

ORDINANCE NO. BG2020 - 24

ORDINANCE ANNEXING PROPERTY BY CONSENT

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Addinam

ORDINANCE ANNEXING A TOTAL OF APPROXIMATELY 0.96 ACRE OF PROPERTY LOCATED AT 5844 SCOTTSVILLE ROAD, WITH PROPERTY PRESENTLY OWNED BY CSR BG INVESTMENTS, LLC, WITH SAID TERRITORY BEING CONTIGUOUS TO EXISTING CITY LIMITS; AND FURTHER APPROVING AN ASSOCIATED ECONOMIC DEVELOPMENT ANNEXATION INCENTIVE AGREEMENT

WHEREAS, pursuant to KRS 81A.412, the City of Bowling Green may annex any area which meets the requirements for annexation if the owner of record of the land to be annexed gives prior consent in writing; and,

WHEREAS, CSR BG Investments, LLC, property owner, has requested and consented to the annexation of 0.96 acre of property located at 5844 Scottsville Road; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex this property as described in the attachments to this Ordinance; and,

WHEREAS, the proposed property to be annexed is adjacent or contiguous to the City, and the property is urban in character and suitable for development for urban purposes without unreasonable delay; and,

WHEREAS, in Municipal Order No. 2012-183, the Board of Commissioners approved the City of Bowling Green Economic Development Annexation Incentive Policy in order to encourage voluntary annexation of vacant or partially developed property adjacent to the City limits, particularly in areas likely to result in job creation; and,

WHEREAS, the policy was amended in Municipal Order No. 2014-95 to allow for additional time in which to begin the refund policy among other amendments; and,

WHEREAS, the Annexation Incentive Policy targeted five (5) specific areas adjacent to the current

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City limits; and,

WHEREAS, the property being proposed for annexation in this Ordinance is included in the original annexation target areas; and,

WHEREAS, pursuant to the Annexation Incentive Policy, the property owner consenting to annexation may receive a rebate of City property taxes paid on the annexed property for a period not to exceed five (5) years to aid in covering development costs with the rebate period to begin no later than ten (10) years from the date of the annexation; and,

WHEREAS, CSR BG Investments, LLC, has requested the rebate of the City property taxes which requires the execution of an agreement between CSR BG Investments, LLC and the City; and,

WHEREAS, it is in the best interest of the City to approve this consensual annexation of property located at 5844 Scottsville Road pursuant to the Annexation Incentive Policy and the agreement setting out the annexation incentives.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky pursuant to KRS 81A.412 as follows:

1. The property located at 5844 Scottsville Road, identified on the attached map and further described in the attachments to this Ordinance containing a total of 0.96 acre, presently owned by CSR BG Investments, LLC, all of which is contiguous to existing City limits, shall be and is hereby annexed into the City of Bowling Green, Kentucky by consent of the owner, and the boundaries of the City are hereby extended so as to include and incorporate all of this real estate into the City of Bowling Green.

2. A copy of this Ordinance shall be forwarded to the Public Works Department, Planning and Design Division and it is hereby authorized and directed to make the necessary changes to the territorial limits of the City in Chapter One of the City of Bowling Green Code of Ordinances to reflect this annexation.

3. The Board of Commissioners, pursuant to the Annexation Incentive Policy, hereby approves

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the addition of this property as an annexation target area.

4. The Annexation Incentive Agreement between CSR BG Investments, LLC and the City for the total acreage of 0.96, a copy of which is attached to and made a part of this Ordinance, is hereby approved.

5. The Mayor and all other appropriate City officers and officials are authorized and directed to execute this Agreement and any and all other documents necessary to carry out this transaction and to complete this annexation, and the City Manager is to act for and in the name of the City throughout the administration and performance thereof.

6. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

7. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed.

