City of Carroll

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MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJP-W

DATE: January 21, 2021

SUBJECT: Discussion Item: Olsen's Outdoor Power Annexation Request

Olsen's Car Care Corner Inc. (dba Olsen's Outdoor Power) has approached the City requesting Sanitary Sewer for their property at 19072 Kittyhawk Ave, shown as property #3 on the attached map. Since their property is not within the City of Carroll Corporate Limits, staff has indicated that they would need to be annexed into the City before Sanitary Sewer would be provided.

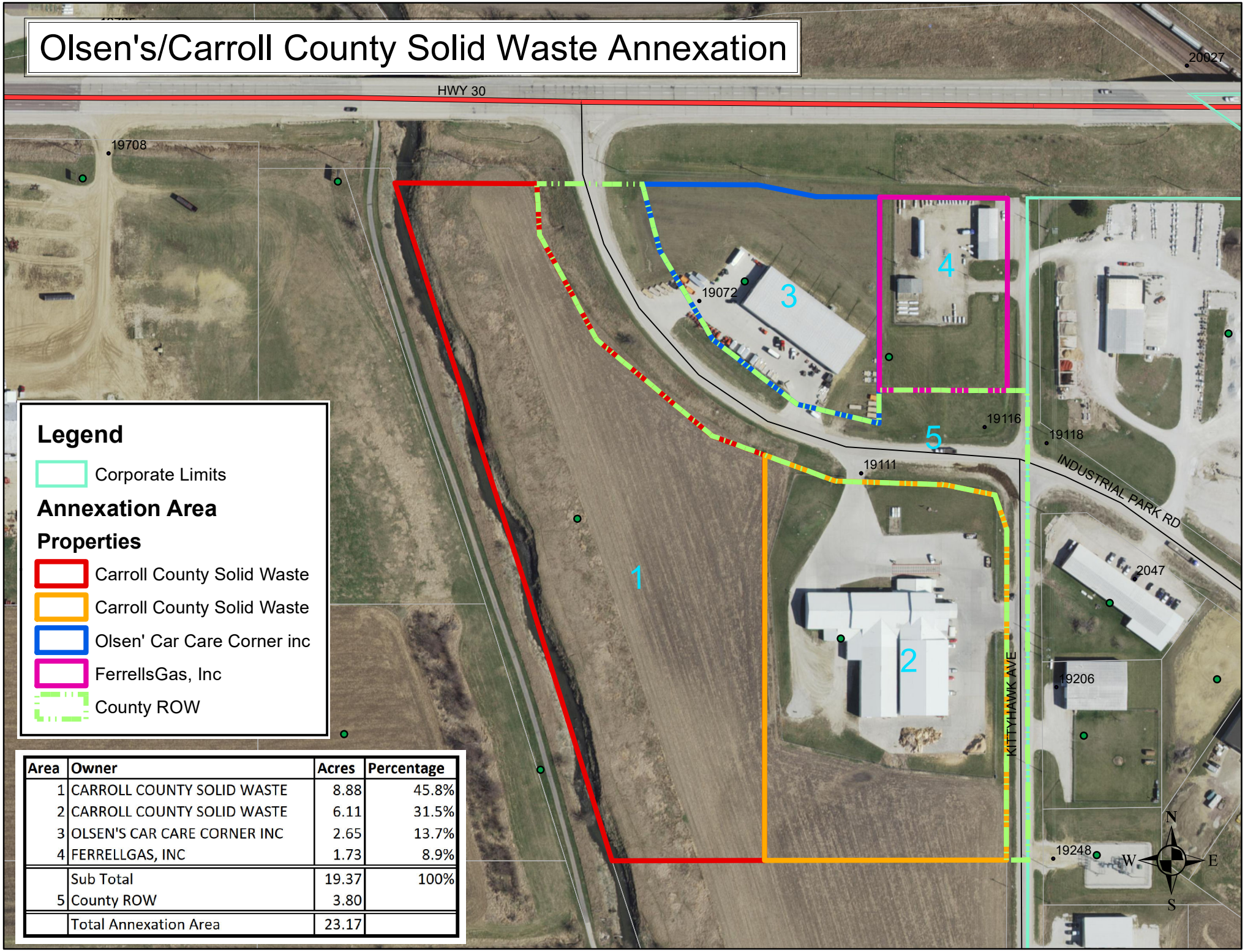
Currently the Olsen's Car Care Corner Inc. property is not contiguous to the Carroll Corporate Limits and thus could not be annexed by itself. Staff contacted adjacent properties to see if there would be interest in annexation and Carroll County Solid Waste indicated they would be willing to have their property at 19111 Kittyhawk Ave, shown as properties #1 and #2 on the attached map, annexed into the City. If the Carroll County Solid Waste properties would be annexed, the Olsen's Car Care Corner Inc. property would then be contiguous to the City and could also be annexed.

In a voluntary annexation, Iowa Code Section 368.7(1)(a) permits a City to include up to 20% of the territory without the consent of the property owner of the territory involved to avoid the creation of islands or to make more uniform boundaries. In this case, if the Olsen's Car Care Corner Inc. and Carroll County Solid Waste properties would be annexed, the Ferrellgas site, shown as property #4 on the attached map, located east of the Olsen's Car Care Corner Inc. would be landlocked with no direct street access without going through the City of Carroll. If the Ferrellgas property would be added to this annexation, they would represent 8.9% of the overall annexation area. Additionally, a one block segment road between Ferrellgas and Landscaper's Paradise would be half owned by Carroll County and the City and Carroll County would no adjacent roadways to it.

To make a more uniform boundary for the City and for the reasons listed above, staff would suggest that we add the Ferrellgas property to the overall Olsen's Car Care Corner Inc./Carroll County Solid Waste annexation request. Before staff proceeds with starting the annexation process, we would like to review, discuss, and receive direction from the Council on how to proceed.

RECOMMENDATION: Discuss including the Ferrellgas property in the Olsen's Car Care Corner Inc./Carroll County Solid Waste voluntary annexation request.

Olsen's/Carroll County Solid Waste Annexation



Area	Owner	Acres	Percentage
1	CARROLL COUNTY SOLID WASTE	8.88	45.8%
2	CARROLL COUNTY SOLID WASTE	6.11	31.5%
3	OLSEN'S CAR CARE CORNER INC	2.65	13.7%
4	FERRELLGAS, INC	1.73	8.9%
	Sub Total	19.37	100%
5	County ROW	3.80	
	Total Annexation Area	23.17	