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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item H2

### **Annexation of land located in the SE 1/4 NE 1/4 25-11-10**

*This application proposes to annex a parcel of land in the SE 1/4 NE 1/4 25-11-10 into the Grand Island City Limits.*

Staff Contact: Chad Nabity

**Agenda Item # 4**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

August 16, 2005

**SUBJECT:** *Annexation of Properties*

**PROPOSAL:** To annex properties as shown on the attached annexation plan.

**OVERVIEW:**

These properties are contiguous with the Grand Island City Limits. The owners have requested this annexation.

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

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council annex these properties as presented.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# ANNEXATION PLAN –September 2005

August 15, 2005

## 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. Specifically, changes in October, 1999 to Nebraska Department of Environmental Quality Regulation Title 124 concerning on site waste water treatment systems impacts new and replacement private septic systems.
9. Assist in population growth to enable community to reach Community Development Block Grant entitlement status – 50,000. Entitlement communities automatically receive Community Development block grant dollars; no competitive process required.
10. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
11. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

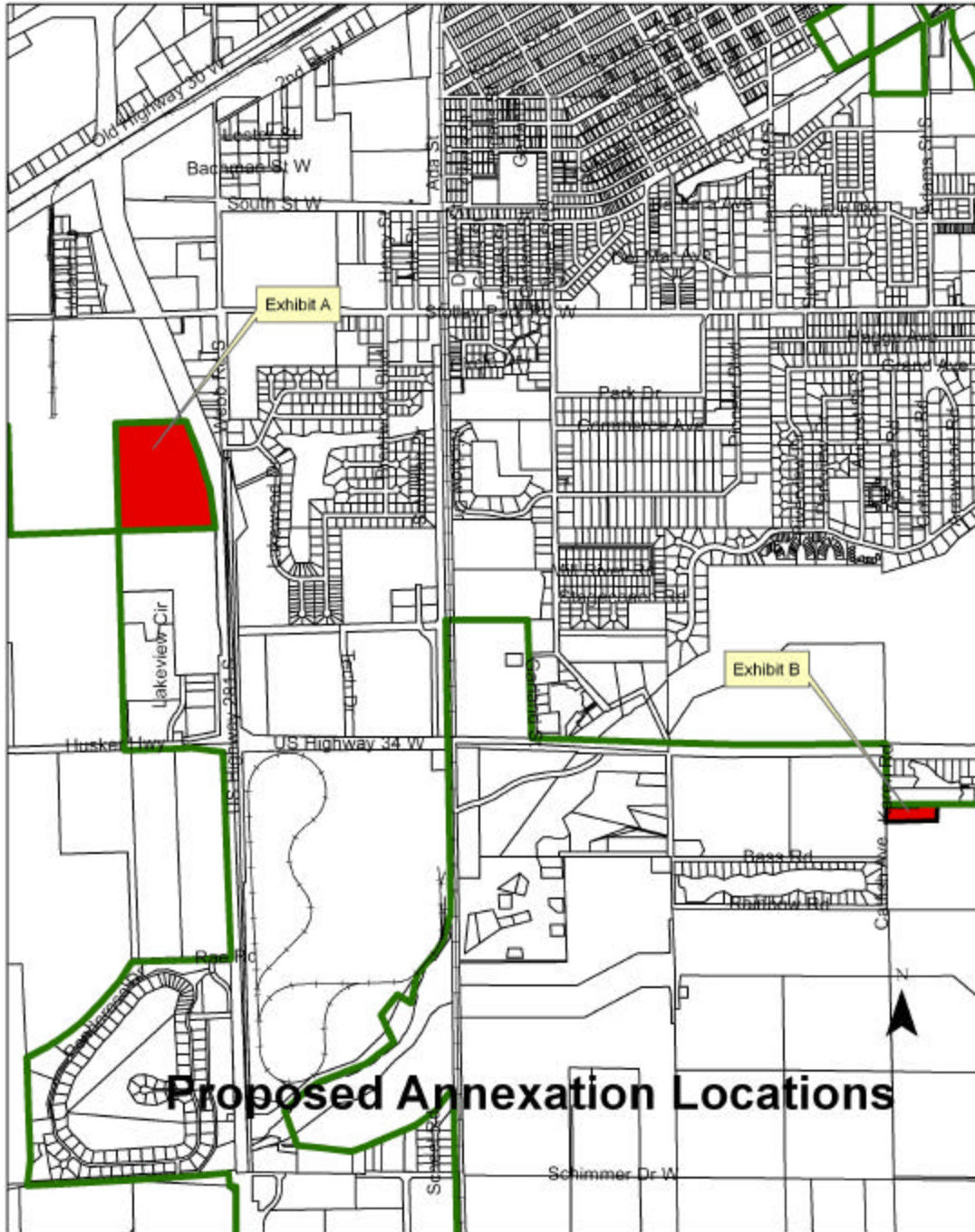
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Frederick J. and Charlotte J. Becker have requested that the City annex their property in the SE ¼ of the NE ¼ of 25-11-10. It is anticipated that this property will develop for commercial purposes in the near future. Beverly Healthcare Lakeview at 1405 W. U.S. Highway 34 is expanding their building and services and will be building onto the property south of their current location. They have requested that this property be annexed into the City of Grand Island.

