**TOWN OF WATERLOO, INDIANA**

**COMMON COUNCIL NOTICE OF PUBLIC HEARING**

Pursuant to IC 5-3-1, notice is hereby given that the Common Council of the Town of Waterloo, Indiana will hold a public hearing at 5:00 p.m. local time on Tuesday, May 23, 2017 in the lower level meeting room of the Waterloo Grant Township Library, 300 South Wayne Street, Waterloo, IN 46793 to hear evidence concerning and consider adoption of an ordinance annexing contiguous lands into the Town of Waterloo.

The Waterloo I-69 Interchange Annexation Area is located directly west, northwest of the Town of Waterloo and includes the intersection of U.S. Highway 6 and Interstate 69 and is 16% contiguous to the existing Town of Waterloo corporate boundaries. The annexation area is currently under DeKalb County’s zoning jurisdiction with existing zoning that includes General Commercial, Highway Commercial, Low-Intensity Industrial, and High Intensity Industrial designations. DeKalb County’s commercial designations would convert to Waterloo’s General Business designation, and the Low-Intensity Industrial and High-Intensity Industrial designations would convert to Waterloo’s Light Industrial, and Heavy Industrial designations respectively upon annexation.

The boundary description of the properties is as follows:

Part of Section 5 and part of the Northeast Quarter of Section 6 of Township 34 North, Range 13 East together with part of the Southeast Quarter of Section 31 and part of the South Half of Section 32 of Township 35 North, Range 13 East of the Second Principal Meridian in DeKalb County, Indiana, more particularly described as follows:

BEGINNING at the intersection of the East Limited Access right of way line of Interstate Highway 69 with the South right of way line of U.S. Highway 6; thence, with the next eight calls along said East Limited Access right of way line and current municipal boundary of Waterloo, Indiana: South 43 degrees 43 minutes 09 seconds West (assumed bearing and basis of bearings to follow), 175.38 feet; South 18 degrees 18 minutes 11 seconds West, 117.56 feet; South 4 degrees 46 minutes 51 seconds West, 556.30 feet; South 11 degrees 04 minutes 32 seconds West, 228.64 feet; South 1 degrees 16 minutes 49 seconds East, 50.00 feet; South 15 degrees 24 minutes 55 seconds West, 52.21 feet; South 1 degrees 16 minutes 49 seconds East, 600.00 feet; South 4 degrees 10 minutes 39 seconds East, 692.43 feet to the North line of the Norfolk Southern Railroad Company right of way; thence North 87 degrees 34 minutes 42 seconds West, 2,331.21 feet along said North railroad right of way line and the South line of a 56.5 acre tract described in Deed Record 221, page 364 within the Office of the Recorder of DeKalb County, Indiana; North 0 degrees 50 minutes 10 seconds West, 1,216.61 feet to a Northwest corner of a 10.4 acre tract described in Deed Record 221, page 362 within said Recorder’s Office, passing on and along the East line of a 2.9 acre tract now or formerly owned by David C. and Shirley L. Ely; thence South 89 degrees 10 minutes 32 seconds West, 515.92 feet, along the westerly extension of the North line of said 10.4 acre tract to the West right of way line of County Road 27; thence North 0 degrees 50 minutes 16 seconds West, 345.40 feet along said West right of way line to the South line of a 0.96 acre tract described in Deed Record 221, page 473; thence North 89 degrees 09 minutes 45 seconds East, 25.00 feet along the South line of said 0.96 acre tract to the West right of way line of County Road 27; thence North 0 degrees 50 minutes 16 seconds West, 239.50 feet along said West right of way line to the North line of said 0.96 acre tract; thence South 89 degrees 09 minutes 45 seconds West, 150.00 feet along said North line to the Northwest corner of said 0.96 acre tract; thence South 0 degrees 50 minutes 16 seconds East, 239.50 feet along the West line of said 0.96 acre tract and parallel with County Road 27 to the Southwest corner of said 0.96 acre tract and the North line of Lot 2 in Concrete Subdivision; thence South 89 degrees 09 minutes 45 seconds West, 541.94 feet along said North line to the Southwest corner of a 4.0 acre tract described in Document Number 20804632 within said Recorder’s Office; thence North 1 degrees 02 minutes 12 seconds West, 893.43 feet along the West line of said 4.0 acre tract, and its Northerly extension, to the North right of way line of U.S. Highway 6; thence South 87 degrees 37 minutes 15 seconds East, 392.77 feet along said North right of way line; thence North 88 degrees 28 minutes 43 seconds East, 270.00 feet along said North right of way line; thence North 46 degrees 50 minutes 42 seconds East, 60.21 feet along said North right of way line to the West right of way line of County Road 27; thence North 6 degrees 53 minutes 15 seconds East, 206.82 feet along said West right of way line; thence North 3 degrees 44 minutes 05 seconds East, 199.40 feet along said West right of way line; thence North 6 degrees 00 minutes 32 seconds East, 79.60 feet along said West right of way line; thence North 0 degrees 54 minutes 44 seconds West, 683.98 feet along said West right of way line to the westerly extension of the North line of a 15.9 acre tract described as Parcel II in Document Number 201500956 within said Recorder’s Office; thence North 81 degrees 04 minutes 02 seconds East, 1,360.50 feet along said North line to the East line of said 15.9 acre tract; thence South 0 degrees 29 minutes 55 seconds East, 572.00 feet along said East line to the North line of a 7.74 acre tract described in Document Number 201606246 within said Recorder’s Office; thence North 89 degrees 30 minutes 42 seconds East, 1,404.89 feet along said North line and the North line, and the easterly extension thereof, of a 6.3 acre tract described in Document Number 201502424 within said Recorder’s Office, to the East Limited Access right of way line of Interstate Highway 69 and the point of curvature of a non-tangent curve concave to the East, with a radius of 1,234.28 feet; thence along said curve an arc distance of 231.04 feet, through an interior angle of 10 degrees 43 minutes 30 seconds, and a chord distance of 230.70 feet bearing South 12 degrees 20 minutes 04 seconds East to a point of tangency; thence South 21 degrees 53 minutes 56 seconds East, 409.42 feet along said East right of way line; thence South 7 degrees 44 minutes 47 seconds East, 377.43 feet along said East right of way line to the POINT OF BEGINNING, containing 231.1 acres [10,068,422 square feet], more or less.

A copy of proposed ordinance and the fiscal plan are on file in the Office of the Clerk-Treasurer and are available for public inspection and duplication. The Town will provide a copy of the fiscal plan immediately to any landowner that requests a copy. The fiscal plan provides information, including basic data regarding the area, state law requirements, need for annexation, municipal services to be provided, and the fiscal impact to the Town of Waterloo including assessed values, levies, and tax rates. The plan also includes a financial summary that specifies revenues, expenditures, a five-year cost benefit analysis, and estimated effects on other political subdivisions and on taxpayers. The plan also provides a recommendation, legal description and parcel list.

The public is invited to appear and speak on the merits of the proposed annexation at the public hearing on the date and at the time set out above or to provide written comments to the Common Council by mail or personal delivery to the Clerk-Treasurer, Renata Ford, Town Hall, 280 S. Wayne Street, Waterloo, Indiana 46793. For further information, please contact Tena Woenker, Town Manager, 280 S. Wayne Street, Waterloo, Indiana 46793, townmanager@waterlooin.gov or (260) 837-7428.