

**ORDINANCE 2023-03**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA,  
ANNEXING TERRITORY TO THE TOWN OF WHITESTOWN, INDIANA,  
PLACING THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF,  
AND MAKING THE SAME A PART OF THE TOWN OF WHITESTOWN**

**BPD SUPER-VOLUNTARY ANNEXATION**

WHEREAS, the Town Council (“Council”) of the Town of Whitestown, Indiana (“Town” or “Whitestown”) received petitions (“Petition”) requesting that certain territory generally located northwest of the intersection of County Road 200 South and County Road 650 East, as hereinafter described (“Annexation Territory”), be annexed by Whitestown; and

WHEREAS, the Petition has been signed by the owners (i.e, 100%) of all non-exempt parcels of property within the Annexation Territory; and

WHEREAS, the Council deems it desirable and in the best interest of the Town to annex the Annexation Territory; and

WHEREAS, a map and legal description of the Annexation Territory are attached hereto as Exhibit A and Exhibit B; and

WHEREAS, where the legal description attached as Exhibit B describes land that is contiguous to a public highway right-of-way that has not previously been annexed by any municipality, the Annexation Territory shall include the contiguous public highway right-of-way even if it is not described in Exhibit B, except to the extent prohibited by I.C. § 36-4-3-1.5; and

WHEREAS, where the parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing Town limits, the Annexation Territory boundary shall conform to and match the boundary of the existing Town limits so long as it does not result in adding or removing parcels of property from the Annexation Territory depicted in Exhibit A; and

WHEREAS, the Annexation Territory consists of approximately 50.6 acres more or less, and is contiguous to the existing Town limits; and

WHEREAS, prior to adoption of this Ordinance, the Council, by resolution, will have adopted a written fiscal plan and definite policy for the provision of services of both a non-capital and capital nature to the Annexation Territory that meets the requirements of I.C. § 36-4-3; and

WHEREAS, the terms and conditions of this annexation, including the written fiscal plan, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the Town; and

WHEREAS, the Town has further determined that the Annexation Territory is needed and can be used by Whitestown for its development in the reasonably near future; and

WHEREAS, prior to the final adoption of this Ordinance, the Town will have conducted a public hearing pursuant to proper notice issued as required by law; and

WHEREAS, the Council finds that the Annexation pursuant to the terms of this Ordinance is fair and equitable and should be accomplished.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Whitestown, Indiana, as follows:

1. The above recitals including Exhibit A and Exhibit B are incorporated herein by this reference as though fully set forth herein below.
2. In accordance with I.C. § 36-4-3-5.1 and other applicable laws, the Annexation Territory is hereby annexed to the Town and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.
3. The Annexation Territory is assigned to Council District No. 1.
4. The Annexation Territory shall maintain its current zoning classification(s) and designation(s) until such time the Town updates its respective comprehensive plan, zoning ordinance, or zoning map.
5. Some or all of the property within the Annexation Territory is currently classified as agricultural for tax purposes. As may be contemplated by I.C. § 36-4-3-4.1, Whitestown anticipates that the real property will be treated as exempt from


property tax liability under I.C. § 6-1.1 for “municipal purposes” unless/until the land is reclassified under assessment rules and guidelines of the DLGF. As fire protection services are not uniquely a municipal service, and Whitestown already provides fire protection service to unincorporated Worth Township, including the Annexation Territory, and as agreed by the property owner, the fire tax levy for the Annexation Territory is not to be considered “property tax liability under I.C. § 6-1.1 for municipal purposes.” The Annexation Territory will therefore not be exempt from property tax liability for fire protection purposes (e.g., the fire tax levy) even while the Annexation Territory remains classified as agricultural.

6. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of this Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.
7. The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law.

Introduced on February 8, 2023, and adopted by the Town Council of the Town of Whitestown, Indiana, on April 12, 2023, by a vote of 5 in favor and 0 against.

[Signature Page Follows]

THE TOWN COUNCIL OF THE TOWN  
OF WHITESTOWN, INDIANA

DocuSigned by:  
  
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\_\_\_\_\_  
Clinton Bohm, President

DocuSigned by:  
**ATTEST**  
  
0A0483A78E9B4B5...  
\_\_\_\_\_  
Matt Sumner, Clerk-Treasurer  
Town of Whitestown, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen C. Unger

This Ordinance was prepared by Stephen C. Unger, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204

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**EXHIBIT A**

**LEGAL DESCRIPTION OF THE REAL PROPERTY**

The Southeast Quarter of the Southwest Quarter of Section 7, Township 18 North, Range 2 East of the Second Principal Meridian, Worth Township, Boone County, Indiana, containing 40.00 acres, more or less.

**ALSO:**

13.00 acres of even width off the South side of the Northeast Quarter of the Southwest Quarter of Section 7, Township 18 North, Range 2 East of the Second Principal Meridian, Worth Township, Boone County, Indiana.

**EXCEPT THEREFROM** the following described real estate:

A part of the Southwest Quarter of Section 7, Township 18 North, Range 2 East in Boone County, Indiana, more particularly described as follows:

Beginning at a point on the East line of the aforesaid Quarter Section, said point being on an assumed bearing of North, 1061.98 feet North of the Southeast corner of the aforesaid Southwest Quarter Section; continue thence North on the aforesaid East line 272.82 feet; thence South 88 degrees 36 minutes 00 seconds West 389.45 feet to an iron pipe; thence South 00 degrees 13 minutes 30 seconds East along an existing fence 256.17 feet to an iron pipe; thence South 88 degrees 56 minutes 53 seconds East 388.39 feet to the place of beginning, containing 2.3609 acres, more or less.





### BPD Mico Farms, LLC Voluntary Annexation

### Annexation Map

Dated: 1/31/2023

**Legend**

Centerlines	<b>Jurisdiction</b>
Contiguity	Boone Co.
Parcels	Town of Whitestown
Annexation Area	Town of Zionsville



### Annexation Information:

Boundary Distance: 6,917.00 ft  
 Contiguous Distance: 994.72 ft  
 Estimated Contiguity: >1/8th  
 Acreage: 50.37 ac

### Parcel Number(s):

0120154000

### Property Address

1902 S 650 E

### Property Owner

BPD Mico Farms, LLC  
 1155 PARKWAY DR, STE 300, ZIONSVILLE, IN 46077

