

TOWN OF BLACK CREEK
ANNEXATION INFORMATION MEETING
For
CARR ROAD

Date: May 2, 2006

Place: Black Creek Town Hall Meeting Hall

Present: Mayor Howard Moore, Commissioners Seltzer, Franks, Lucas.

Absent: Commissioner Roland Godwin

Minutes Taped: Yes

Guest Speakers and Coordinators of Meeting: Mr. Dennis Patton, Chris Lukasina of the Upper Coastal Plains.

Audience: Citizens of Carr Road Annexation

Mayor Moore: I declare the Carr Road Annexation Information Meeting Open.

Mayor Moore: Welcome to each of you in attendance tonight and thank you for your interest. We certainly understand that you have questions and we will do our best to answer your questions and concerns. I want to thank the commissioners and our staff for their help in preparation for this meeting. The purpose of this meeting is to provide the residences of the Carr Road area and the citizens of Black Creek with the best information we have on this proposal and to provide an opportunity with a question and answer session in order to gain a better understanding. This is not a public hearing and no decision will be made on this matter tonight. We have an agenda to follow to make this presentation, we have allowed most of the time for questions and answer, please allow the presentation to be completed before we begin with the question and answer session. Our goal is to end this meeting by 9:00 p.m. and still allow a reasonable time for questions, answers and comments. It is our intention to devote an hour for the questions and answers phase of this meeting. Please be reminded we have set a public hearing on Tuesday, May 23, 2006 at 7:30 p.m. at the Black Creek Town Hall. This is a time for comments and citizens input. There will be no decision on this proposal tonight. We expect there will strong feelings on this tonight and we request everyone follow the rules and be respectful with their questions and comments. This meeting is not intended to be a debate but one that provides the best information we have and to answer questions or concerns. If we do have an answer to a question we will try and get the answer for you. Because there are quite a few people in attendance we ask each person limit their question period to 3 minutes so we can give everyone a chance to speak. We will keep track of your time. Does anyone have any questions on the ground rules? I would like to introduce Mr. Dennis Patton and Mr. Chris Lukasina of the Upper Coastal Plains. They are planners for the Upper Coastal Plains for the council of government. They have been

working with the town for 2 years on the proposal of annexation of the Carr Road area. They will present a summary of information for the town's plan to provide services to this area if this annexation is adopted.

Mr. Dennis Patton: Good evening! We have been working with the town about 2 years and talking about the possibility of doing some annexation and part of our discussion was what authority does the community have and we went to the GS # 160 A-33 and GS #160 A-34 for annexation by citizens of less than 5000. Did all of you pick up information at the desk as you came in? It is the full version of the GS listed on the board. One of the objectives, the first one they listed, is the statute if the community would enact on if they chose to. Mr. Patton read the statute on the board. It also talks about the town providing community services to those areas. The board has had some brain storming sessions; we have talked about the pros and cons. Believe it or not we have looked at all perspectives. We have followed the GS # listed here and the steps to be taken. We have been following through on all rules and regulations listed in the material made available to you this afternoon. The commissioners in some of the discussion have provided services beyond Carr Road and need to protect their investment and extend services. There is one more area that Mr. Lukasina. The GS says all services must be provided after the annexation is adopted, and gives the prescribed time listed by the GS the town must have these services in place.

Mr. Chris Lukasina: The proposed annexation area comprise of around 105 acres. (Shows the map of areas) 61 residential and 27 undeveloped a total of 88 parcels. As Mr. Patton noted there is a small area of sewer that will be extended to meet where the gap is, which will be the largest part of the town. The town will also provide garbage service for the proposed area, police, fire, and all utilities except a small area Wilson provides the electrical service. Street lights and the use of town facilities.

Mayor Moore: Does anyone in the audience have any questions?

Audience: What is the tax % rate?

Mayor Moore: 55 cent per 100. The county is 76 per 100.

Audience: Where is the petition that is to be signed by the property owners?
It states the petition should be signed by each owner.

Mr. Patton: There are two kinds of annexation that is covered under the statutory, when the property owners want to be annexed, they have to sign a petition which is the legal requirement, that is what that is. Under involuntary annexation you do not need a petition.

