

N. Stephen Olt
Clerk

MEMORANDUM

TO: LOUISVILLE METRO COUNCIL
FROM: SCHUYLER J. OLT, CITY ATTORNEY, CITY OF JEFFERSONTOWN
RE: REQUEST FOR APPROVAL OF ANNEXATION
DATE: APRIL 25, 2016

This Memorandum is respectfully submitted on behalf of the City of Jeffersontown, Kentucky, in order to provide supplementary information with regard to Jeffersontown's effort to annex the area shown on the attached exhibit, a residential/undeveloped area surrounding by heavy commercial and multifamily properties, with its highest and best use being development as heavy commercial property. It is contiguous to the southeasterly boundary of Jeffersontown, and straddles Blankenbaker Road. It is almost entirely within the Jeffersontown Commerce Park.

A. The Nature of the Area to be Annexed.

Attached to this Memorandum as **Exhibit A** is Ordinance 1342, Series 2016, requesting approval of the annexation by Metro Council. Attached to the Ordinance is a certified survey and property description of the property to be annexed. The area is comprised of roughly 49.1872 acres and encompasses 15 parcels. It is currently contiguous to the City of Jeffersontown, and not a part of any other incorporated municipality. It is entirely urban in character. With the exception of approximately 850 linear feet, all of the area currently abuts the existing city limits. Other than police protection, which is currently extensively supplemented by the Jeffersontown Police Department, Metro Louisville currently provides no services to this area.

B. Residential Support for the Annexation.

All property owners consent to the annexation, and their letters of support are attached hereto as Exhibit B.

C. Impact upon Metro Government.

The negative economic impact to Metro Government will be very minimal, and actually could result in a net gain of tax revenues for Metro. Because there are only a handful of residents—not more than 15-- in the area, there will be very little loss of road funds. Road fund receipts we estimate will be reduced by \$352.05 annually, based upon the U.S. Census mean of 2.2 persons per household and a current rate of \$23.47 per person.

The second impact will be in loss of insurance tax receipts for the area. Four of the properties are vacant. One is a church, and the rest is raw land. Using an assumed total taxable premium of \$1800 per parcel per annum, this amounts to \$1620.00 annual reduction in Metro Government receipts. This equals four thousandths of one percent (00.004 %) of insurance premium tax receipts.

Conversely, annexation could create significant revenues for Metro Louisville in occupational taxes. If the property is within Jeffersontown, the City may then provide a range of economic incentives. In the last two years, Jeffersontown's JOBS program has created or retained over 1100 jobs in Jeffersontown, By being able to extend these benefits to employers entering the area to be annexed, we anticipate that Metro Louisville would receive much more in occupational taxes and increased property taxes than it is losing in road funds and insurance premium tax receipts. Accordingly, allowing this annexation is unquestionably a win-win for Metro Louisville and Jeffersontown.

D. Conclusion.

Annexation of this area by Jeffersontown makes solid economic and governmental sense. This area sits within the Jeffersontown Commerce Park, and is attractive to commercial development. Location of employers within this area will be greatly enhanced by Jeffersontown being able to add its financial incentives to the mix provided by Metro Louisville and the Commonwealth. As Jefferson County is likely to face increased competition for jobs with the opening of the East End Bridge, it is incumbent upon all of us to bring every possible advantage to the table. Annexation will allow this happen, and will facilitate Metro Louisville's receiving enhanced occupational and property tax revenues, at a very insignificant cost to Metro Louisville. Finally, Metro Louisville will not incur further infrastructure costs, such as paving, snow removal and the like, nor will it incur the cost to government related to property development, such as inspection related costs.

Often, we look at annexation as one government losing and one winning, but here, that is not the case. In this situation, we are encountering an opportunity which enhances the ability of two governments to work cooperatively to increase the economic viability of this area and,

ultimately, the overall quality of life in our community. This annexation makes sense for all the right reasons, and so we encourage the support of Metro Council for this effort.