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. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



## **U.S. Highway 281 South of Case New Holland Becker Property**

The Becker property identified as the located in the southwest part of the community. It is west of US. Highway 281 and south of Case New Holland. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property

### INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:
  - Normal patrols and responses
  - Handling of complaints and incident reports
  - Investigation of crimes
  - Standard speed and traffic enforcement
  - Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:
  - Fire suppression and rescue
  - Hazardous materials incident response
  - Periodic inspections of commercial properties
  - Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located on Webb Road, across U.S. 281 from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.
  - Emergency medical and ambulance services
  - Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated.

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

Capital Avenue is already maintained by the City of Grand Island

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. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

<b>Summary of Impacts</b>	
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
Other	No Impact
School District	In Cedar Hollow/Northwest School District



## Financial Impacts of Capital Avenue Properties Annexation

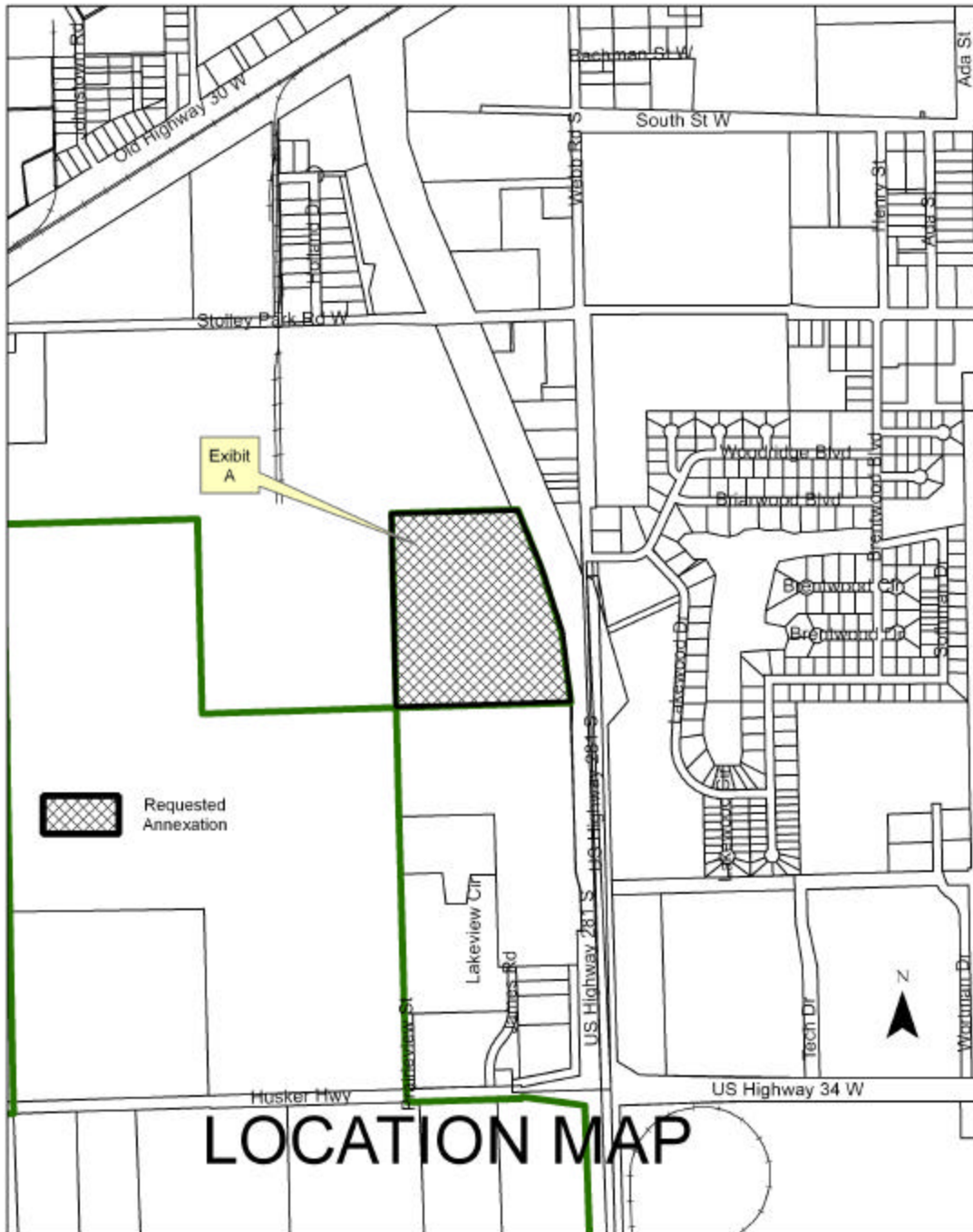
Financial Impact	Before Annex	After Annex
Property Valuation	\$63,816	\$63,816
City sales tax now applicable		
<b>Assume \$63,816 Value</b>		
2004 City property taxes	0	0.250001/\$159.54.
Community Redevelopment Authority	0	0.024287/\$15.49
Rural fire services	0.06034/\$38.51	0/\$0
Fire Bond	0.014679/\$9.38	0.014679/\$9.38*
Cedar Hollow to GIPS	1.120223/\$714.88	1.075781/\$686.52
CH Bond	0.076716/\$48.96	0.076716/\$48.96*
NW Bond	0.067911/\$43.34	0.067911/\$43.34*