Audience: This is the kind of annexation we are doing, involuntary; no matter what we want we will be annexed into the town of Black Creek? It really does not matter what we think does it.

Mr. Patton: I cannot speak for the commissioners, I am not sure they will be inclined to term it that way. I will say.....pause.

Audience: Wasn't the 2 properties discussed voluntary annexed by outside developers? I thought it was. (After replied yes from Mr. Patton). You made it sound like it was individuals who asked for this.

Mr. Patton: Yes, you are right. The ground rules of the GS do not require consent from involuntary.

Audience: When the developer put the sewer in they did it at their cost and tied into Black Creek lines. They had all intentions to annex that property before they broke ground.

Mayor Moore: I should have asked you to please state your name on questions. (To the audience)

Linda Mc Keel: That little square that is sticking out on the map at Frank Price Church Road is me. Should there have been a public opinion poll started before this was done of the area by the residence you are proposing to annex?

Mayor Moore: No.

Ms. Mc Keel: Why? Why not. Wouldn't it be the American way to get the majority to rule.

Mr. Patton: Again, the statutory requirements do not require this to be done. (Petition).

Ms. Mc Keel: We are under the county now. So the statutory requirements would not apply to us.

Mr. Patton: From the town respective the statutory requirements are not required.

Ms. Mc Keel: That is what I am saying we are not in the town now. So wouldn't a public opinion poll been in order for us to become for the town?

Mr. Patton: The statutory is not required.

Audience: Does Wilson County know you are proposing annexation?

Mayor Moore: Yes.

Mr. Patton: It is the municipality that will take the action. It is the statutory requirements that they notify the residence, it is not up to the counties to do so.

Audience: You got to notify the county before you do this before you did this.

Mr. Patton: Yes, and we have notified the county.

Audience: I understand what you are saying, but it is the municipality duty to notify the residence of the area for proposed annexation. We are not a part of Black Creek.

Audience: What you are saying it does no good for us to be here. Because we are going to be a part of Black Creek whether we want to or not.

Mr. Patton: This is an information meeting. Following your logic there would not be any annexation in the state of North Carolina.

Audience: Yes there would, some people want to be annexed.

Mr. Patton: Yes, you are right for voluntary. The requirement is for the municipality to take the action.

Audience: I never received anything until I received this notice about an annexation.

Mayor Moore: We mailed everyone a letter.

Mr. Patton: The response is according to tax records, the records available to the town to put together the notice they mailed a letter along with a form notice of this meeting and for the public hearing on May 23, 2006 at 7:30 p.m. to all property owners, there was an attempt. They took every parcel number by the county and sent a letter first class.

Audience: I got the notice, I got notice about the hearing. I meant before the idea was conceived on the feasibility study on the annexation.

Commissioner Seltzer: There was no point to mail anything out before we had this meeting.

Mr. Patton: They have to do the feasibility study before they can continue to move to the next step, and before they commit themselves financially, and the requirements allow for them to do this.

Audience: Your last statement makes sense. The gas prices the way they are, this on top of that. Did Black Creek try to annex some one a few years ago, are the minutes available.

Mayor Moore: No, not that I am aware of. Minutes are public record.

Commissioner Seltzer: The only ones we have had is voluntary annexation in the last 6 to 8 years.

Audience: I have a real good question! Why is Central Ave not in this proposed annexation?

Commissioner Seltzer: There are rules as far as land mass, it has to be contiguous, and it has to be contiguous with what we already annexed before we can continue.

Mr. Lukasina: In order before an annexation to take place and move forward there are certain standards that must be met by the municipalities according:

- 1) Is the contiguous to be annexed touching the town?
- 2) The proposed annexation area and the town must share 1/8 common boundary or 12.5 % of the proposed annexation area. The area must be unincorporated and it must be developed what the state calls urban use standards to 1 or 3 tests. The test met is the 1st item. At least 50% of the lots are residential or commercial, institutional, or government. And the subdivision test that lot sizes must be 3 acres or less. That is why Carr Road is in the annexation now. I cannot speak for the town why Central Ave is not annexed; that could be proposed in the future.