EXHIBIT A

**CITY OF JEFFERSONTOWN
JEFFERSON COUNTY, KENTUCKY**

ORDINANCE NO. 1342, SERIES 2016

AN ORDINANCE RELATING TO REQUESTING THE APPROVAL BY THE LOUISVILLE/JEFFERSON COUNTY METRO COUNCIL OF THE ANNEXATION BY THE CITY OF JEFFERSONTOWN OF A TRACT OF LAND CONTIGUOUS WITH THE EXISTING BOUNDARY OF THE CITY OF JEFFERSONTOWN, BUT NOT CONTIGUOUS TO THE BOUNDARY OF THE FORMER CITY OF LOUISVILLE, AND BEING IN THE UNINCORPORATED AREA OF THE FORMER COUNTY OF JEFFERSON

WHEREAS, the City of Jeffersontown seeks to annex the following described tracts of land (with improvements) which tracts are not contiguous with the boundary of the former City of Louisville; and

WHEREAS, One Hundred Percent (100%) of the property owners residing within the annexation area have executed their written consent to the subject annexation by the City of Jeffersontown; and

WHEREAS, the City of Jeffersontown is ready and able to immediately begin furnishing municipal services to the area upon annexation of the area; and

WHEREAS, KRS 67C.111 requires that the annexation receive the approval of the legislative council of the consolidated local government (the Louisville/Jefferson County Metro City Council) prior to the City proceeding under the provisions of KRS Chapter 81A;

NOW THEREFORE, IT IS ORDAINED BY THE CITY OF JEFFERSONTOWN, KENTUCKY, AS FOLLOWS:

- Section 1. The City of Jeffersontown hereby seeks and requests the approval of the Louisville/Jefferson County Metro Council of the annexation of that certain property particularly described in Exhibit A hereto, which is incorporated herein by reference as if set forth in full.
- Section 2. The parcels identified in Section 1 are contiguous with one another, and are contiguous with the City of Jeffersontown and are urban in character. The owners of all parcels have consented in writing to the requested annexation.

Section 3. This ordinance shall take effect upon its adoption and publication as required by law.

INTRODUCED AND READ AT A CITY COUNCIL MEETING OF THE CITY COUNCIL OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 5th DAY OF APRIL, 2016.

READ, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 19th DAY OF April, 2016.

VETOED:

APPROVED:

BILL DIERUF, MAYOR

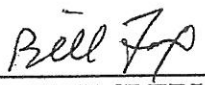


BILL DIERUF, MAYOR

DATE: _____

DATE: 4/20/2016

ATTEST:

