City of Carroll

627 N. Adams Street Carroll, Iowa 51401 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSPW

DATE: April 8, 2021

SUBJECT: Hold public hearing to hear comments on the proposed Olsen's/Carroll County Solid Waste 80/20 annexation; and resolution for vote approving annexation.

In November 2020 the City of Carroll received the enclosed annexation request from the Carroll County Solid Waste Management Commission for voluntary annexation of 15.39 acres to be annexed into the City of Carroll's city limits. In December 2020 the City of Carroll received the enclosed annexation request from the Olsen's Car Care Corner Inc for voluntary annexation of 2.65 acres to be annexed into the City of Carroll's city limits. These annexation applications were submitted in order for Olsen's Car Care Corner Inc to be annexed into the City of Carroll in order for them to connect to City of Carroll water and sanitary sewer services.

Upon review of the voluntary annexation requests, staff noticed that a 1.88 acre parcel of land owned by FerrellGas, Inc would be bounded by the City of Carroll on three sides and would have no road access to the property without going through the City of Carroll. Iowa Code 368.7(1)(a) permits cities to include territory comprising not more than twenty percent of the land area in an application without the consent of the owner to avoid creating an island or to create more uniform boundaries. The City Council reviewed the requests on January 25, 2021 and initiated the voluntary annexation for the property owned by the Carroll County Solid Waste Management Commission and Olsen's Car Care Corner Inc along with including property owned by FerrellGas, Inc without the consent of the owner to create more uniform boundaries. Please see the enclosed maps showing the existing city limits and also the area currently proposed for 80/20 annexation.

The additional parcel proposed as part of this current annexation include:

1. Parcel # 06-22-200-005
   - Owner: FerrellGas, Inc
   - Physical Address: 19116 Kittyhawk Ave, Carroll, IA 51401
   - Acres Included in Annexation Area: 1.88 acres

Iowa Code specifies processes for the following types of annexation applications:

1. 100% voluntary annexation, not within an urbanized area of another city;
2. 100% voluntary annexation, within an urbanized area of another city;
3. 80% voluntary/20% involuntary, not within an urbanized area of another city;
4. 80% voluntary/20% involuntary, within an urbanized area of another city; and
5. Involuntary

This annexation request will be considered an 80% voluntary/20% involuntary, not within the two-mile urbanized area of another community (Iowa Code 368.7(1)). Iowa Code requires City Council to hold a public hearing prior to voting on a resolution considering approval of an annexation request. After Council's consideration of the annexation resolution after the public hearing, the City will send its annexation files to the State's City Development Board for review and approval.

The total amount of land proposed for annexation as part of this 80/20 request is 23.27 acres. This land proposed for annexation is situated in unincorporated Carroll County west of the existing Southwest Development Park subdivision. This 23.27 acres also includes annexation Kittyhawk Ave that runs between the County Solid Waste Management Commission property and the Olsen's Car Care Corner Inc/ FerrellGas, Inc properties and the west ½ of Kittyhawk Ave adjacent to the County Solid Waste Management Commission property.

ANALYSIS: When the City Council reviews annexation applications, they review the following topics: Consistency with the Comprehensive Plan, Street and Utility Connectivity, and Outreach.

Consistency with the City's Comprehensive Plan - Future Land Use Map:
This site is included in the City's Future Land Use Map as General Industrial. The property is within the City of Carroll's 2-mile zoning area and is zoned I-2 General Industrial District.

This annexation application is consistent with the following objective of the City's Comprehensive Plan:

> Land Use Police 12: Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other requirements.

This annexation application is also consistent with the City's Future Land Use Map, which guides for General Industrial development. The area will remain as the current General Industrial style development that is in place and will now have access to public water and sanitary sewer systems.

Street & Utility Connectivity:
This requested annexation area is adjacent to the existing Kittyhawk Ave road right-of-way. No additional roads or utilities are envisioned to be built in this area. Surrounding property owners would connect to the water and sanitary sewer systems that are currently in place in the Kittyhawk Ave road right-of-way. ***Comment by Randy Krauel, Public Works Director****: This annexation area does not give me cause for concern due to the proximity of existing utilities that are in place along Kittyhawk Ave.*