Patton: One of the observations we made when we were looking at this, the tracts on the north side of Central Ave are very large, the GS requires you can take in a certain amount of land of 3 acres or less, a lot going on the north size ruins the requirements or the formula you have to meet. It is not impossible; the south side is broken up into smaller lots, they want to be able to go down both sides of the road.

Audience: You stated these 2 tracts were voluntary, those people had not asked to be voluntary annexed we would not be in the process of involuntary annexation; we would not be butting up against Black Creek. Did I misunderstand correctly?

Lukasina: As far as this kind of proposed annexation you are correct. There is another type called satellite annexation, in which a town can annex an area that does not touch their boundaries.

Audience: There are 27 parcels undeveloped. Is the town going to develop these parcels?

Lukasina: That would depend on the owners of the property to develop those parcels.

Commissioner Seltzer: We cannot speak for the property owners to develop these parcels.

Audience: Across the street from my house are woods, once the area is annexed are you going to cut down the woods?

Commissioner Seltzer: We are not going to cut down the woods.

Lukasina: The same person who owns the woods would make that decision after the annexation if they chose.

Jeff Barnes: I noticed on Yank Road the parcel the town did not take in the last time. My map shows this little area, why is it being jumped over? There are houses.

Lukasina: At the time of the voluntary annexation these property followed that property line. I can't speak for the town, but at some point that area could be annexed.

Ms. Mc Keel: There is one question I have wanted to ask. Why did you go across Frank Price Road and get my house? What in the world made you break up a straight line? I am setting right in the middle of farm land. I mean; I am going to fight you all the way to Supreme Court if I have to. No answer from council!

Lukasina: I don't want to step on the commissioner's toes, these surrounding parcel are large parcel, at some time in the future they could be approached by annexation.

Ms. Mc Keel: In the mean time in 10 years I could have paid \$10,000 in taxes before it is developed on an average of \$1,000 per year. The very last question I have is what does Black Creek offer us? You are offering us the option to buy water, buy sewer and electricity. Etc.

Patton: Reduction in your water rate will occur when the proposed annexation occurs.

Audience: What kind of reduction?

Patton: What is the difference for in and out of town water rates?

Mayor Moore: Currently \$5.00 or \$6.00 per month per user, it will be a difference in sewer later on.

Audience: I have a well; I am not on Black Creek Water. What does that mean to me?

Patton: Some of the other things that will occur they will have to provide the same services to you as inside the town. Garbage collection, rent the community building rate will be less; Police service, the police man knows who is in the community and who does not belong, I think you will benefit from this. You will have a voice in a community you are adjacent too; you will receive new street lights from the town.

Audience: What if I don't want street lights in my yard? I want don't want it to be light when I go to sleep I want it to be dark.

Patton: Excuse me, I was answering her question! Homeowner and commercial fire insurance will be reduced, maintenance of non- state roads will be taken over by the town. We feel the value of the potential development property will increase because the zoning area with sewer in that last section could increase the value of the lots and having the water line available could give you some relief from environmental contamination some where down the road if this could happen. This seems to be a problem across

eastern North Carolina. The other thing looked at is failing septic system be able to provide sewer in that last section. That is basically it.

Audience: I am on the water; I am not on the sewer. Will it be mandatory we be on the sewer?

Patton: What is the policy on that?

Mayor Moore: Right now the policy is if you are in town you have to connect to our systems. I know how that will work; the board will have to set a policy on this if it comes to that.

Audience: Just like Williams Street when you took them up several years back they had perfectly good septic tanks but yet you told them you were going to cut their electricity off if they did not hook up?

Mayor Moore: I was not on the board then, I don't know what happened then.

Audience: 2nd question, I used to have a ceramic shop down on the corner, I had a break in, when the police was called they could not come, Wilson Sheriff Dept. had to come, is this the way it going to be?

Mayor Moore: I hope not, we have made some improvements in our police protection. There are times, always there are criminals looking for ways, but we try to avoid things like this. There is no guarantee that it won't happen.

