

Affordable townhomes coming to English Park area

Construction should start in month or two

BY KEITH LAWRENCE
MESSANGER-INQUIRER

Six new townhomes are coming to the English Park area this year.

And they're going to be affordable, Jackson Gasser, a partner in the Gasser Group at Triple Crown Realty, said Thursday.

He said local builders, who want to remain anonymous for the time being, plan to build six townhomes near the townhome development Benny Clark started in 2006.

Gasser said the builders

want to ensure that the townhomes are affordable and they will only be sold to home buyers, not investors.

He said each home will have three bedrooms, two baths, a garage, a deck and 1,400 square feet of space.

"They'll be very nice, but affordable," Gasser said. "They'll be less expensive than the townhomes that are there now."

He said the sale price hasn't been set yet.

The townhomes will have an open floor plan, Gasser said.

Construction should start in a month or two, he said.

"The goal is to help people buy homes and not

have to rent," Gasser said.

Jason Gasser, Jackson's father and another member of the Gasser Group, said their original idea was to build 80 units of affordable housing.

But that proved to be too expensive, he said.

However, Jason Gasser said, they hope to still be able to build the 80 units at a later date.

In 2006, when Clark built River Crest, the then-\$2.5 million-plus townhome development beside English Park, it was more upscale.

"We presold all 10 townhomes," he said at the time. "They ranged from \$245,000 to \$350,000. I never thought the Owens-

boro market would go to that level."

The two-story homes have a view of both bends of the Ohio River as well as English Park. Private decks on the second floor and big windows in the second-floor master bedrooms both offer river views.

"People love that river," Clark said at the time. "There's no way townhomes would sell for these prices anywhere else in town."

But Gasser said the new townhomes will be less expensive and still have those views.

Keith Lawrence,
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Digest

Daviess Fiscal Court

Daviess County Fiscal Court took the following actions during its meeting Thursday:

- Presented Christmas at Panther Creek Park checks to Moseleyville Fire Department, CASA of Ohio Valley, Joe Ford Nature Center, Saint Joseph Peace Mission and Owensboro Catholic High Emerald Players
- Heard Executive Order 01-2026: Solid Waste Working Committee (Jan. 12, 2026)
- Heard treasurer's report for December 2025
- Approved minutes of Jan. 8, 2026, Daviess County Fiscal Court meeting
- Approved all claims for all departments
- Approved security services agreement 01-2026 through Daviess County Sheriff's Office effective Jan. 9, 2026
- Approved deed of easement — Murphy's Investments, LLC
- Accepted proposal by Weaver Consultants Group for engineering development services for contained landfill cell expansion
- Accepted proposal by Bryant

Engineering, Inc to prepare the variance for access point application for the Daviess County Public Safety Facility

- Accepted proposal by DeBra-Kuempel, Inc for HVAC system preventative maintenance for the Morton J. Holbrook Judicial Center
- Approved contract with Inspection, Testing & Maintenance, Inc for fire hydrant testing
- Approved fire hydrant testing and repair agreement with the City of Whitesville
- Applied for the Fiscal Year 2026/2027 Kentucky Ambulance Block Grant program
- Approved amended memorandum of agreement with Hollison, LLC
- Terminated contract with Ricky Moore Trucking, LLC for City of Henderson Transfer Station operations and hauling effective June 30, 2026
- Approved change order 02 for Bid No. 2526-06: Transfer Station CD&D Concrete Pad (Transfer Station)

• Awarded Bid No. 2526-34: Four (4) new 5th-wheel road tractors (Solid Waste)

• Awarded Bid No. 2526-39: Four (4) new walking floor trailers (Solid Waste)

• Awarded Bid No. 2526-44: One (1) new AWD backhoe loader (Solid Waste)

• Awarded Bid No. 2526-46: One (1) new front-end loader (Solid Waste)

• Awarded Bid No. 2526-47: One (1) new wheeled excavator (Solid Waste)

• Awarded Bid No. 2526-48: One (1) new roll-off truck (Solid Waste)

• Awarded Bid No. 2526-49: One (1) new 3/4-ton pickup truck (Solid Waste)

• Awarded RFQ No. 2526-51: Three (3) new servers (IT)

• Promoted Marcus Brown to solid waste heavy equipment operator I effective Jan. 18, 2026

• Hired Eric Bickett as groundskeeper effective Feb. 1, 2026

• Accepted the resignation of Colton Staples effective Jan. 30, 2026

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Marksberry said two of her biggest disappointments has been fiscal court's decision to change operational control of the Daviess County Animal Shelter and its lack of progress addressing drainage concerns.