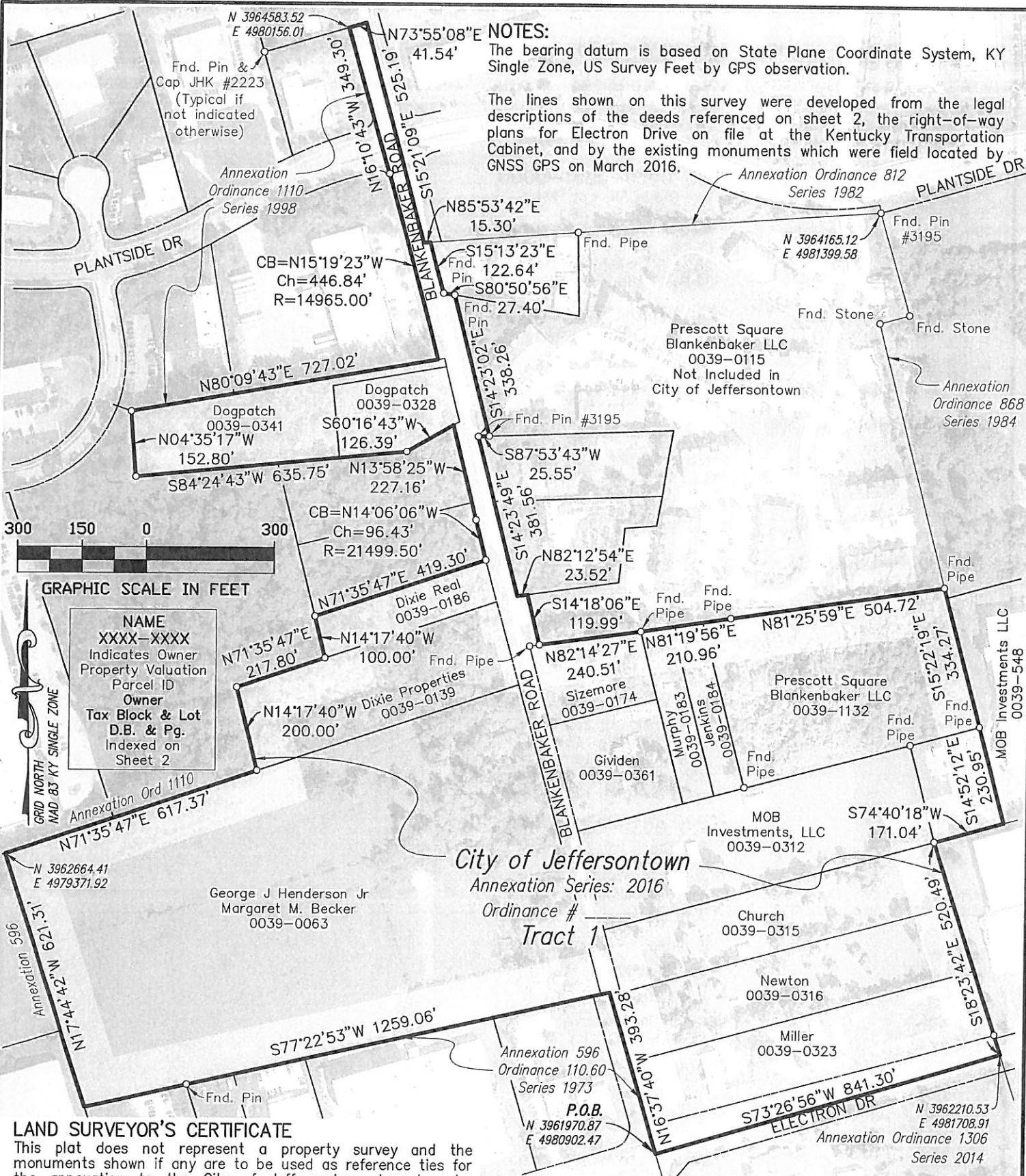


BILL FOX, CITY CLERK

NOTES:

The bearing datum is based on State Plane Coordinate System, KY Single Zone, US Survey Feet by GPS observation.

The lines shown on this survey were developed from the legal descriptions of the deeds referenced on sheet 2, the right-of-way plans for Electron Drive on file at the Kentucky Transportation Cabinet, and by the existing monuments which were field located by GNSS GPS on March 2016.



LAND SURVEYOR'S CERTIFICATE

This plat does not represent a property survey and the monuments shown if any are to be used as reference ties for the annexation to the City of Jeffersontown boundary by Ordinance No. Series 2016.

This plat was prepared to the standards of KRS 81A.470. I hereby certify that this plat was made under my supervision and is correct to the best of my knowledge and belief.

Ben Shiner
Professional Land Surveyor
Date: 03/25/16

STATE of KENTUCKY
BENJAMIN P. SHINABERY
3832
LICENSED PROFESSIONAL LAND SURVEYOR

City of Jeffersontown
Annexation Series: 2016
Ordinance #
Tract 1

CITY OF JEFFERSONTOWN, KENTUCKY
ANNEXATION # SERIES 2016

OK
Engineering • Planning
1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 www.ok4.com

SCALE 1"=300' | PROJ. NO. 16512 | SHEET 1 | DATE: 03/25/16

PID 0039-0341-0000

Tax Block 39, Lot 341
D.B. 8908, Pg. 271
Dogpatch Properties, LLC
2502 Blankenbaker Road
Jeffersontown, KY 40299

PID 0039-0328-0000

Tax Block 39, Lot 328
D.B. 8908, Pg. 271
Dogpatch Properties, LLC
2502 Blankenbaker Road
Jeffersontown, KY 40299

PID 0039-0186-0000

Tax Block 39, Lot 186
D.B. 7081, Pg. 241
Dixie Real Properties, LLC
2600 Blankenbaker Road
Jeffersontown, KY 40299

PID 0039-0139-0000

Tax Block 39, Lot 139
D.B. 7301, Pg. 368
Dixie Properties
Blankenbaker, LLC
2608 Blankenbaker Road
Jeffersontown, KY 40299

PID 0039-0063-0000

Tax Block 39, Lot 63
D.B. 5348, Pg. 660
George J Henderson Jr &
Margaret M Becker
2706 Blankenbaker Road
Jeffersontown, KY 40299

PID 0039-0174-0000

Tax Block 39, Lot 174
D.B. 8440, Pg. 244
Shawn & Amy Sizemore
2621 Blankenbaker Road
Jeffersontown, KY 40299

PID 0039-0361-0000

Tax Block 39, Lot 361
D.B. 6048, Pg. 880
Robert L Gividen Sr & Donna L
Gividen
2623 Blankenbaker Road
Jeffersontown, KY 40299

PID 0039-0183-0000

Tax Block 39, Lot 183
D.B. 5671, Pg. 814
Henrietta Murphy
2615 Shining Water Dr.
Jeffersontown, KY 40299