Audience: We will have to hook on the sewer system if we get annexed?

Mayor Moore: I don't know, but currently the policy in town is you have to hook up to the town's service. In this case I don't how this will work out; it will have to be a board decision on the policy. I am sure there will be certain consideration for things like this.

Audience: It sounds like if the annexation goes through we will be required to hook on too.

Mayor Moore: With something like this there could be some special considerations for this, I am not saying there will be, but it could be. When a new sewer lines go in tap fees are waived when people sign up when the lines go in. It maybe some considerations like that; because it would be a new thing. The board will have to decide on these new policies.

Audience: When is the date this will take place if passed?

Patton: When the ordinance is adopted, it will be effective one year after that date.

Audience: We don't want any street lights. The police dept already patrols Carr Road, and I carry my garbage to the dumpster site on Hwy 117.

Audience: I already pay a \$35.00 disposal fee on my taxes each year. Is that going away?

Mayor Moore: Yes, that will go away.

Audience: We pay \$35 on our county tax fee, on a solid waste disposal availability fee. If we turn in a yellow tag they will take that \$35.00 out for annexation into Black Creek. But I don't know what Black Creek charges for collection, or if we have to provide a card or if we have to go buy one.

Mayor Moore: Black Creek will pick up your garbage each week.

Audience: If I had a refrigerator or a tire I would have to carry them out to the land fill, I don't mind doing that because I pay that \$35.00. But this thing I read we have to call for that \$10.00 charge for pick up items from the town.

Mayor Moore: That \$35.00 county charge will go away if your are annexed; I am not sure what we charge to pickup.

Audience: \$10.00 is what the town charges for each trip. Big items are charged for each trip is charged \$10.00. That is the thing about the trash. The next thing is the fire dept., Black Creek tax rate is .045, right; Lee Woodard is .044, no body loves the fire dept better than me; your insurance will be cheaper in Black Creek, you are a 7 with the insurance it cost about \$56.00. If you stay with Lee Woodard it will be a 9S; you might pay more on your taxes, but less on your insurance because of that classification, and that is good in my opinion. Another thing the street lights, I got water, sewer, and electrical, I pay Black Creek and don't have a problem with it. I don't like the fact they don't do 2nd notices, I had my lights turned off one time, I swore it would never happen again. I call them ever month to make sure they have my payment at the town hall. Somebody has to have boxes in their yard, we have underground electrical, right, my neighbor got street lights, talking about the police dept knowing who is in the community, and my neighbor thinks I am strange, so they don't care about that. We have been blessed out there; we have not had a lot of problems, you never know what is going to happen. On the light bill will our light bill increase % and stuff on Carr Road if we are not annexed? Thank you.

Mayor Moore: No! If the proposed annexation goes through your water and sewer will be cheaper in town and than out of town. The light bill will not change.

Audience: If my light bill comes from the City of Wilson and we are annexed will we still be on the City of Wilson utilities?

Mayor Moore: You will still be under the City of Wilson. I wish we could do something about that, but we cannot do anything about it.

Audience: Do you already have where you are going to put street lights? I have a box in front of my house.

Mayor Moore: They will determine that when they start putting them in. There is no set policy.

Audience: You have underground power on Carr Road how are you going to put in street lights without putting in overhead?

Mayor Moore: It would come up side of the pole.

Audience: I know how you run electricity, I was just asking, you are going to endure the expense of underground all the way down Carr Road. Is that going to be feasible?

Mayor Moore: All of Carr Road doesn't have underground power, I don't think.

Audience: Subdivision got underground.

Mayor Moore: Akron Road has underground. If a street light went there they would put up a pole and run conduit up the pole.

Audience: I was just curious to see what kind of expenses we were going to run into 1 mile down Carr Road.

Mayor Moore: I am not technical, but I am sure it can be worked out. There is no set amount of street lights to be put up.

Audience: Does this annexation affect the board members or does it just affect us? Does this include your house? Or does this just include our house into annexation into Black Creek?

Mayor Moore: I already live in the town of Black Creek. All the board members live in Black Creek.

