

LOWELL ANNEXATION COMMITTEE MEETING
APRIL 19, 2012
6:30 PM

The meeting was called to order by President Niksch at 6:30 PM. The Pledge of Allegiance was recited. Roll Call was taken. Members answering the roll call were Doug Niksch, Mike Walters, David Shilling and Marcia Carlson. Absent were Richard Kelley and Don Huseman. Also present were Attorney Greg Sobkowski, Recording Secretary Chris Marbach, one media and seven citizens.

President Niksch welcomed Marcia Carlson back and congratulated her for being one of the first honorees of the Lowell High School Alumni.

Approval of Minutes:

Mr. Shilling made a motion to approve the March 15, 2012 meeting minutes, seconded by Mr. Walters and carried by voice vote.

President Niksch introduced James Mandon as the Plan Commission Advisor. Mr. Mandon has given him an annexation plan, which he would like to incorporate in the ordinances.

Discussion:

1. Map properties for south of American Legion leading to town utilities to include the new Lowell Middle School. The committee discussed the map showing the property south of the American Legion following the CSX railroad tracks south to Belshaw to include the town utilities to bring them within the town limits and the properties between the CSX and west on Nichols St. to include the Lowell Middle School. President Niksch made a list of the parcel number and property owners that are included in this area. President Niksch stated the town has one year to provide police, fire etc. They have three years to provide water and sewer. Mr. Walters asked about contiguous parcels. President Niksch stated Mr. Mandon could probably explain the formula for contiguous properties. Mr. Mandon stated his role would be to look at future land use and work with future zoning, which would be changed with the parcel. He explained that one eighth of any property has to be contiguous to the existing town boundary. Mr. Shilling stated he felt they needed a better map and more time. President Niksch asked if Mr. Mandon had any idea when they map he is working on will be available. Mr. Mandon answered Tom Trulley is going to the County along with the engineers from Commonwealth and the Surveyors office, the first part of next week. The parcel maps are available but they need to coordinate between the map systems to make sure they will function properly together as an overlay on the Commonwealth map. President Niksch **opened the public hearing.** There were no questions. President Niksch **closed the public hearing.**

Mr. Walters made a motion to send the list of parcel numbers, property owners and mapping to Mr. Guerrettaz for a feasibility study, seconded by Mr. Shilling and carried by voice vote.

2. Confirm properties south of Belshaw Rd leading to Town Wells. The committee discussed the map showing properties matching the formula in the ordinance one-eight contiguous to connect to the town wells. The properties follow the CSX railroad tracks on the west and over to Clark St. There has been discussion between the town and the property owners in this area. There was also a list of parcel numbers and property owners for this area. President Niksch **opened the public hearing.** Dana Llewellyn, 6808 Belshaw Rd., asked what the time line was for the feasibility study. President Niksch stated the last feasibility study took over a year, but the annexation process would take about six months. Mr. Earley stated the ultimate goal was to annex all the way to the Water Treatment Plant and include all the wells, but according to the contiguous part of the community now, they can't get there in one step and would not take in all the wells. President Niksch stated this takes them down to the wells, but does not get 100% of the wells. Mr. Earley stated then it does not take in all of our property and there would be another annexation to get 100% of the wells. He further stated because they did not have enough contiguous area in the community we would create pockets around certain residents to get there. President Niksch stated there would not be a straight line and they will not be creating any holes or pockets in the annexed area. Mr. Earley stated it this goes in front of the Council with pockets, he would not support it.

Mr. Shilling made a motion to send the properties as shown on this diagram for a feasibility study, seconded by Mrs. Carlson and carried by voice vote.

3. Review Council decisions on pockets and property west of Town. President Niksch explained the Town Council has approved the pocket annexation of 10 pockets with feasibility studies already done. The procedures to start the annexation process were approved. He further stated there was a recommendation made to the Town Council to annex 119 acres west of town. The Town Council approved the 80 acres on the east side of Austin and deferred on the remaining three parcels.

Edgar Corns stated he is interested in annexing to I-65, he has been told that UPS bought 125 acres behind Burger King and are expecting 200 trucks a day there. President Niksch stated the Redevelopment Commission is reviewing Apple Valley and are awaiting information on that.

Marcia Carlson made a motion to adjourn the meeting at 7:30 P.M.

Doug Niksch, Chairman

Marcia Carlson, Secretary

Note: The above-proposed minutes are submitted for review and approval as the official minutes by the Annexation Committee.

Christine Marbach – Recording Secretary