PID 0039-0184-0000

Tax Block 39, Lot 184
D.B. 5295, Pg. 968
Carl & Patricia Jenkins
2613 Shining Water Dr.
Jeffersontown, KY 40299

PID 0039-1132-0000

Tax Block 39, Lot 1132
D.B. 10434, Pg. 516
Prescott Square Blankenbaker,
LLC
2609 Shining Water Dr.
Jeffersontown, KY 40299

PID 0039-0548-0000

Tax Block 39, Lot 548
D.B. 7926, Pg. 487
MOB Investments, LLC
2550 Blankenbaker Pkwy
Jeffersontown, KY 40299

PID 0039-0312-0000

Tax Block 39, Lot 312
D.B. 10521, Pg. 198
MOB Investments, LLC
2703 Blankenbaker Rd
Jeffersontown, KY 40299

PID 0039-0315-0000

Tax Block 39, Lot 315
D.B. 3888, Pg. 582
Roscoe & Eleanor Church
2705 Blankenbaker Rd
Jeffersontown, KY 40299

PID 0039-0316-0000

Tax Block 39, Lot 316
D.B. 10470, Pg. 676
David B Newton
2711 Blankenbaker Rd
Jeffersontown, KY 40299

PID 0039-0323-0000

Tax Block 39, Lot 323
D.B. 10569, Pg. 421
Matthew L Miller
2713 Blankenbaker Rd
Jeffersontown, KY 40299

**CITY OF JEFFERSONTOWN, KENTUCKY
ANNEXATION # SERIES 2016**



Engineering • Planning

1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 www.ok4.com

Description for City of Jeffersontown
Annexation Ordinance _____, Series 2016

TRACT 1

Beginning in the present boundary of the City of Jeffersontown per Ordinance 110.60, Annexation 596, Series 1973 and the boundary of the City of Jeffersontown Annexation 1306, Series 2014 at the intersection of the center of Electron Drive and Blankenbaker Road at coordinate point N 3961970.87, E 4980902.47 (NAD 83, KY Single Zone, US Survey Feet); thence with the center of Blankenbaker Road along said boundary of the City of Jeffersontown Annexation 596, Ordinance 110.60, Series 1973 the following four calls: North $16^{\circ}37'40''$ West, 393.28 feet; thence leaving Blankenbaker Road South $77^{\circ}22'53''$ West, 1259.06 feet; thence North $17^{\circ}44'42''$ West, 621.31 feet to a point on the south boundary line of the City of Jeffersontown Annexation Ordinance 1110, Series 1998; thence leaving Annexation 596 and along said boundary line of Annexation 1110 the following thirteen calls: North $71^{\circ}35'47''$ East, 617.37 feet to a found iron pin with capped marked "JHK 2223"; thence North $14^{\circ}17'40''$ West, 200.00 feet to a found iron pin with cap marked "JHK 2223"; thence North $71^{\circ}35'47''$ East, 217.80 feet to a found iron pin with cap marked "JHK 2223"; thence North $14^{\circ}17'40''$ West, 100.00 feet to a found iron pin with cap marked "JHK 2223"; thence North $71^{\circ}35'47''$ East, 419.30 feet to a found iron pin with cap marked "JHK 2223" in the west right-of-way line of said Blankenbaker Road; thence with Blankenbaker Road along a curve to the right having a radius of 21499.50 feet and a chord bearing North $14^{\circ}06'06''$ West, 96.43 feet to a found iron pin with cap marked "JHK 2223"; thence with Blankenbaker Road North $13^{\circ}58'25''$ West, 227.16 feet; thence leaving Blankenbaker Road South $60^{\circ}16'43''$ West, 126.39 feet to a found iron pin with cap marked "JHK 2223"; thence South $84^{\circ}24'43''$ West, 635.75 feet to a found iron pin with cap marked "JHK 2223"; thence North $04^{\circ}35'17''$ West, 152.80 feet to a found iron pin with cap marked "JHK 2223"; thence North $80^{\circ}09'43''$ East, 727.02 feet to said west right-of-way of Blankenbaker Road; thence with Blankenbaker Road along a curve to the left having a radius of 14965.00 feet and a chord bearing North $15^{\circ}19'23''$ West, 446.84 feet; thence North $16^{\circ}10'43''$ West, 349.30 feet to a point on the boundary of Annexation 1110 on the west right-of-way line of Blankenbaker Road; thence leaving Annexation 1110 North $73^{\circ}55'08''$ East, 41.54 feet to a point on the boundary of the City of Jeffersontown Annexation Ordinance 812, Series 1982 in the center of said Blankenbaker Road; thence along said boundary line of Annexation 812 the following two calls South $15^{\circ}21'09''$ East, 525.19 feet; thence North $85^{\circ}53'42''$ East, 15.30 feet to the east right-of-way line of said Blankenbaker Road; thence leaving Annexation 812 along Blankenbaker Road the following seven calls: South $15^{\circ}13'23''$ East, 122.64 feet to a found iron pin; thence South $80^{\circ}50'56''$ East, 27.40 feet to a found iron pin; thence South $14^{\circ}23'02''$ East, 338.26 feet to a found iron pin with cap marked "3195"; thence South $87^{\circ}53'43''$ West, 25.55 feet to a found iron pin with cap marked "3195"; thence South $14^{\circ}23'49''$ East, 381.56 feet; thence North $82^{\circ}12'54''$ East, 23.52 feet; thence South $14^{\circ}18'06''$ East, 119.99 feet to a found iron pipe at the southwest corner of the property conveyed to Prescott Square-Blankenbaker, LLC of record in Deed Book 10388, Page 717 in the office of the Clerk of Jefferson County, Kentucky; thence leaving Blankenbaker Road with Prescott Square-Blankenbaker, LLC the following three calls: North $82^{\circ}14'27''$ East, 240.51 feet to a found iron pipe; thence