Audience: Do any of you live on Central where it does not count?

Commissioner Seltzer: We all have to live in Black Creek to serve on the board.

Audience: What about our postal delivery? Will we get mail at our house? I have lived here before.

Mayor Moore: That will not change. You can get rural mail delivery in town.

Audience: When did that change?

Mayor Moore: It has never changed. It has always been that way.

Audience: When I lived here before I had to have a PO Box. There were not any mail routes in this town.

Mayor Moore: Yes there was. It might not be here now, but Route 3 came up by the cemetery came and turn down Barnes Street. People on Dear Trail Lane have mail boxes on Church Street.

Audience: I lived on Church Street and I did not get it.

Mayor Moore: There are 3 mail boxes on Church Street now. You can get rural mail service in town.

Audience: When we get annexed on Carr Road will the speed limit be lowered to 35 miles per hour? 20 miles per hour?

Mayor Moore: I am not sure about that. People fly down the road. It probably will be lowered because speed limits in city limits are lower.

Audience: I notice the 35 mile speed limit sign on the right side when you went out, when it use to be 55 miles per hour, you changed the speed limit around the curb it goes back up to 55 miles per hour. Which I didn't think made any sense, but who am I.

Mayor Moore: That was the state that done that.

Audience: The number you gave for a one time cost payment for installation of sewer is for \$186,000. How does the town propose to pay for that one time payment?

Mayor Moore: Are you talking about installing the sewer lines? We may have to obtain a bond or a loan. We got a \$700,000 loan now to work on water lines, and we will do this the same way.

Audience: I just want to understand. You gave us a figure of \$186,000 to complete the sewer system and you do not have a definite plan on how to pay for the system?

Mayor Moore: Yes, we have a plan if the proposed annexation goes through we can get a loan. No problem with that.

Audience: In the taxes on the property do you know what the growth will be in taxes for this annexation?

Mayor Moore: No, I do not know.

Audience: How about the percentage this is forced annexation, this means we are forced to be in the city limits. 85% to 90% don't want to be annexed. Do we still go?

Mayor Moore: I don't know whatpause.

Audience: It will go even though a 100% don't want it. We are forced to live in town even though we bought in the country.

Commissioner Seltzer: Wilson growing this way, Their EJ is ST Wooten, I am guessing. Their ETJ is growing.

Audience: It's not that I want to be particularly annexed into Black Creek; but I don't want to be annexed into Wilson either. I don't want either one of them. Evidentially we are going to have it.

Commissioner Seltzer: Yes, one side or the other. It is coming.

Audience: How come the numbers you are talking about saving with the tax we are going to be paying do not wash out on the taxes? The benefits I will be getting don't wash out. I done some numbers based, and it is not going to work. What you take for garbage pick up \$ 76.20 per year and we pay \$35.00 a year for garbage pick up. That is part of it.

Audience: We can go anytime to the dump, and I am sure garbage pickup for the town is only once a week.

Audience: Will we be charged for this garbage pick up if we do not use it? I'd rather take my garbage to the Hwy 117 dumpster than have to pull the can 100 ft up to the road.

Audience: Mayor Moore this question is for you. I understand you to say the city in the past you had to tie into the sewer whether you wanted to or not?

Mayor Moore: Yes, that is the town policy.

Audience: Did I understand from you that they may make an exception?

Mayor Moore: I don't know what would happen if it is annexed, I really don't know, this would be a board decision. I am sure if it was required you would be given a certain length of time to tie in, but that would be a board decision.

Audience: Did I understand from you that there would not be a tap in fee, that it would be waived?

Mayor Moore: It has happened when sewer lines were put in or extended that sometimes these fees would be waived if the people would sign up at the time the lines are going in.

Audience: So I understand that you are saying maybe, not that it is going to be?

Mayor Moore: I can't say the board will have to make that decision.

Audience: Being annexed, will this give us a seat on the board or will the town be redistricted for one person to be included to have representation?

Mayor Moore: If you are in the town you can run for the board. We have 5 commissioners and one mayor. Anyone who wants to run can run for the board if you live in town.

