

*Town of Whitestown, Indiana
Boone County*

Annexation Fiscal Plan

May 1, 2020 (final draft)

Fishback 3: Super-Voluntary Annexation (IC36-4-3-5.1)

The Fiscal Plan may be reviewed in the office of the Town Manager located in the Whitestown Municipal Complex. Copies of the Fiscal Plan are available immediately at this location for a copying fee of \$0.10 per page (black & white), OR interested parties may obtain a copy of the Fiscal Plan from the internet web page at www.Whitestown.in.gov. For any questions regarding this annexation, the public should contact the Town Manager's office at 317-732-4530.

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Map #1: Annexation Area Map



Super-Voluntary Annexation (IC36-4-3-5.1)

The proposed annexation of the Super-Voluntary Annexation Area is intended to be 100% voluntary and was requested by the property owner/developer in accordance with the provisions of IC36-4-3-5.1. The Fishback 3 Annexation Area consists of four (4) parcels located along the east side of South CR450E (north of Albert S. White Drive/CR400S), and the Annexation Area is intended by the developer and property owners to be integrated into a future development otherwise located within the corporate boundaries of Whitestown.

The Annexation Area is shown to be ~4.4 acres, consisting of four (4) parcels, depicted as follows on the property record cards:

| owner | Parcel # | ~ acres |
|-------------------|--------------------------|------------|
| Bright | 06-07-23-000-018.000-018 | 1.99 |
| Greeno | 06-07-23-000.017.000-018 | 1.00 |
| Hackett (#1) | 06-07-23-000-016.000-018 | 1.00 |
| Hackett (#2) | 06-07-23-000-016.001-018 | 0.4 |
| Total (4 parcels) | | ~4.4 ACRES |

The Boone County GIS shows the current Whitestown corporate boundaries to be contiguous with the north property line of the Bright property, as well as the eastern property lines of the Bright, Greeno, Hackett and Hackett properties, thereby creating total contiguity with the existing corporate boundaries of the Town of Whitestown, in excess of statutory requirements per IC36-4-3-1.5.

The research performed as part of this Super-Voluntary Fiscal Plan indicate that the following statutory attributes apply:

- Super-Voluntary Annexation Area (100% of owners):
 - more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown;
 - more than 150 feet wide at its narrowest point;
 - approximately 4.4 acres (+ or -);

Petition for Annexation by Owner

This annexation is undertaken by direct petition of the landowners, under section 5.1 of the statute. The property is currently classified by the Boone County Auditor as residential for tax purposes.

Contiguity, Population Density & Percent Subdivided

The Super-Voluntary Annexation Area is more than 1/4 contiguous to the existing corporate limits of the Town of Whitestown. The population density of the Annexation Area is less than 3.0 persons per acre and is considered subdivided. The official Boone County Property Record Cards for the parcels shows the Annexation Area as ~4.4 acres. The 'residential' property classification indicates that the Annexation Area will require extended municipal services. .

“Needed & Can Be Used” (IC36-4-3-13(c))

This annexation is undertaken in accordance with IC36-4-3-5.1 (annexations with consent from 100% of property owners). IC36-4-3-13(c) does not specify the exact nature of the 'needed and can be used' provisions of section 13(c), however, this annexation is pursued as a direct result of a petition for annexation by the property owner, and as a result of the landowner's petition, this Fiscal Plan determines that the parcel is needed and can be used for the future development of the Town.

As a result of this annexation, the Annexation Territory will be fully subject to the ordinances and policies of the Town of Whitestown, and the municipal services of Whitestown will be made available to the Annexation Territory in accordance with IC 36-4-3.

Needed & Can Be Used: Planning Utilities to Serve the Fishback 3 Parcels

The parcel is listed on the Property Record Car as being "residential" and as such, non-capital and capital municipal services must be provided in accordance with IC 36-4-3-13. The final configuration of said municipal services shall be determined at such time as the Annexation Area is integrated, or not integrated, into the proposed development adjacent to the Annexation Area. This super-voluntary Annexation therefore meets the statutory parameters of 'needed and can be used' by the Town of Whitestown, Whitestown Utilities, and the landowners for purposes of planning utility service at levels of quantity and frequency necessary to support the future development which is proposed/approved.