North 81°19'56" East, 210.96 feet to a found iron pipe; thence North 81°25'59" East, 504.72 feet to a found iron pipe at the southeast corner of said Prescott Square-Blankenbaker, LLC property on the west boundary line of the City of Jeffersontown Annexation Ordinance 868, Series 1984; thence leaving Prescott Square-Blankenbaker, LLC with said boundary of Annexation 868 the following two calls: South 15°22'19" East, 334.27 feet, to a found iron pipe; thence South 14°52'12" East, 230.95 feet to the southwest corner of said boundary of Annexation 868; thence South 74°40'18" West, 171.04 feet to a found iron pin with cap marked "JHK 2223"; thence South 18°23'42" East, 520.49 feet to said center of Electron Drive at the northeast corner of said boundary line of Annexation 1306; thence with said center of Electron Drive South 73°26'56" West, 841.30 feet to the beginning.

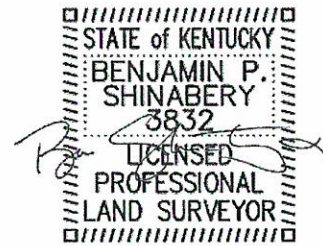


EXHIBIT B

Mr. Matthew Miller
Mrs. Jana Miller
8607 Holston Road
Louisville, KY 40222

February 25, 2016

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as our formal request, as the owners of the property located at 2713 Blankenbaker Road with Jefferson County Parcel ID #'s 0039-0323 and 0039-0337 being approximately 3.110 and .2870 acres respectively (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,



Matthew Miller
502.664.1111



Jana Miller
502.439.5670

Mr. David Brian Newton
Ms. Melissa Harris
8403 Sunny Stone Lane
Louisville, KY 40299

September 1, 2015

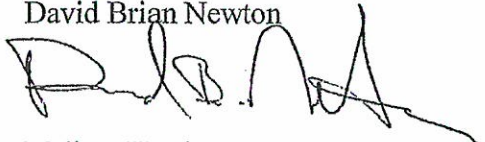
Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as our formal request, as the owners of the property located at 2711 Blankenbaker Road with Jefferson County Parcel ID # 0039-0316 being approximately 3.000 acres (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,

David Brian Newton

A handwritten signature in black ink, appearing to read 'D. B. Newton', written over the printed name.

Melissa Harris

A handwritten signature in black ink, appearing to read 'Melissa Harris', written over the printed name.