Commissioner Lucas: The town is not in districts so anyone can run that is in the town.

Audience: On the road by me the state is doing some maintenance, but yet are we still going to still pay the same rate tax and buy utilities from the City of Wilson. If we are still paying the same rate tax after we are annexed and everyone else is getting the same benefit from this. That is not right!

Mayor Moore: We can't do anything about City of Wilson power lines.

Audience: That is what I am saying if Frank Price Church Road is going to be annexed we should have the same benefits as the rest. We should not be excluded.

Audience: To get the cheaper power. I know what the City of Wilson charges, my last light bill was \$300.00 plus.

Mayor Moore: I understand but that is something we can not do anything about.

Audience: But you are going to charge us the same tax rate as people in Black Creek. But you are not going to give me a tax break on my city taxes when I am annexed into Black Creek. Later you will condemn my septic tank and I will have to go on your sewer.

Audience/s: I am going home! I think I will go to.

Audience: Mayor Moore you still have not answered my question and this is for the town board, why was those 3 properties on Yank Road not annexed in?

Mayor Moore: Are you talking about the James Lucas property?

Audience: They have nothing to do with it, I am asking you.

Mayor Moore: I don't know. It did not meet the annexation criteria when the Upper Coastal Plains was drawing it up.

Audience: Do they not get water, sewer, and electricity?

Mayor Moore: I don't know, do they Greg?

Supt Gates: I think some of them do get water.

Audience: Why are they not being annexed in at this time?

Lukasina: This area here? This area will be a separate area to be annexed.

Audience: What I am saying we are too! They butt up to the town limits just like I do. Still have not got my question answered.

Patton: At the time.....pause. Some point in the future they could be.

Mayor Moore: I was told they did not meet the criteria. They have this formula on acres and % and things I did not understand. It was told to the board at this point it did not meet the criteria.

Audience: I have sat on the town board when the sewer went through there and a lot of them were not happy, and yet they are not considered to be less than 3 acres? I just don't quite understand it.

Mayor Moore: I will have to refer you to Mr. Patton and Mr. Lukasina; they are the one who drew this up.

Audience: If you are going to make us pay taxes you need to have all of us pay taxes. They are within your city limits now.

Mayor Moore: What I understand there is a percentage what you can annex according to the size of the town is.

Lukasina: A satellite annexation would be 10%. For that particularly area there would possibly be a separate action taken if the board wanted to annex that area. And as far as why that area was not chosen first..... (Interruption from audience).

Audience: They have to go by this area to annex us.

Mayor Moore: I think it has something to do with the Bear Creek and The Village Subdivision. They came to the town for voluntary annexation.

Commissioner Seltzer: To be honest with you we did not look at that area. We weren't addressing that area at the time. I am saying we are not going to annex that area in the future what we are saying we did not look at those parcels.

Audience: Satellite annexation that is what you are doing now. Farm Land is going to be in the town limits.

Audience: Thank you for being honest with us. Is this step one of your analogies to use your pre-empted strike against Wilson City Limits. Is this just step one in a larger annexation? Are there future plans on the drawing board?

Mayor Moore: Yes. Does anyone else have any questions?

Audience: I got a question of curiosity. That little curlicue at the top left. Is that the last house. Is that like Mr. Pittman's house?

Commissioner Seltzer: Yes, that is one of the last small parcels.

Commissioner Lucas: That is a property line.

Mayor Moore: Which one are you talking about? The property on Yank Road, is that the one you are speaking of?

Audience: This property here(pointing to map) you mean this is in the city or will be?

Mayor Moore: Will be.

Audience: Whose house is it?

Commissioner Franks: Greg Williamson. Where is Mr. Pittman house? There is 2 more before you get to Mark's land.

Commissioner Seltzer: It is listed as Greg Williamson and Janet on the tax map for that piece of property he is talking about.

Audience: One more question! Are all the members of the board for this annexation? Are any of you against it?

Mayor Moore: Well it was a unanimous vote for us to proceed with the annexation.

Audience: One more question, and I probably missed it. 5411 Carr Road is where I live. Is the state going to maintain this road? Or does the state maintain it or does Black Creek maintain the road. I forgot what the answer is.