It is in the best interests of both Whitestown and the landowner that the planning for Whitestown Utility extensions be efficiently and effectively planned and designed to assure that service is adequate to serve the extant property, as well as other property located within the utility service area, or basin, if/when utility service were to be proposed for future extension. Such utility service extensions are planned and designed in a manner that seeks to minimize/optimize cost to utility customers, without excess costs that would otherwise increase user rates for the utility, overall. In addition, utility service extensions are generally dictated by the configuration of proposed future development, which is projected to affect this Annexation Area.

Needed & Can Be Used: Planning, Zoning & Development Review/Approval

The Fishback 3 Annexation is undertaken with the understanding that the four parcels contained in the Annexation Area are to be directly affected by future development occurring immediately east of the annexation boundary, that efficient provisions for municipal services are to be incorporated into the new development proposal. Changes to the land use are to be approved by the Town in accordance with municipal ordinances and state statutes. The annexation assures that development types and densities are fairly applied to all landowners, and that future development patterns for the Fishback 3 parcel is consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Transportation Infrastructure Planning

The Annexation Territory is located on CR450E, north of Albert S White Drive. Portions

of CR450E are already within Whitestown boundaries, including the portion immediately north of the Annexation Area. The addition of this 550 l.f. section of CR450E to Whitestown's inventory of roads is expected to generate incremental increases in capital and non-capital municipal service costs, while also improving service efficiencies by bringing more of CR450E under municipal jurisdiction.

Needed & Can Be Used: Stormwater, Flood Protection & Aquifer Protection

Rural residential land is generally considered to be close to 'natural state' in terms of runoff, flooding and stormwater. The parcels included in the Annexation Area were approved by county authorities and were determined to meet all development requirements. The Annexation Area is not projected to have an impact on the stormwater utility, or flood protection.

Plan to Provide Municipal Services

Municipal Non-Capital & Capital Services

The Town of Whitestown recognizes the following municipal departments, agencies and offices as providing municipal services to residents of the Town:

- Town Council/Town Administration (non-capital services only)
- Clerk-Treasurer (non-capital services only)
- Fire Department (non-capital and capital services)
- Police Department (non-capital services only)
- Street Department (non-capital & capital services)
- Redevelopment Commission (non-capital services only)
- Plan Commission (non-capital services only)
- Parks Department (non-capital and capital services)
- Whitestown Utilities (non-capital and capital services)
- Street Lighting (capital services)
- Drainage Services (capital services)

This Fiscal Plan is offered for the purpose of informing the public and landowners in the Annexation Area with regard to the extension of municipal services as a result of annexation under statutory sections 4.1 (tax exemption for agricultural property) and 5.1 (100% voluntary annexation). This Fiscal Plan assumes that municipal property tax exemptions of section 4.1 will be offered for any land classified as agricultural, and that property taxes will apply to any/all land classified as residential. If/when the property is developed/redeveloped, any changes to said classification would be applied in accordance with statute.

The Town will therefore provide non-capital municipal services to the undeveloped annexation parcels from existing/budgeted revenues, for at least the period until municipal property tax rates are applied.

With respect to capital expenditures, Whitestown anticipates that the planning and development approval process will assure appropriate cooperation between the Town, the landowners and the developer to provide capital and non-capital services in a manner that is compatible with the Town's policies, as the new development takes place.

Providing Municipal Non-Capital Services

The Town commits that “...*planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.*”

The Town will provide municipal non-capital services to the Annexation Area within one year of the date of annexation. Municipal non-capital services include police protection, fire protection, non-capital street department services (including snow removal and road maintenance), parks services, and plan commission services. In addition, residents of the Annexation Area will be eligible to participate in municipal elections as both voters, and candidates for offices.

Providing Municipal Capital Services

The Town commits that “...*services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.*”

The Town will include the Annexation Area parcels in the planning for extension of capital municipal services, to be provided within three years of the effective date of annexation. Municipal capital services are expected to include capital road/street improvements, potential utility extensions, potential park improvements, potential capital fire services, and potential drainage/stormwater services that are not included in services provided by the County Drainage Board.