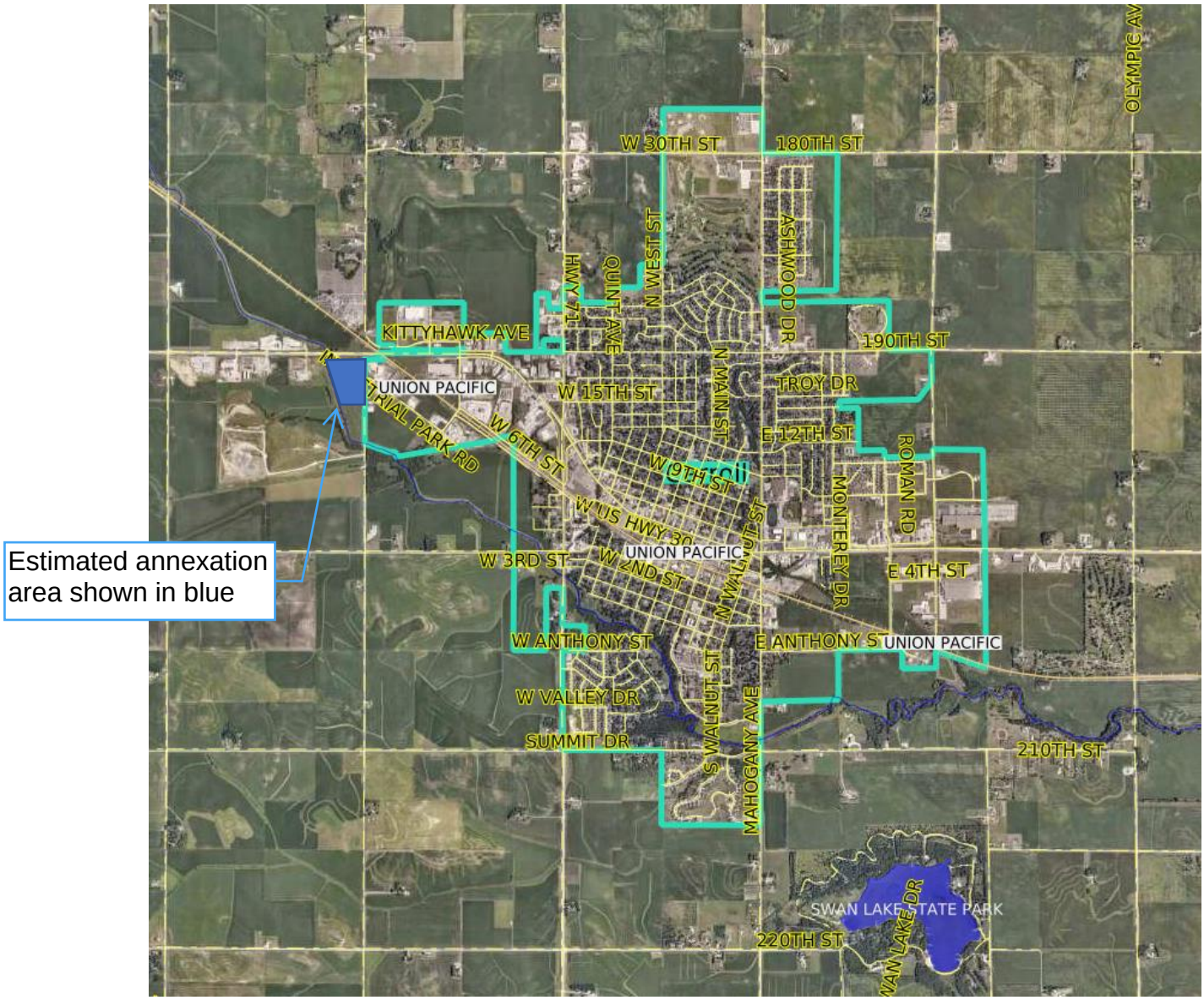
Outreach:
As required by Chapter 368 of the Iowa Code, on February 3, 2021 the City mailed an annexation consultation notice to the Carroll County Board of Supervisors and the Maple River Township Trustees. The City held the required consultation notice on February 24, 2021 – no public comment was received at this consultation. The City also notified the Carroll County Auditor's Office for a review of the legal description and parcel ownership – on February 5, 2021 the Auditor's Office noted that the listed legal and ownership were complete and accurate. The City also notified the Carroll County Attorney's Office in March since roadway area is also included for annexation – no comment has been received to date. The City also notified the Iowa Attorney General Office in March since State of Iowa roadway area (Highway 30) is also included for annexation – no comment has been received to date.

In March the City mailed annexation notices to the following: Board of Supervisors, each non-consenting owner within the annexation area, each owner adjacent to the annexation, and each affected public utility. No comments have been received to date based on these mailing. Prior to sending these mailings, City staff had discussed this annexation with representatives from FerrellGas, Inc. No position on the annexation has been received from FerrellGas, Inc. to date.

ALTERNATIVES: The option exists to not hold the scheduled public hearing; however, this is not recommended, as a public hearing is required for review of annexations. Not holding this public hearing will impact the annexation timeline.