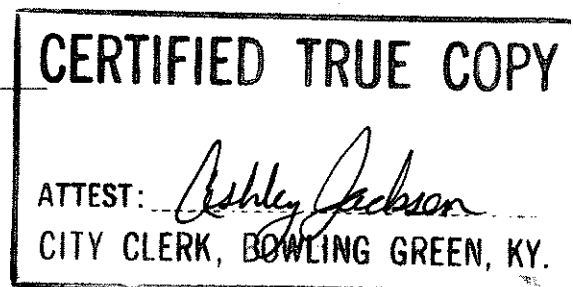
8. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 18, 2020, and given final reading on September 1, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: September 1, 2020

APPROVED: Bruce W. Wilson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



LEGAL DESCRIPTION

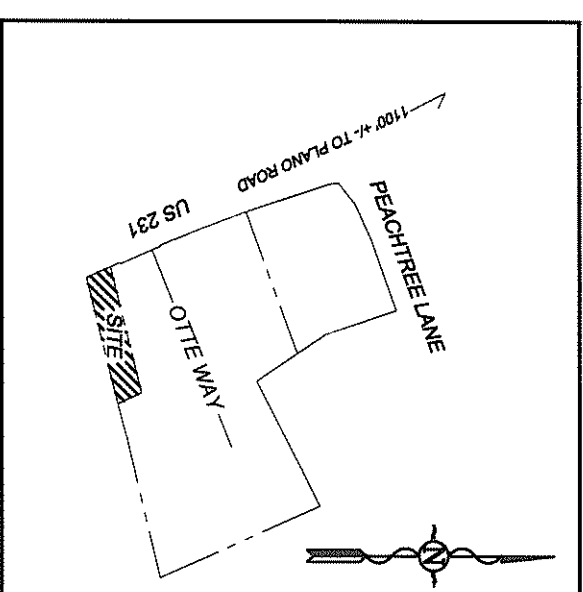
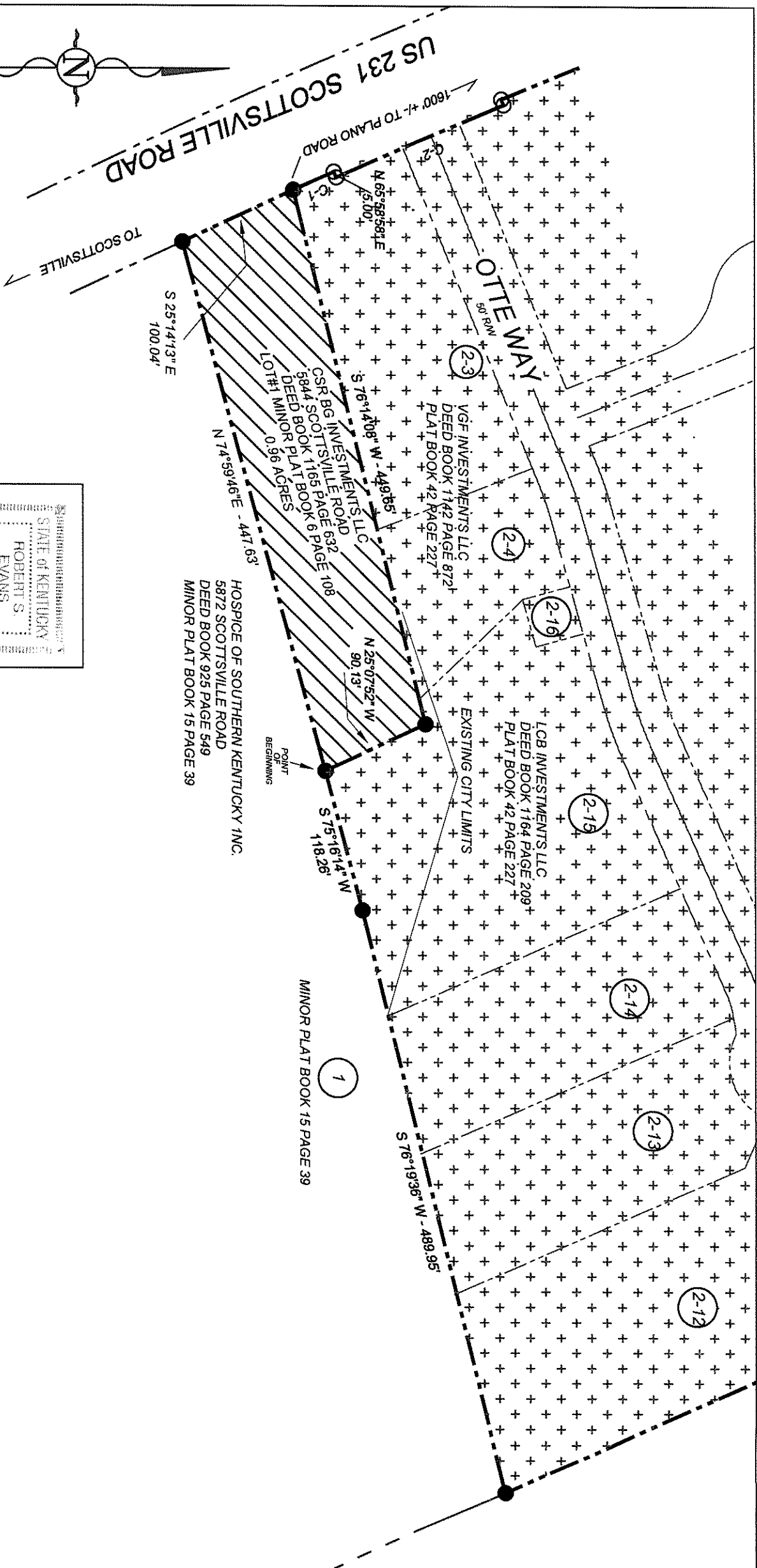
ANNEXATION 5844 SCOTTSVILLE ROAD - PELICANS