Lukasina: All the roads currently maintained by the state will still be maintained by the state at this point.

Lukasina: Carr Road will stay maintained by the state.

Audience: Where does curb and gutter come into play?

Mayor Moore: We currently don't have any now except on Main Street. There is no policy on that.

Audience: I heard from some resource that there would be curb and gutter.

Mayor Moore: No, I live here and I don't have any in front of my house.

Commissioner Seltzer: We live here, and I don't want any.

Mayor Moore: Does anyone else have any questions?

Audience: When did you say the actual vote would be on the annexation? May 23, 2006.

Mayor Moore: We have a May 23 public hearing. I don't think we will make a decision then.

Patton: It is possible to do it at the public hearing, but they have not set that agenda yet. So that would be the first opportunity to do this.

Audience: Will that meeting be here?

Mayor Moore: Yes, the meeting will be at the town hall meeting room. Anyone else?

Audience: This next meeting, how is it different than this meeting?

Mayor Moore: It will not be a question and answer meeting. It will be comments or what ever you have to say about it. It won't be a question and answer meeting.

Audience: Do you have to be on the agenda? I want to know if you have to apply to be on the agenda to speak at the public hearing.

Patton: During the public hearing you do not have to be on the agenda.

Audience: Has any municipality been sued over something like this?

Commissioner Seltzer: I'd like to say something. This meeting is a courtesy meeting. We are here to get your input, we are listening to what you are saying. We know we got some issues about septic tanks. We are concerned what your concerns are. We are not trying to be cold hearted about what you are saying. We are listening to what you have to say and we are going to address those issues. Some good things have been brought up tonight. Some issues that will give the board some insights the board needs to look at. This is a first for us. It is a feed back meeting, the next meeting will not be.

Audience: I still have one major question. What were you thinking when you went across the road and picked us out of the blue. To me this is discrimination. I am the only person on the other side of the road to get annexed; to me you are discriminating against me.

Commissioner Seltzer: It all boils down to mass to be honest. We didn't look at houses. It was mass of land and sizes of parcels and things. It can give you a better idea of formulas. It's very specific on how you do it.

Audience: So you electively needed it you went across the road and got it.

Commissioner Seltzer: If it was needed, yes.

Audience: You stated this was a courtesy meeting. This letter says you must have an informational meeting. So it not a courtesy meeting on your part.

Commissioner Seltzer: What I meant this is a courtesy meeting for both parties. We are here to give each other information. I think you are misunderstanding what I meant.

Mayor Moore: It is for both us, for you learn information and for us to listen to your concerns.

Audience: Going back to the American way. If we have a 110% to come up to the meeting and say HELL NO! WE DON'T WANT IT. It will still go through.

Mayor Moore: What ever the board decides.

Commissioner Seltzer: What the board votes.

Audience: So it depends on the board. The board has the right to say we will or won't. Show some courtesy to these folks. These folks bought country land. They don't want to be in the city. Let's move somewhere else.

Audience: To the people inside of the perimeter for 30 years never been annexed. Get real!

Audience: Can I ask her a question? Do you pay Black Creek for water and sewer, and electricity?

Audience: Water only. You can have it back. I have my well. Really I am serious.

Audience: Water only. So the reason is. Some of this you are taking in. Do they have water and sewer there? That little piece sticking out up there. Her little piece you have to put in sewer, and she doesn't want it. What would the feasibility be in that? Just because it was there? And it sets in the middle of farm land.

Audience: I mean acres and acres of farm land.

Audience: Am I making sense what I am asking? When I think of a feasibility study. I know you can't make every thing clean. I know you were saying about the %, 15th and

3rd. has to be 3 acres or less, all that land you are annexing isn't 3 acres or less. It is a % that had to be 3 acres or less. I am trying to make sense. I can understand if you have a street out there that already has water and you have to provide a little section with water. I can see what she is saying about those little pieces jetting out. What is the feasibility for those little pieces jetting out? I was just wondering.

Lukasina: At the time that when these calculations were made the original proposal feasibly areas looked at were larger and later were shrunk down to met those requirements.