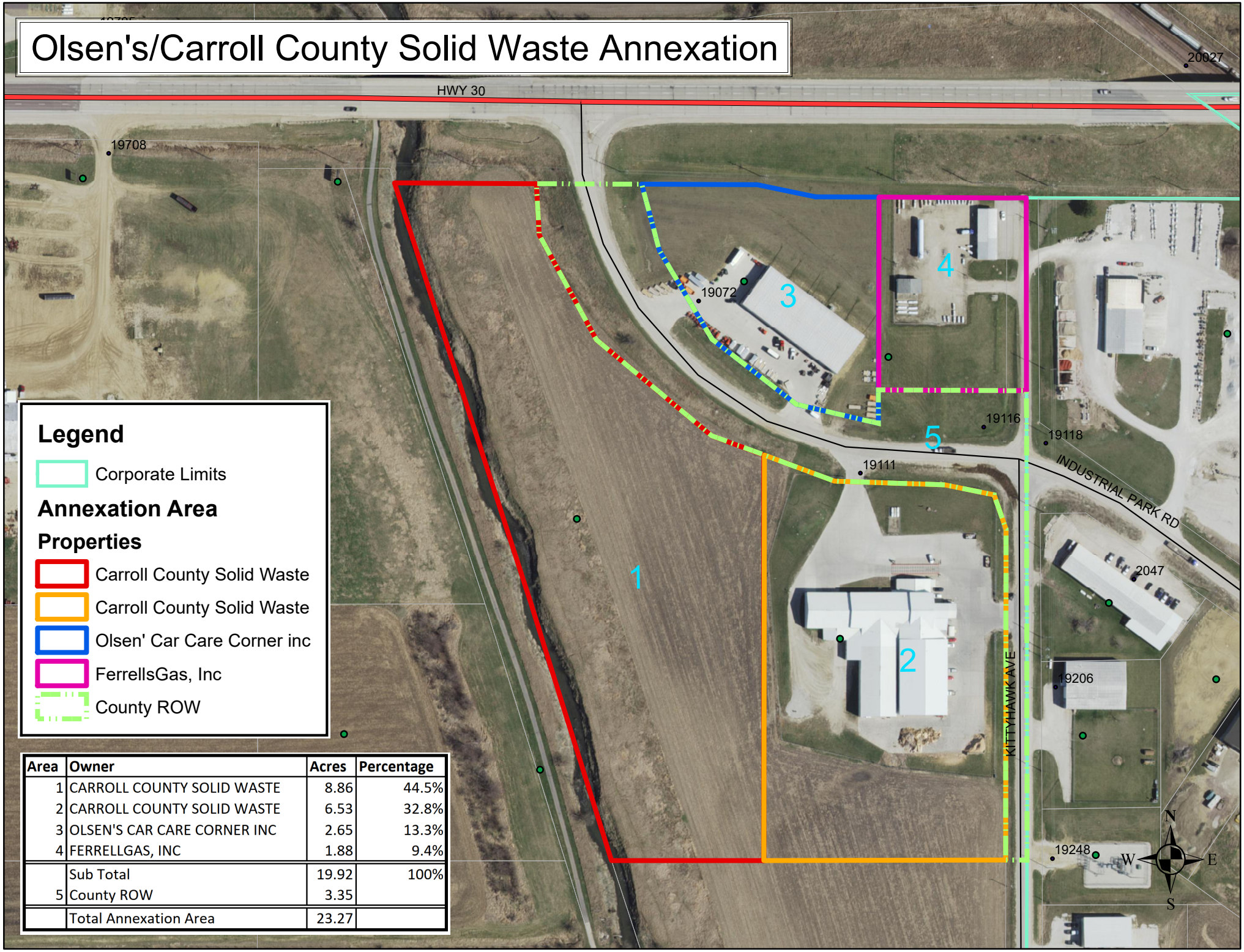
RECOMMENDATION: Staff recommends approval of the annexation resolution. After this public hearing, the City will forward the annexation information to the State's City Development Board so that they can begin their review process.

Area Map - Showing Proposed Annexation Area in Relation to Existing City Limits



Map imagery obtained from Carroll County GIS Mapping Website

Olsen's/Carroll County Solid Waste Annexation



Area	Owner	Acres	Percentage
1	CARROLL COUNTY SOLID WASTE	8.86	44.5%
2	CARROLL COUNTY SOLID WASTE	6.53	32.8%
3	OLSEN'S CAR CARE CORNER INC	2.65	13.3%
4	FERRELLGAS, INC	1.88	9.4%
	Sub Total	19.92	100%
5	County ROW	3.35	
	Total Annexation Area	23.27	

City of Carroll, Iowa
Application for Voluntary Annexation

Applicant/Owner Information

Applicant: Carroll County Solid Waste Management Commission Date: 11-11-2020

Address: 19111 Kittyhawk Ave, Carroll, IA 51401

Contact Person: Mary Wittry, Director Fax:

Telephone: 712-792-5001 e-mail: mwittry@carrollcountylandfill.com

Property Owner (if different than Applicant):

Owner's Address:

Telephone: e-mail:

Parcel Information

Location of Parcel: 19111 Kittyhawk Ave, Carroll, IA 51401
(Address, Streets intersected, etc.)

Legal Description: Lot 2 and 3 of the Solid Waste Subdivision of the NE 1/4 NE 1/4 of Section 22, Township 84 North, Range 35 West 5th P.M., Carroll County, Iowa.

Current Land Use: Open Space and Solid Waste Management office and facility.

Proposed Land Use after Annexation: No change planned at this time.

Proposed Zoning Designation: I-2 (No change from what is in place today)

Please state the reason(s) for wishing to join the City of Carroll: To allow adjoining property to annex into the City of Carroll so they can access city utilities.

Please explain how City water and sanitary sewer would serve the parcel(s): Property is currently served by the City of Carroll.