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

Total property tax levy	1.880403/\$1203.46	2.041857/\$1306.79
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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



## **Beverly Healthcare Lakeview Property south of U.S. 34 west of S. Locust Street**

The property identified as Beverly Healthcare Lakeview Property is located in the southeast area of the community south of U.S. Highway 34 and west of South Locust Street. Beverly Healthcare has indicated that they wish to expand their operations at this site.

### INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:
  - Normal patrols and responses
  - Handling of complaints and incident reports
  - Investigation of crimes
  - Standard speed and traffic enforcement
  - Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:
  - Fire suppression and rescue
  - Hazardous materials incident response
  - Periodic inspections of commercial properties
  - Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located near Stolley Park Road and Webb Road, approximately 2.25 miles from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.
  - Emergency medical and ambulance services
  - Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area. The services will be maintained and operated by the City of Grand Island Public Works Department, Wastewater Division, as governed by standard policies and procedures established by the Nebraska Department of Environmental Quality and the U.S. Environmental Protection Agency. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install sanitary sewer lines, unless waived in the subdivision agreement approved by the City Council. The neighborhood sanitary sewer would be special assessment District costs and assessed to benefiting properties. It is not anticipated that sewer will be needed at 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

Shady Bend Road adjacent to these properties will be brought into the city.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. Water services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install water lines, unless waived in the subdivision agreement approved by the City Council or through the use of the Assessment District process for developed areas. Water service to this area would be extended as part of a district at time such district is requested.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
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- Investigation of complaints relative to Minimum Housing Standards
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- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

12. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

<b>Summary of Impacts</b>	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Waste Water would need to be extended by district process.
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Water would need to be extended by district process
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	In Cedar Hollow/Northwest School District

<b>Financial Impact</b>	<b>Before Annex</b>	<b>After Annex</b>
Property Valuation	\$5,360	\$5,360
City sales tax now applicable		
<b>Assume \$5,360 Value</b>		
2004 City property taxes	0	0.250001/\$13.40.
Community Redevelopment Authority	0	0.024287/\$1.30
Rural fire services	0.06034/\$3.23	0/\$0
Fire Bond	0.014679/\$0.79	0.014679/\$0.79*
Cedar Hollow to GIPS	1.120223/\$60.04	1.075781/\$57.66
CH Bond	0.076716/\$4.11	0.076716/\$4.11*
NW Bond	0.067911/\$3.64	0.067911/\$3.64*

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

Total property tax levy	1.880403/\$100.79	2.049909/\$109.88
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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