Audience: You are thinking about annexing further anyway.

Lukasina: Again, I have to meet a certain percentage to meet the requirements. One of the reasons is that municipalities don't run up the road for miles and miles. To manage development.

Audience: I have a comment. I appreciate all the work you have done and inviting us to speak. I would think you need to clean up Black Creek first before you go out in the outskirts. What I mean by this it does not matter you can change your rules that have people living there for 30 years and never been annexed. You need to take care of it; instead of us. That is all I got to say.

Mayor Moore: Thank you!

Audience: Talking about the police and the sheriff. When I get annexed and call 911 do I have to wait for the Black Creek police to get here or do I have to wait for the Sheriff.

Mayor Moore: I think both the sheriff and Black Creek police will come.

Audience: I got another question. You are not going to increase police protection or man hours or 24 hour service. Unless it has changed Black Creek does not have 24 hour service. By the police dept not the sheriff dept. According to the paper you are not going to do it.

Commissioner Seltzer: We have looked at increasing police protection but we have not looked at directly 24 hour coverage.

Audience: You are annexing in the property, and I know it is an expensive thing; believe me I do know that. We have to pay more taxes, I don't mind paying higher water and electrical rates and sewer. I have crunched the numbers and they do not come out. You know it and I know it. So I am wondering if you are going to provide more services what the town now gets.

Commissioner Seltzer: All that is still being discussed. We are trying to determine what we need to do.

Audience: I am asking the town board, not these gentlemen. Are you going to be doing what Lucama done? (Police Dept)

Board: No!

Mayor Moore: It is not planned.

Audience: I am curious because we got to pay higher taxes we should get more protection.

Commissioner Seltzer: I am personally for the police dept. I am dead against doing away with the police dept.

Audience: I look at you because I can see you; I can't see the other two. That is one fear I have, and you do away with the police dept.

Mayor Moore: It certainly is not planned.

Audience: I got one more little question. My address is 5222 Carr Road, Wilson. Will my address change to 5222 Carr Road, Black Creek.

Mayor Moore: Your address will be the same thing. You will get your mail the same way you get it now.

Audience: It won't change to a Black Creek address? Why is that?

Mayor Moore: Because the mail is delivered on a Wilson route.

Audience: That was my question earlier you said the town of Black Creek does not have a rural route.

Mayor Moore: A Wilson rural route comes through Black Creek and if you get your mail on that Wilson rural route you will get your mail with a Wilson address. Just like these mail boxes on Dear Trail Lane. There are 3 of them their address is a Wilson address.

The route does not go over the whole town.

Audience: I don't understand you are going to put me in the town limits why I am going to have a Wilson address? That is what I don't understand.

Mayor Moore: That is something the post office handles. We have no control over this.

Audience: The people in Black Creek should have a Wilson address instead of a Black Creek address. That is what I am getting at.

Mayor Moore: I know it doesn't make sense. They can give up their box and rent a box from the post office.

Audience: I know what I was told 15 years ago when I lived in Black Creek.

Mayor Moore: If I chose to I could put a mail box on the road and I could get my mail on a Wilson address. But I rather come and rent a box.

Audience: It still does not make a lot of sense.

Mayor Moore: I know it does not. But that is the way it works.

Commissioner Seltzer: We have no control over this.

Audience: I am going to be in the City of Black Creek, but I am going to have a Wilson mailing address. That's one plus.

Audience: Once again I would like to thank you gentlemen for your honesty.

From the audience: Shouting to the guest speakers: Does Black Creek pay you guys?

Commissioner Seltzer: Yes, we pay them for a service.

Commissioner Seltzer: I want to make sure everyone has had a chance to speak.

Audience: Does Black Creek pay ya?

Commissioner Seltzer: I make a motion we adjourn. 2nd by Commissioner Lucas. Motion carried unanimously.

From Audience: I am not scared! (Leaving building)

Meeting adjourned: 9:00 p.m.

Barbara Aycock
Barbara Aycock
Town Administrator

Mayor Howard Moore

Seal:

*Minutes are available for review