Required Attachments

The applicant is required to attach the following:

Item	Included? Yes/No
A map showing all land included in this request for annexation. Map must include all parcels of land, the names of the owner of all parcels, and must show the parcel(s) in relation to the entire City of Carroll and neighboring properties. If the requested land abuts a County road or right of way, the map must show that the requested annexation extends to the middle of the County road or County right of way.	Y
Number of acres of each separate parcel included in the request for annexation, and the total acreage of all parcels included in this request.	Y
Name, Address and telephone number of the owners of all property included in this request for annexation.	Y
Written statement from the owners of all property included in this request, stating whether they concur with the request to be annexed to Carroll, signed by each property owner.	Y
Name, address and telephone number of all utility companies who provide, or would provide, services to any or all parcels of land included in this request. Legal description of any land which abuts a County roadway or right of way extending to the middle of said roadway or right of way, and identifies land, roadway or right of way which would be severed from Carroll County when annexed to the City of Carroll.	City will provide.

Please attach additional sheets when necessary

Applicant's certification and Signatures: I/We, (the undersigned) do hereby request that the City of Carroll, Iowa, annex the parcel(s) of land identified as set out in this application. I/we certify the information presented in this application is complete and accurate to the best of my/our knowledge, that I am familiar with the legal nature of this request, and that this request complies with all existing laws, statues, regulations and ordinances.

X J Anthofer — (signature) — 11-10-2020 (date)

Mary Wittry — (signature) — 11-11-2020 (date)

X Jeff Anthofer* — (applicant's name - printed)

Mary Wittry* — (applicant's name - printed)

on behalf of Carroll County Solid Waste Management Commission.

Owner's certification and Signatures: I/We, (the undersigned) do hereby certify that I/we am/are the owner of record of the parcel(s) of land that is the subject of this request, and that I/we concur with the request for this land to be annexed by the City of Carroll, and become a part of Carroll. I/we certify the information presented in this application is complete and accurate to the best of my/our knowledge, that I am familiar with the legal nature of this request, and that this request complies with all existing laws, statues, regulations and ordinances.

X _____ 11-10-2020
(signature) (date)

Mary Wittry 11-11-2020
(signature) (date)

_____ _____
(signature) (date)

X Jeff Authofer*
(owner's name - printed)

Mary Wittry*
(owner's name - printed)

_____
(owner's name - printed)

* on behalf of Carroll County Solid Waste Management Commission

Date complete application received: November 3, 2020

Received by: Mary Wittry Title: Director
(Name)

Mary Wittry
(Signature)

City of Carroll
627 N Adams St
Carroll, Iowa 51401
(712-792-1000)
e-mail: cityofcarroll@cityofcarroll.com
www.cityofcarroll.com

Date complete application received: November 11, 2020
Received by: Michel J. Pogge-Weaver Title: City Manager

_____
(Signature)

ATTACHMENT TO CARROLL COUNTY SOLID WASTE MANAGEMENT COMMISSION
APPLICATION FOR VOLUNTARY ANNEXATION

AFFIDAVIT AND RESOLUTION

STATE OF IOWA, CARROLL COUNTY, ss

The undersigned, being duly sworn and under oath, state as follows:

1. That the undersigned are the officers of Carroll County Solid Waste Management Commission, as so designated.
2. That the undersigned have full knowledge of the Application For Voluntary Annexation, signed by Jeff Anthofer, Chairman and Mary Wittry, Director.
3. The Commission has approved and authorized the Application For Annexation, by Commission action and consents to said Annexation.
4. Jeff Anthofer is the Chairman and Mary Wittry is the Director of the Commission and as such had been authorized by Commission action to execute the Application For Voluntary Annexation.

This Affidavit and Resolution is for purposes of demonstrating that the Chairman and Director were authorized to sign said Application on behalf of Carroll County Solid Waste Management Commission.

NOTARIAL SEAL IOWA
JESICA LEIGHTY
Commission Number 742420
MY COMMISSION EXPIRES
[illegible]

Jeff Anthofer, Chairman

Harvey Dales, Secretary

Subscribed and sworn to before me, this 14th day of January, 2021.

NOTARIAL SEAL IOWA
KATHY SCHWALLER
Commission Number 718197
My Commission Expires
November 20, 2021

Notary Public

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City of Carroll, Iowa
Application for Voluntary Annexation

Applicant/Owner Information

Applicant: OLSEN'S CAR CARE CORNER INC Date: 12-16-2020

Address: 19072 KITTYHAWK AVE

Contact Person: Tyler Nelson Fax: 712-775-2274

Telephone: 712-775-4000 e-mail: tyler@olsensooutdoorpower.com

Property Owner (if different than Applicant): _____

Owner's Address: 2800 East 7th Street, Atlantic, IA 50022

Telephone: 712-243-4867 e-mail: tad@olsensoutdoorpower.com

Parcel Information

Location of Parcel: 19072 KITTYHAWK AVE
(Address, Streets intersected, etc.)

Legal Description: Lot 1 of the Solid Waste Subdivision of the NE ¼ NE ¼ of Section 22, Township 84 North, Range 35 West 5th P.M., Carroll County, Iowa

Current Land Use: Commercial Retail and Repair

Proposed Land Use after Annexation: Commercial Retail and Repair

Proposed Zoning Designation: I-2 (As currently zoned)

Please state the reason(s) for wishing to join the City of Carroll: Connect to City Utilities

Please explain how City water and sanitary sewer would serve the parcel(s): City water and sanitary sewer would serve all sinks, faucets, toilets and floor drains in the building.

