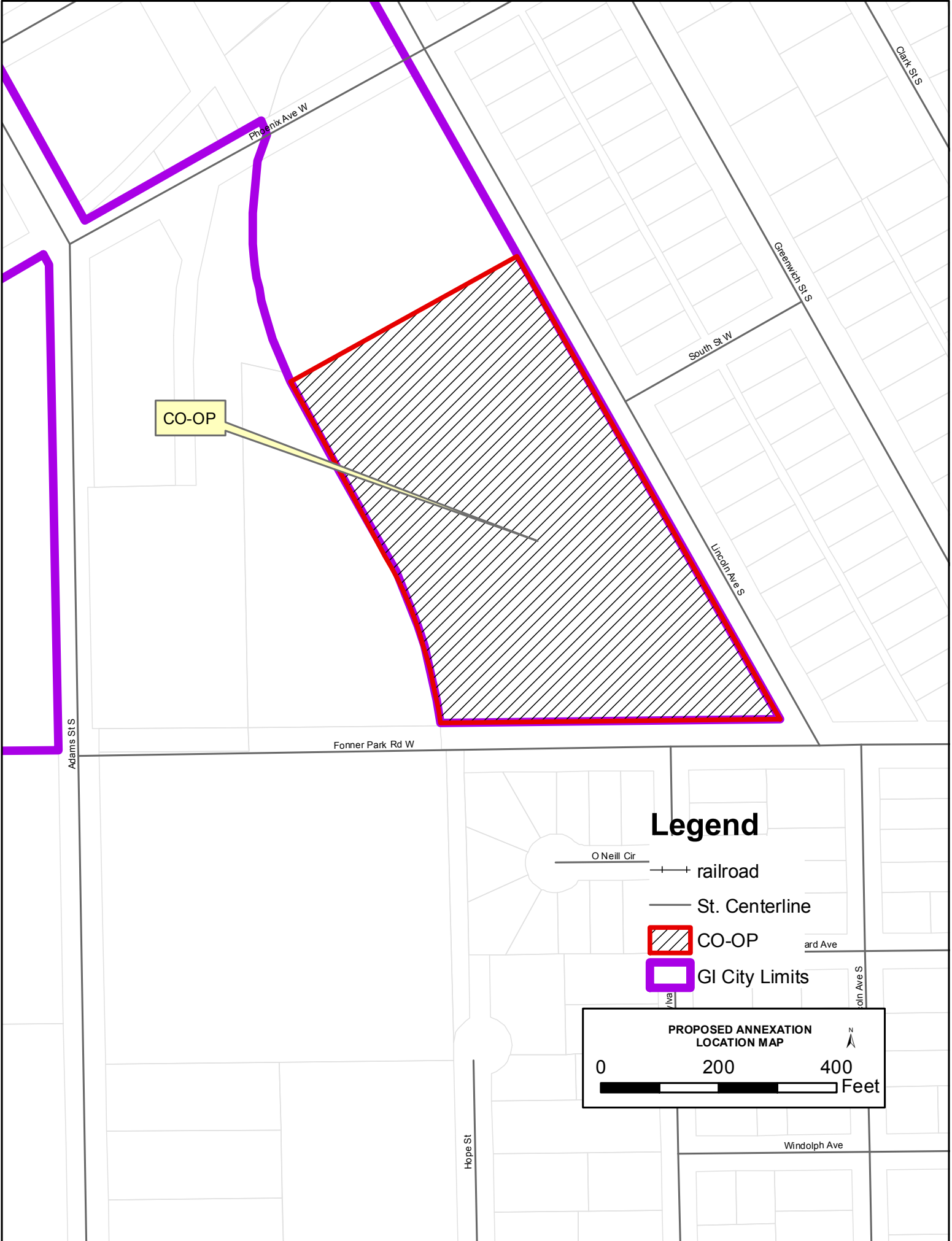
Sincerely,

CHIEF INDUSTRIES, INC.



Roger Bullington
Vice President of Development

cc: Chad Nabity
Tom Huston





CO-OP

Legend

—+—+ railroad

— St. Centerline

 CO-OP

 GI City Limits

PROPOSED ANNEXATION LOCATION MAP

0 200 400 Feet

N