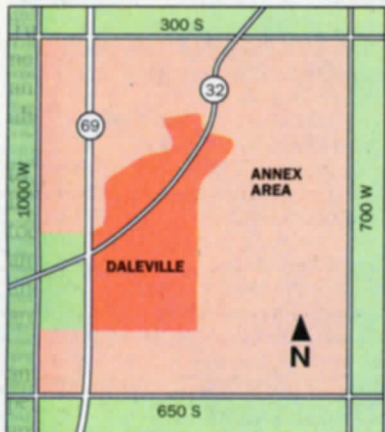


July 29, 1998

PREPARING TO GROW



HB graphic

Daleville considers big jump in size

BY KERI S. McGRATH
Staff Reporter

DALEVILLE — If the town's current plans come to fruition, Daleville stands to triple its size by annexing more than 5,000 acres to the town's north, east and south in a move Phil Decker, Daleville town attorney, calls "aggressive."

The proposed annexation, initially broached at Daleville's July council meeting, has been discussed for the past three years, according to Town Council President David Shellabarger.

"We have put a lot of research into this," said Shellabarger. "We just feel that now is the time to act. Daleville is growing, and we want to make sure it's growing in a positive way."

The council has been approached numerous times within the past few years by developers interested in the land on Daleville's outskirts.

Without the annexation, the land must be purchased in five-acre increments, and provisions are made independently for services such as road repair and trash disposal.

There are currently 850 residences that will be affected by the annexation should it transpire.

While taxes will not rise for those living within the current Daleville town limits, those annexed properties face a tax increase of \$1.47 per \$100 of assessed valuation.

Theoretically, an individual owning a piece of property with a market value of \$60,000 would pay an additional \$294 in annual taxes.

Jeff Winkle, dispatcher at Warren's Turf Nursery, one of the few businesses affected by the proposed annexation, said he is disconcerted about the project.

"This just means the area is going to get built up and the roads can't take it," he said, gesturing to a crude photocopied map of the areas to be annexed. "I'm not too hot about it and I don't think many other people are either."

Decker maintains that while the annexation will take an adjustment period, long-term benefits to the area are innumerable.

"Daleville is an old community but a young town," he said. "We are

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Daleville considers growth

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growing whether we like it or not. We are just trying to make sure it's intelligent growth."

Intelligent growth, according to Decker, is the annexation of a large amount of land at once instead of incrementally.

"We are annexing 5,000 instead of 500 acres because we want to do it right the first time," Decker said. "You can't do these things piecemeal."

Before the council can approach the Delaware County commissioners with its annexation agenda, it must first receive permission from the Anderson City Council.

Although all areas to be annexed are in Delaware County, Daleville is required by law to consult any Class 2 cities that lie within three miles of the affected area, as does Anderson.

The issue is slated to go before the Anderson City Council Aug. 13 under new business.

"From Anderson's standpoint, anything that happens in Daleville will be an asset," said Dick Donnelly, Anderson city planning director. "Regionally we act in cooperation with each other."

Pending the approval of Anderson and the Delaware County Commission, Daleville will issue a remonstrance — a 60-day period during which affected individuals can lodge formal complaints.

"If everything goes smoothly we are looking at having this done by Thanksgiving," said Decker.

Anderson Herald Bulletin

Council approves Daleville annexation

BY KERI S. McGRATH
Staff Reporter

DALEVILLE — The town of Daleville successfully cleared the second obstacle in the process of annexation at Thursday night's Anderson City Council meeting.

Daleville is attempting to annex roughly 5,000 acres to the town, and, because it falls within a three-mile radius of Anderson, had to obtain approval from the city council to continue with the arduous process.

The council gave its consent at Thursday night's meeting.

"We felt like Anderson made the right decision given the issues they were presented," said Phil Decker, Daleville town attorney.

Decker will meet with the Delaware County Planning Commis-

sion Monday morning to earn its approval, a maneuver which will not present much difficulty, Decker said.

"This annexation will be great for Delaware County," Decker said. "It will mean economic growth, and we will be taking over road repair for about 12 miles of county roads."

In addition to road repair, Daleville will assume the responsibility of providing water and sewage services to the estimated 850 newly annexed residents.

Pending Delaware County's approval, Daleville will submit to a remonstrance period when affected citizens can lodge formal complaints against the annexation.

A public meeting is tentatively scheduled for 7 p.m. Aug. 26 in the Daleville High School gym to discuss the annexation and its possible ramifications.

Concerns mount about little town's big appetite for expansion

"They're trying to tell me they need to annex 5,715 acres of land onto the little town of Daleville? Ridiculous. It's ridiculous."

Bud Richman, property owner



HB photos/Perry Reichanadter

Bud Richman grasps the halter of one of his horses. Part of his property would fall within the revised town limits of Daleville.



PLANS TO GROW DALEVILLE OPPOSED

Owners of affected properties voice their concerns, clearly hope town board members hear

BY KERI S. McGRATH
Staff Reporter

DALEVILLE — Opponents of the proposed Daleville annexation turned out en masse at a public hearing Wednesday night to challenge and question town board members.

According to people present at the meeting, many of those questions were left unanswered and a few more were generated.

"I'm not opposed to the annexation," said Lynn Guenthensberger, who owns one of the 428 properties to be annexed. "I just need more information on how this is going to affect us. I'm not sure I understand everything I heard."

Guenthensberger said he, and others, were disconcerted about the lack of specific answers to questions presented at the meetings.

Some primary concerns were that of tax increases, road repair and maintenance, and possible changes in codes.

The town of Daleville plans to annex 5,715 acres to the north, east and south of the existing town limits. This decisive move will triple the size of the town and double its roadways.

The major portion of the land in the area to

be annexed is agricultural mixed with low-density residential areas.

"It's just one big mistake," Bud Richman, who owns a horse farm slated for annexation, said. "They're trying to tell me they need to annex 5,715 acres of land onto the little town of Daleville? Ridiculous. It's ridiculous."

Phil Decker, Daleville town attorney and spokesperson at the public hearing, pointed out that growth will occur whether the town desires it or not.

"The only thing we can do is make sure it's intelligent growth," Decker said. "The one sure way to accomplish that is to annex a large amount of land. You can't do these things piecemeal."

Richman derailed Decker as a "typical lawyer" and said he circumvented questions throughout the meeting.

"He ranted and raved about nothing. He went all around the mulberry bush," Richman said. "I'm not against incorporating more ground, they just have to show me why."

David Shellebarger, Daleville Town Council president, said a frank, terse "Why?" was the most asked question at the meeting.



One of Bud Richman's horses nibbles on a fence waiting for the Delaware County man to replenish his water bucket.

What's the issue?

Daleville leaders want to annex 5,715 acres of land to the north of the town. Residents and property owners who would be affected want to know why.

Plans to grow Daleville opposed

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In response to that question he reiterated Decker's conviction that growth must be controlled for the betterment of the town.

"We are not going to change the things they normally do," Shellebarger said. "I think some people didn't understand that at first."

According to the proposed fiscal plan for the annexation, all existing land uses will be grandfathered upon annexation, meaning the laws and codes that currently exist will be unaltered.

"The way they live their lives won't be affected," Decker said. "The only real changes will be that Daleville will provide police protection, water and sewage services for the annexed areas."

The annexation will be voted on at the Sept. 14 Daleville Town Council meeting. If an ordinance is passed, affected residents will have the opportunity to file a remonstrance, a formal complaint against the annexation, within a 60-day period.

If over 50 percent of affected citizens file a remonstrance, the ordinance could be deferred.