Being a 0.96 acre parcel located at 5844 Scottsville Road 1600' +/- from Plano Road and more particularly described as follows:

The following description was prepared by Robert S. Evans PLS # 3320 BG Public Works – Field Engineering. Sources of record Deed Book 1165 Page 632, Minor Plat Book 6 Page 108, and Plat Book 42 Page 227. This annex description is oriented to State Plane Coordinates Kentucky South 1602. This description is counter clockwise to follow territorial limits. This is not a boundary survey and is for annex purposes only.

Beginning at a point common to Lot# 1 Minor Plat Book 6 Page 108 and Lot # 2-15 Plat Book 42 Page 227 said point being North 74 degrees 59 minutes 46 seconds East, 447.63' from the east right-of-way of Scottsville Road; thence with the line of Plat Book 42 Page 227 North 25 degrees 07 minutes 52 seconds West, 90.13 feet to a point; thence South 76 degrees 14 minutes 08 seconds West, 449.65 feet to a point in the east right-of-way of Scottsville Road; thence with said right-of-way South 25 degrees 14 minutes 13 seconds East, 100.04 feet to a point; thence leaving said right-of-way North 74 degrees 59 minutes 46 seconds East, 447.63' to the point of beginning containing 0.96 acres.

STATE OF KENTUCKY
ROBERT S.
EVANS
3320
LICENSED
PROFESSIONAL
LAND SURVEYOR
[Signature]
7/24/20



NOTES

ANNEX AREA
0.96 ACRES

EXISTING CITY LIMITS

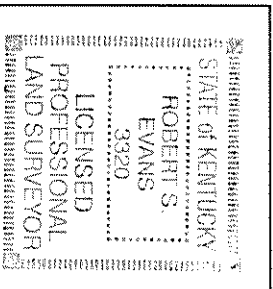
SOURCE OF TITLE
DEED BOOK 1165 PAGE 632
MINOR PLAT BOOK 6 PAGE 108
LOT # 1

SURVEYOR

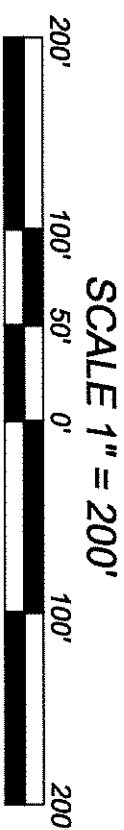
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42101
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e-mail - rob.evans@bgky.org

CLIENT

CITY OF BOWLING GREEN
1001 COLLEGE STREET
BOWLING GREEN, KENTUCKY
42101
PHONE # (270) 393-3000



NOT VALID UNLESS STAMPED IN RED



SCALE 1" = 200'

THIS DRAWING WAS PREPARED USING DEEDS & PLATS
OF RECORD IN THE WARREN COUNTY COURT CLERK'S OFFICE
& FROM TAX MAPS & RECORDS IN THE WARREN COUNTY PVA OFFICE.
THIS IS NOT OR INTENDED TO BE A BOUNDARY SURVEY AND SHOULD
NOT BE USED AS SUCH. THIS DRAWING IS FOR ANNEXATION PURPOSES ONLY.

ROBERT S. EVANS PLS#3320 DATE 7/24/20



CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

ANNEXATION
5844 SCOTTSVILLE ROAD

SHEET 1 OF 1

JOB NO. 20067 SCALE 1" = 100' DATE 07/24/2020