Fiscal Impact Projections

| Fiscal Impact Projections: Fishback 3 Super-Voluntary Annexation Area | | | | |
|---|-----------------------|---------------------|-----------------------|------------------------|
| <i>Municipal Service</i> | <i>type</i> | <i>Service Date</i> | <i>Est. Cost: low</i> | <i>Est. Cost: high</i> |
| (changes to election/precinct boundaries at County level) | | | | |
| Elections (precinct maps) | Non-capital | immediately | \$250 | \$500 |
| Town Administration & Clerk-Treasurer | Non-capital | 2020 | \$200 | \$400 |
| Town Council | Non-capital | 2020 | \$250 | \$500 |
| (Estimated costs related to annexation ordinance and additional of residents to appear before Council, etc..) | | | | |
| Building Commissioner & Plan Commission | Non-capital | 2020 | \$ 0 | \$ 0 |
| (Existing land use is rural residential) | | | | |
| Redevelopment Commission | Non-capital | 2020 | \$0 | \$0 |
| (no impact projected for Redevelopment Commission.) | | | | |
| Street Department | Non-capital | 2020 | \$200 | \$500 |
| Street Department* | capital | 2020 | \$500 | \$1,000 |
| (Sections of CR450E north of the Annexation are already in town.) | | | | |
| Police Department | Non-capital | 2020 | \$200 | \$300 |
| (Police already patrol CR500E.) | | | | |
| Fire Department | Non-capital | 2020 | n/a | n/a |
| Fire Department | capital | 2020 | n/a | n/a |
| (Whitestown already serves the Area through township fire partnership.) | | | | |
| Parks Department | Non-capital | 2020 | n/a | n/a |
| Parks Department | capital | 2020 | n/a | n/a |
| (Rural residential land not expected to generate new parks demand.) | | | | |
| Sewer Utility | Capital & Non-capital | 2020 | \$ 0 | \$ 0 |
| Water Utility | Capital & Non-Capital | 2020 | \$ 0 | \$ 0 |
| (Rural residential land required to participate in cost of utility extensions, unless otherwise provided.) | | | | |
| Estimated Annual Total Cost | | | \$ 1,600 | \$ 3,200 |

Appendix A: Parcels Proposed for Super-Voluntary Annexation Fishback 3 Parcel List

| owner | Parcel # | ~ acres | Address* |
|----------------------------|--------------------------|---------|----------------------------|
| Bright, Rita | 06-07-23-000-018.000-018 | 1.99 | 3879 S CR450E, Whitestown |
| Greeno, Jeffery & Kimberly | 06-07-23-000.017.000-018 | 1.00 | 3825 S CR450E, Whitestown |
| Hackett, Larry & Violet | 06-07-23-000-016.000-018 | 1.00 | 3947 S CR450E, Whitestown |
| Hackett, Larry & Violet | 06-07-23-000-016.001-018 | 0.4 | 3947 S CR450E, Whitestown |
| Total (4 parcels) | | ~4.4 ac | * per property record card |

Appendix B: Fishback 3 Legal Description*

Part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian, Boone County, Indiana, more particularly described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 00 minutes 00 seconds East 260.00 feet along the west line of said Southeast Quarter (assumed basis of bearing) to the southwest corner of a parcel owned by Larry and Violet Hackett, being the POINT OF BEGINNING; thence continue North 00 degrees 00 minutes 00 seconds East 550.00 feet along said west line to the northwest corner of a parcel owned by Rita K. Bright; thence North 89 degrees 11 minutes 30 seconds East 348.48 feet along the north line of Bright to the northeast corner thereof; thence South 00 degrees 00 minutes 00 seconds East 550.00 feet along the east lines of Bright, Greeno and Hackett to the southeast corner of Hackett; thence South 89 degrees 11 minutes 30 seconds West 348.48 feet along the south line of Hackett to the POINT OF BEGINNING. Containing 4.400 acres, more or less.

(* see American Structurepoint drawing, below)