Marksberry cast the only vote against It Takes a Village running the shelter, and her opinion hasn't changed.

"I feel like it needs to be taken back under the control of the county, mainly because of the hours of operation," she said. "They're not serving our citizens being open noon to 5 p.m.; it's just not workable for most people, and I feel like we lost a golden ticket with the spay and neuter clinic. We should have never let that fold. That was a debacle as far as I'm concerned. I tried to bring together the nonprofits to have them form one large nonprofit here in town, but there was infighting there even, and pushback there, and so I think the court just went with whatever they felt like was the best option, one of the few options that responded to the request for proposal."

Marksberry said the shelter is one of the issues the court has faced where she felt she had little to no say during the process.

"They had staff looking at these options, which I felt like they should have brought me in as the liaison, but I wasn't even a part of that conversation," she said. "When I went and looked at ITV, that's when I decided, because it didn't look like what I expected. What they look like on paper is not what they look like in reality, and I know it's dirty work, hard work and not very rewarding work for a lot of people."

"I think the next court, hopefully, the commissioners will be a big part of the decision making. They'll be brought in on every major task before it. I feel like that's what the public expects to happen, but that's not the way it's being

"We had a nice shelter, it was clean, it was well run, we had our own shelter vet, we had our own spay neuter clinic, and that's all been dismantled under this court, and I feel like that's a real travesty. I want to bring it back, and I want to bring back low-cost spay and neuter and I want try to get a full-time shelter veterinarian. I don't even know if that is going to be possible."

Marksberry said she is currently advocating for improvements to be made to the shelter.

"The playpens at the animal shelter was another item that I pushed for, and I am grateful they were done," she said. "I am currently working on getting footing on these areas to eliminate mud and make it easier to walk the dogs and for the dogs to go play. Also, I will continue to advocate for the low cost spay and neuter clinic to be up and running for all residents. I would like to see a large walking trail and other updates to the facility."

"Fiscal court owns five acres behind the shelter that is not being utilized for anything. This could be turned into more play areas and engagement with the public, helping more animals to be adopted."

A significant decision facing fiscal court is how much to commit to renovating the Daviess County Detention Center, with \$40 million estimated to be the cost of meeting the needs.

Marksberry sees that as a concerning investment.

"I'm not 100% committed to the detention center renovation because its \$40 million, and I feel like that's a lot of money to saddle our county for our kids and our grandkids," said Marksberry, who questions how the evalua-

tion was done. "You don't let the home inspector in to find something wrong if you don't have to. I don't know who invited the state into this jail to say, 'Look at this,' and then all of a sudden we have to fix all of this stuff. It's a jail. It's not a hotel."

"I just feel like there should be some kind of a happy medium. They're adding all of these beds because they're taking state prisoners and federal prisoners, and yes they pay money, but how much money do they have to pay to pay for this remodel and the extra staff we have to hire? I think we should have done a little more work on this one, see what truly needs to be done, because here is the thing, when this is done and paid for in 25 years — it's going to take that long to pay for it, to pay it back — then it's going to be time to build a new one."

Marksberry said she still hopes it can become a regional jail.

Another area of concern

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"I feel like it needs to be taken back under the control of the county, mainly because of the hours of operation," she said. "They're not serving our citizens being open noon to 5 p.m.; it's just not workable for most people, and I feel like we lost a golden ticket with the spay and neuter clinic. We should have never let that fold. That was a debacle as far as I'm concerned. I tried to bring together the nonprofits to have them form one large nonprofit here in town, but there was infighting there even, and pushback there, and so I think the court just went with whatever they felt like was the best option, one of the few options that responded to the request for proposal."

Marksberry said the shelter is one of the issues the court has faced where she felt she had little to no say during the process.

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