Required Attachments

The applicant is required to attach the following:

Item	Included? Yes/No
A map showing all land included in this request for annexation. Map must include all parcels of land, the names of the owner of all parcels, and must show the parcel(s) in relation to the entire City of Carroll and neighboring properties. If the requested land abuts a County road or right of way, the map must show that the requested annexation extends to the middle of the County road or County right of way.	**Yes**
Number of acres of each separate parcel included in the request for annexation, and the total acreage of all parcels included in this request.	**See Map**
Name, Address and telephone number of the owners of all property included in this request for annexation.	**Yes**
Written statement from the owners of all property included in this request, stating whether they concur with the request to be annexed to Carroll, signed by each property owner.	**Yes**
Name, address and telephone number of all utility companies who provide, or would provide, services to any or all parcels of land included in this request. Legal description of any land which abuts a County roadway or right of way extending to the middle of said roadway or right of way, and identifies land, roadway or right of way which would be severed from Carroll County when annexed to the City of Carroll.	**City will provide.**

Please attach additional sheets when necessary

Applicant's certification and Signatures: I/We, (the undersigned) do hereby request that the City of Carroll, Iowa, annex the parcel(s) of land identified as set out in this application. I/we certify the information presented in this application is complete and accurate to the best of my/our knowledge, that I am familiar with the legal nature of this request, and that this request complies with all existing laws, statues, regulations and ordinances.

Tad Olsen 12-16-2020
(signature) (date)

12-16-2020
(signature) (date)

Tyler Nelson
(applicant's name - printed)

Tad B. Olsen
(applicant's name - printed)

Owner's certification and Signatures: I/We, (the undersigned) do hereby certify that I/we am/are the owner of record of the parcel(s) of land that is the subject of this request, and that I/we concur with the request for this land to be annexed by the City of Carroll, and become a part of Carroll. I/we certify the information presented in this application is complete and accurate to the best of my/our knowledge, that I am familiar with the legal nature of this request, and that this request complies with all existing laws, statues, regulations and ordinances.

Tad Olsen — 12-16-2020
(signature) (date)

(signature) (date)

(signature) (date)

Tad B. Olsen
(owner's name - printed)

(owner's name - printed)

(owner's name - printed)

Date complete application received: 12-16-2020

Received by: Michel J. Pogge-Weaver Title: City Manager
(Name)

(Signature)

City of Carroll
627 N Adams St
Carroll, Iowa 51401
(712-792-1000)
e-mail: cityofcarroll@cityofcarroll.com
www.cityofcarroll.com

ATTACHMENT TO OLSEN'S CAR CARE CORNER, INC. APPLICATION FOR VOLUNTARY ANNEXATION DATED DECEMBER 16, 2020

AFFIDAVIT AND RESOLUTION

STATE OF IOWA, CARROLL COUNTY, ss

The undersigned, being duly sworn and under oath, state as follows:

1. That the undersigned are the officers of Olsen's Car Care Corner, Inc., as so designated.

2. That the undersigned have full knowledge of the Application For Voluntary Annexation dated December 16, 2020, and signed by Tad Olsen.

3. The above corporation has approved and authorized the above Application For Annexation, by corporate board action and consents to said Annexation.

4. Tad Olsen is the President of the above corporation and as such officer had been authorized by corporate board action to execute the above referenced Application For Voluntary Annexation dated December 16, 2020.

This Affidavit and Resolution is for purposes of demonstrating that the officer was authorized to sign said Application on behalf of Olsen's Car Care Corner, Inc.

Tad Olsen

Tad Olsen, President

Tad Olsen

Tad Olsen , Secretary

Subscribed and sworn to before me, this 22 day of January, 2021.

Peggy Kaldenberg

Notary Public

m:\janet\word\dsb\2200\doc\olsen car care-resolution

NOTARIAL SEAL IOWA
PEGGY ALEXANDER-KALDENBERG
Notarial Seal - IOWA
Commission No. 720293
My Commission Expires 1/8/24

RESOLUTION NO. _____

RESOLUTION APPROVING THE VOLUNTARY ANNEXATION OF LAND ADJACENT TO THE WEST BOUNDARY OF THE CITY OF CARROLL, INCLUDING LAND WITHOUT THE OWNER'S CONSENT INTO THE CORPORATE LIMITS OF THE CITY OF CARROLL

WHEREAS, there has been presented to the City Council Petitions/Applications for annexation, executed by the owners of the following described real estate, namely Olsen's Car Care Corner, Inc. and Carroll County Solid Waste Management Commission, which lie adjacent to the corporate limits of the City of Carroll, Iowa:

Olsen's Car Care Corner, Inc.:
Parcel No. 06-22-200-013

Lot 1 of the Solid Waste Subdivision of the NE ¼ NE ¼ of Section 22, Township 84 North, Range 35 West 5th P.M., Carroll County, Iowa

Carroll County Solid Waste Management Commission:
Parcels No. 06-22-200-014 and 06-22-200-015

Lots 2 and 3 of the Solid Waste Subdivision of the NE ¼ NE ¼ of Section 22, Township 84 North, Range 35 West 5th P.M., Carroll County, Iowa.