Mr. Roscoe Church
Ms. Eleanor Church
2705 Blankenbaker Road
Louisville, KY 40299-3844

September 1, 2015

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

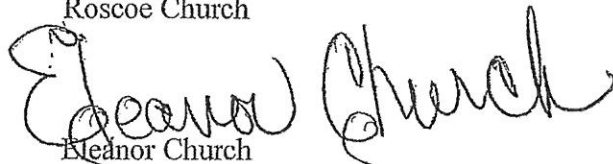
Dear Mayor Dieruf:

Please accept this letter as our formal request, as the owners of the property located at 2705 Blankenbaker Road with Jefferson County Parcel ID # 0039-0315 being approximately 3.000 acres (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,



Roscoe Church



Eleanor Church

MOB INVESTMENTS

2550 Blankenbaker Parkway Louisville, Ky. 40299

Mr. Matthew W. Ott
Member
MOB Investments, LLC
2550 Blankenbaker Parkway
Louisville, KY 40299

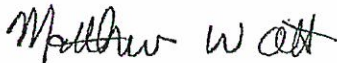
January 25, 2016

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as our formal request, as the owners of the property located at 2703 Blankenbaker Road with Jefferson County Parcel ID # 0039-0312 being approximately 4.4187 acres, 2609 Shining Water Drive with Jefferson County Parcel ID # 0039-1132 being approximately 4.7612 acres, and the portion of 2550 Blankenbaker Parkway with Jefferson County Parcel ID # 0039 0548 being approximately one acre not currently within the municipal boundaries of the City of Jeffersontown (all aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,



Matthew W. Ott

Mr. Carl Jenkins
Ms. Patricia Jenkins
2613 Shining Water Drive
Louisville, KY 40299-3896

September 1, 2015

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as my formal request, as the owner of the property located at 2613 Shining Water Drive with Jefferson County Parcel ID # 0039-0184 being approximately 0.600 acres (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,

Carl S. Jenkins

Carl Jenkins

Patricia E. Jenkins

Patricia Jenkins

Ms. Henrietta Murphy
2615 Shining Water Drive
Louisville, KY 40299-3896

September 1, 2015

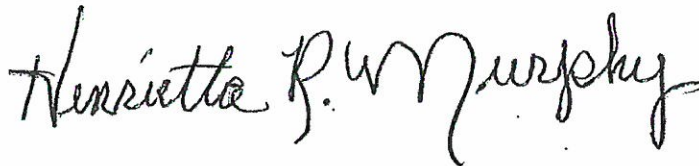
Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as my formal request, as the owner of the property located at 2615 Shining Water Drive with Jefferson County Parcel ID # 0039-0183 being approximately 0.750 acres (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,

Henrietta Murphy

A handwritten signature in cursive script that reads "Henrietta R. W. Murphy". The signature is written in dark ink and is positioned to the right of the printed name.

Mr. Robert Gividen
Ms. Donna Gividen
2623 Blankenbaker Road
Louisville, KY 40299-3846

September 1, 2015

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

~~Please accept this letter as our formal request, as the owners of the property located at 2623~~
Blankenbaker Road with Jefferson County Parcel ID # 0039-0361 being approximately 1.505
acres (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,



Robert Gividen



Donna Gividen

Mr. Shawn Sizemore
Ms. Amy Sizemore
2621 Blankenbaker Road
Louisville, KY 40299-3846

September 1, 2015

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as our formal request, as the owners of the property located at
2621 Blankenbaker Road with Jefferson County Parcel ID # 0039-0174 being approximately
1.095 acres (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,

Shawn Sizemore



Amy Sizemore



Mr. George J. Henderman, Jr.
2121 Vaughn Road
Cox's Creek, KY 40013



February 2, 2016

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as my formal request, as the owners of the property located at 2706 Blankenbaker Road with Jefferson County Parcel ID # 0039-0063 being approximately 19.8371 acres (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,



George J. Henderman, Jr.

Mr. Bob Rounsvall
c/o Dixie Real Properties LLC
c/o Dixie Properties Blankenbaker LLC
P.O. Box 19799
Louisville, KY 40259-0799

January 14, 2016

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as our formal request, as the owner of the properties located at 2600 and 2608 Blankenbaker Road with Jefferson County Parcel ID #'s 0039-0186 and 0039-0139 being approximately 4.000 acres combined (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,



Bob Rounsvall

Ms. Barbara Hester
c/o Dogpatch Properties LLC
2015 Roberts Road
Taylorsville, KY 40071-9258

September 1, 2015

Mayor Bill Dieruf
Jeffersontown City Hall
10416 Watterson Trail
Jeffersontown, KY 40299

Dear Mayor Dieruf:

Please accept this letter as our formal request, as the owner of the properties located at 2500 R and 2502 Blankenbaker Road with Jefferson County Parcel ID #'s 0039-0341 and 0039-0328 being approximately 3.060 acres combined (aside from public roadways) to be annexed by the City of Jeffersontown, Kentucky.

Sincerely,



Barbara Hester