The above parcels are also known as:

All of the Solid Waste Subdivision of the Northeast Quarter of the Northeast Quarter of Section 22, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa as recorded in Book 15 Page 060, of the Carroll County's Recorder's Office

WHEREAS, this annexation includes property without the consent of the property owner of the below described real estate, namely Ferrellgas, Inc. (Parcel No. 06-22-200-005), which lies adjacent to the corporate limits of the City of Carroll:

Lot 2 of the Northeast ¼ of the Northeast ¼ of Section 22, Township 84 North, Range 35 West of the 5th, P.M., Carroll County, Iowa, LESS AND EXCEPT that parcel of land conveyed to the State of Iowa by Warranty Deed dated June 3, 1981, and recorded September 1, 1981, in Book 74, at page 11, more particularly described as follows:

Commencing at the NE Corner of said Sec. 22; thence S0°23.7'W, 160.40 feet along the east line of said NE 1/4 NE 1/4 to the Point of Beginning; thence N89°23.8'W, 250.00 feet; thence S0°23.7'W, 20.00 feet; thence S89°23.8'E, 217.00 feet; thence continuing S89°23.8'E, 33.00 feet to a point on the east line of said NE 1/4 NE 1/4; thence N0°23.7'E, 20.00 feet along the east line of said NE 1/4 NE 1/4 to the Point of Beginning; containing

0.12 acre, including 0.02 acre of the present established roadway, and subject to all rights of direct access between Primary Road No. U.S. 30; and

The above parcel is also known as:

All of Lot 2 of the Northeast Quarter of the Northeast Quarter of Section 22, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa as recorded in Book 4 Page 136, of the Carroll County's Recorder's Office LESS AND EXCEPT that parcel of land conveyed to the State of Iowa by Warranty Deed dated June 3, 1981, and recorded September 1, 1981, in Book 74, at page 11, more particularly described as follows:

Commencing at the NE Corner of said Sec. 22; thence S0°23.7'W, 160.40 feet along the east line of said NE 1/4 NE 1/4 to the Point of Beginning; thence N89°23.8'W, 250.00 feet; thence S0°23.7'W, 20.00 feet; thence S89°23.8'E,217.00 feet, thence continuing S89°23.8'E, 33.00 feet to a point on the east line of said NE 1/4 NE 1/4; thence N0°23.7'E, 20.00 feet along the east line of said NE 1/4 NE 1/4 to the Point of Beginning; containing 0.12 acre, including 0.02 acre of the present established roadway, and subject to all rights of direct access between Primary Road No. U.S. 30 and as described in the above referenced Warranty Deed and depicted on the Right of Way Plat, and incorporated herein by reference.

WHEREAS, annexation area maps are attached to this resolution as Exhibits A & B; and

WHEREAS, including the land of the nonconsenting owner in the Petitions/Applications is to create more uniform boundaries; and

WHEREAS, public land, right of way, or easement is also included herein without the written consent of Carroll County, which public land, right of way or easement of Carroll County adjoins the properties described herein; and

WHEREAS, the territory included in the Petitions/Applications contain a total of 23.27 acres, of which 1.88 acres is included without the consent of the owner and 3.35 acres is county right-of-way or easement; and

WHEREAS, no Carroll County Board of Supervisors resolution was adopted and filed with the City of Carroll after consultation on the proposed annexation, which consultation occurred on February 24, 2021; and

WHEREAS, all mailings of the petitions/applications and notice of public hearing have been made in a timely manner to the non-consenting owner, public utilities, Chair of the Board of Supervisors, and County Attorney; and notice of public hearing on the petitions/applications was published in the Carroll Times Herald on March 26, 2021; and

WHEREAS, a public hearing was conducted on this date, after published notice thereof, and the Council gave due consideration to objections and evidence for and against the annexation, as reflected by the record of the public hearing; and

WHEREAS, it is in the best interest of the City of Carroll that said real estate be annexed, and said annexation is consistent with the City's Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED that the voluntary annexation referenced herein of the following described real estate (including land without the consent of the owner to create more uniform boundaries) is hereby approved and the corporate limits of the City of Carroll, Iowa are extended to include said real estate:

Lot 1 of the Solid Waste Subdivision of the NE ¼ NE ¼ of Section 22, Township 84 North, Range 35 West 5th P.M., Carroll County, Iowa; and

Lots 2 and 3 of the Solid Waste Subdivision of the NE ¼ NE ¼ of Section 22, Township 84 North, Range 35 West 5th P.M., Carroll County, Iowa; and

Lot 2 of the Northeast ¼ of the Northeast ¼ of Section 22, Township 84 North, Range 35 West of the 5th, P.M., Carroll County, Iowa, LESS AND EXCEPT that parcel of land conveyed to the State of Iowa by Warranty Deed dated June 3, 1981, and recorded September 1, 1981, in Book 74, at page 11, more particularly described as follows:

Commencing at the NE Corner of said Sec. 22; thence S0°23.7'W, 160.40 feet along the east line of said NE 1/4 NE 1/4 to the Point of Beginning; thence N89°23.8'W, 250.00 feet; thence S0°23.7'W, 20.00 feet; thence S89°23.8'E, 217.00 feet; thence continuing S89°23.8'E, 33.00 feet to a point on the east line of said NE 1/4 NE 1/4; thence N0°23.7'E, 20.00 feet along the east line of said NE 1/4 NE 1/4 to the Point of Beginning; containing 0.12 acre, including 0.02 acre of the present established roadway, and subject to all rights of direct access between Primary Road No. U.S. 30.

And Carroll County public land, right of way or easement adjoining the above stated properties.

The above parcels are also known as:

All of the Solid Waste Subdivision of the Northeast Quarter of the Northeast Quarter of Section 22, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa as recorded in Book 15 Page 060, of the Carroll County's Recorder's Office

and

All of Lot 2 of the Northeast Quarter of the Northeast Quarter of Section 22, Township 84 North, Range 35 West of the 5th P.M., Carroll County, Iowa as recorded in Book 4 Page 136, of the Carroll County's Recorder's Office LESS AND EXCEPT that parcel of land conveyed to the State of Iowa by Warranty Deed dated June 3, 1981, and recorded September 1, 1981, in Book 74, at page 11, more particularly described as follows:

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Containing a total of 23.27 acres of property of which 1.88 acres is included without the consent of the owner and 3.35 acres is county right of way.

BE IT FURTHER RESOLVED, that the City staff is directed and authorized to proceed with submitting this matter for annexation to the City Development Board.

Passed and approved by the Carroll City Council this 12th day of April, 2021.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY: _____
Eric P. Jensen, Mayor

ATTEST:

BY: _____
Laura A. Schaefer, City Clerk

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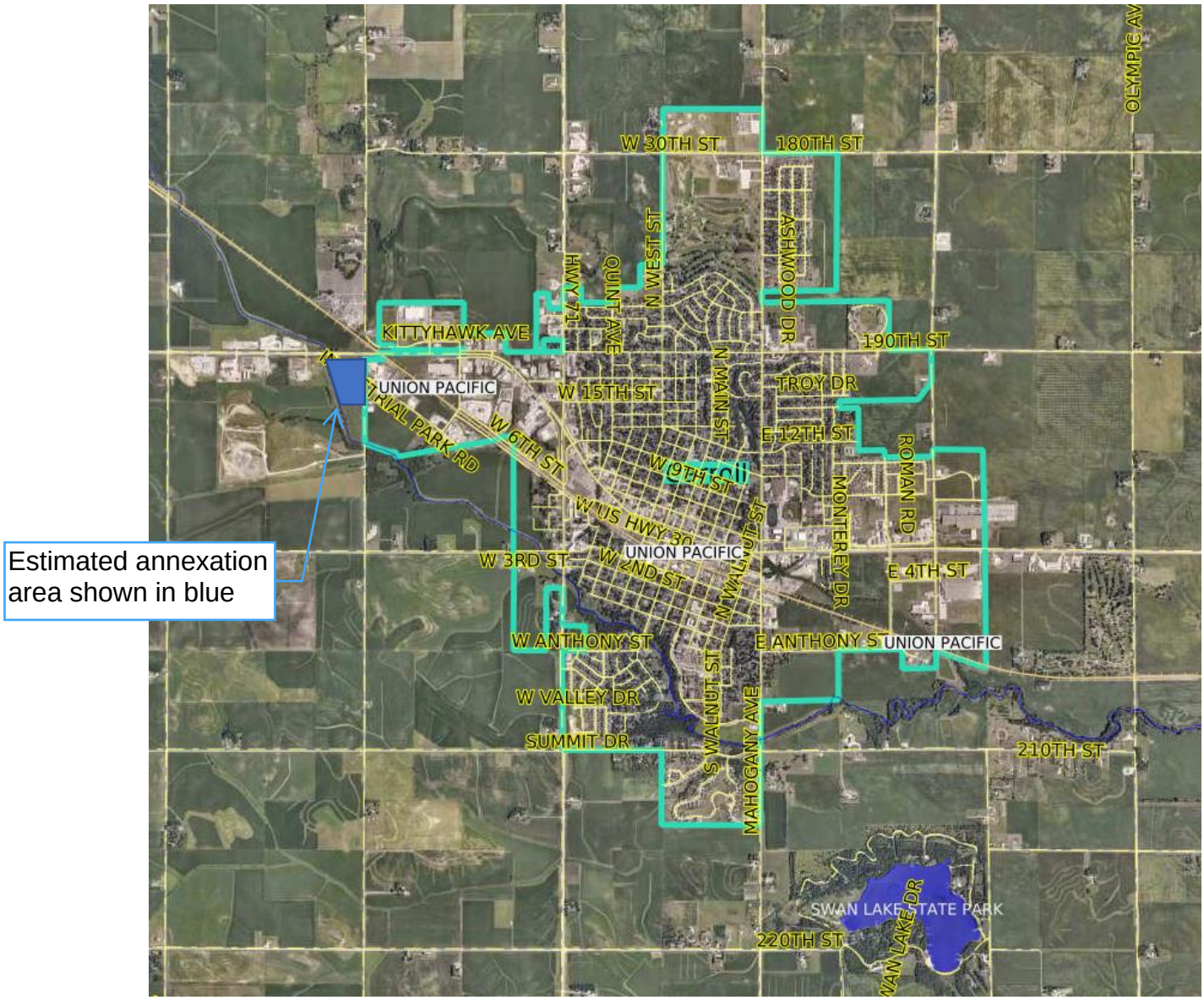
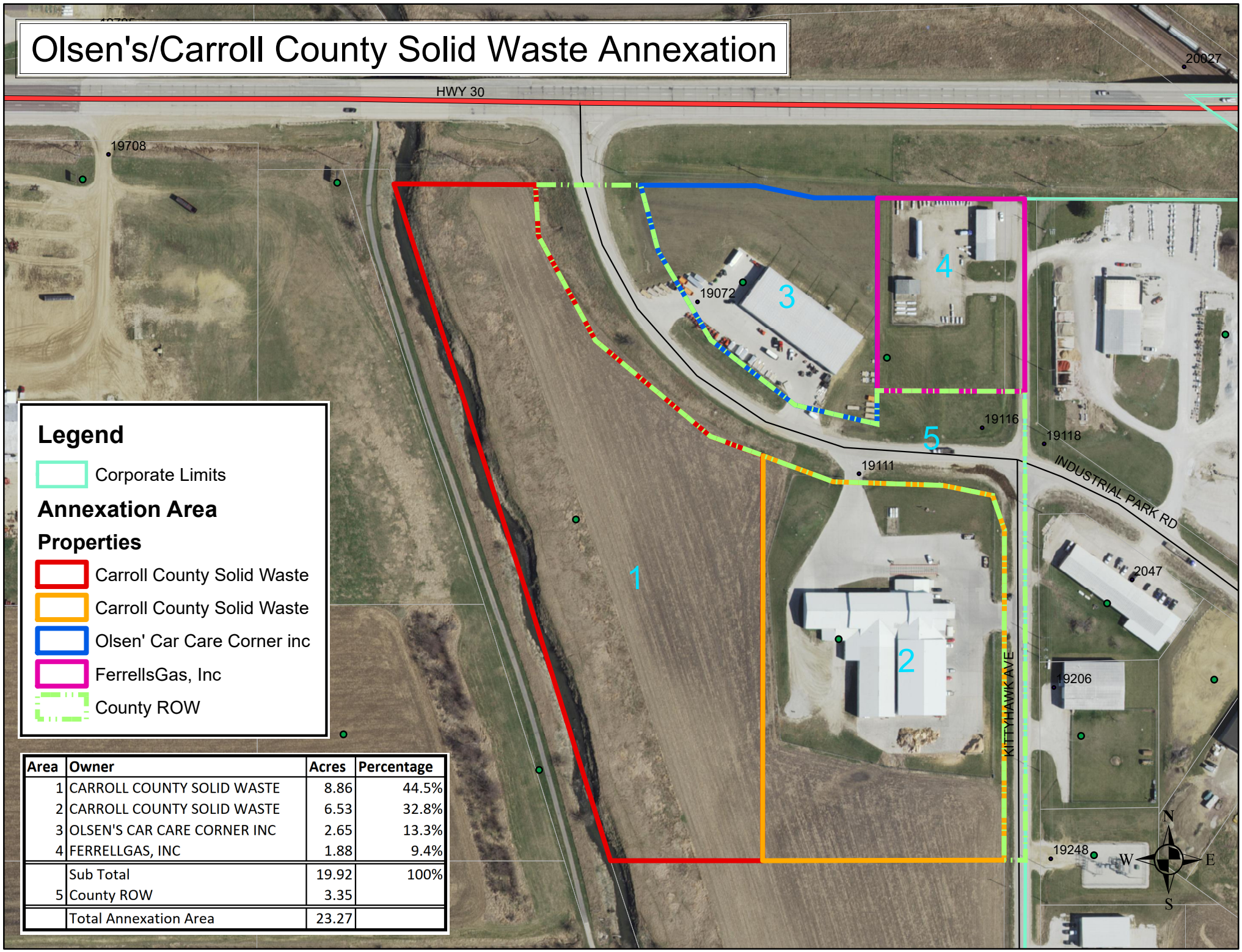
Exhibit A - Annexation Area (General Location Map)

Area Map - Showing Proposed Annexation Area in Relation to Existing City Limits



Map imagery obtained from Carroll County GIS Mapping Website

Exhibit B – Annexation Map (Close-up)



Area	Owner	Acres	Percentage
1	CARROLL COUNTY SOLID WASTE	8.86	44.5%
2	CARROLL COUNTY SOLID WASTE	6.53	32.8%
3	OLSEN'S CAR CARE CORNER INC	2.65	13.3%
4	FERRELLGAS, INC	1.88	9.4%
	Sub Total	19.92	100%
5	County ROW	3.35	
	Total Annexation Area	23.27	