

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2006-11

**A RESOLUTION OF THE PLAINFIELD TOWN COUNCIL ADOPTING
A WRITTEN FISCAL PLAN AND ESTABLISHING A DEFINITE POLICY FOR
THE PROVISION OF SERVICES TO A TERRITORY PROPOSED TO BE
ANNEXED INTO THE TOWN OF PLAINFIELD**

WHEREAS, the Town Council of the Town of Plainfield (the "Town Council") is the governing body of the Town of Plainfield, Hendricks County, State of Indiana (the "Town"); and

WHEREAS, 100 percent of the owners of certain land located immediately northwest of the Town, in Guilford and Liberty Townships, Hendricks County, Indiana, have petitioned the Town Council to annex territory containing such land (collectively, the "Territory") into the Town under the applicable provisions of Indiana Code 36-4-3, as amended (the "Act"), such Territory being more particularly described in the Annexation Ordinance introduced at the Town Council meeting on the date of the adoption of this Resolution (the "Annexation Ordinance"); and

WHEREAS, the Town has set and held a public hearing concerning the proposed annexation of the Territory and provided proper notice thereof as required by the applicable provisions of the Act; and

WHEREAS, as required by the Act, before adopting the Annexation Ordinance, the Town must develop and adopt a written fiscal plan and a definite policy by resolution of the Town Council for the provision of certain services to annexed areas; and

WHEREAS, the Town Council now desires to establish and adopt a written fiscal plan and establish a definite policy showing (1) the cost estimates of planned services to be furnished to the Territory; (2) the method or methods of financing those services; (3) the plan for the organization and extension of those services; (4) that services of a non-capital nature will be provided to the Territory within one year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the present corporate boundaries of the Town, regardless of similar topography, patterns of land use, and population density; and (5) that services of a capital nature will be provided to the Territory within three years after the effective date of the annexation in the same manner as those services are provided to areas within the present corporate boundaries of the Town, 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.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, STATE OF INDIANA, THAT:

Section 1. The Town elects to establish and adopt the written fiscal plan attached to and incorporated into this Resolution as Exhibit A (the "Fiscal Plan") for the furnishing of planned services to the Territory in accordance with the Act.

Section 2. The Town will provide a copy of the Fiscal Plan immediately after adoption to any owner of land within the Territory who requests a copy from the Clerk-Treasurer of the Town.

Section 3. (a) The foregoing recitals (or "whereas clauses") are findings by the Town Council and are incorporated into this Resolution by this reference.

(b) The sections, subsections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any section, subsection, paragraph, sentence, clause or phrase of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining sections, subsections, paragraphs, sentences, clause and phrases of this Resolution.

Section 4. This Resolution shall be in full force and effect from and after its passage by the Town Council.

* * *

Passed by the Town Council of the Town of Plainfield, Hendricks County, State of Indiana, this 30th day of March, 2006.

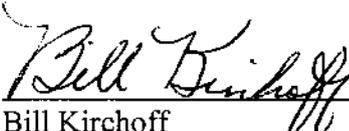
TOWN COUNCIL, TOWN OF PLAINFIELD,
HENDRICKS COUNTY, STATE OF INDIANA



Robin G. Brandgard, President



Kent McPhail



Bill Kirchoff



Daniel W. Fivecoat

Edmond L. Gaddie, Jr.

Constituting a majority of the members of the Town Council

ATTESTED BY:



Wesley R. Bernett, Clerk-Treasurer,
Town of Plainfield, Hendricks County,
State of Indiana

Exhibit A

FISCAL PLAN

**Plainfield, Indiana
Hendricks County**

Fiscal Plan:

Oak Tree

Annexation Area

Adopted, Approved and Established
by the
Plainfield Town Council
March 30, 2006

Robin G. Brandgard
Council President

Wesley R. Bennett
Clerk-Treasurer

TOWN COUNCIL

Kent McPhail
Daniel W. Fivecoat

Bill Kirchoff
Edmond L. Gaddie Jr.

TOWN OFFICIALS

Richard A. Carlucci, Town Manager

Melvin R. Daniel, Attorney

Fiscal Plan:

Oak Tree Plainfield Annexation Area

Introduction and Conclusions

All of the owners of certain land located immediately north of the Town of Plainfield (the "Town" and "Plainfield"), in Guilford and Liberty Townships, Hendricks County, Indiana, have petitioned the Town Council to annex territory containing such land (collectively, the "Oak Tree Plainfield Annexation Area" and the "annexation area") into the Town.

The following fiscal plan has been prepared for the Oak Tree Plainfield Annexation Area in accordance with IC 36-4-3. This fiscal plan was developed with the cooperation of the Plainfield Clerk-Treasurer's Office, Plainfield Police Department, Plainfield Fire Department, Department of Public Works, Department of Engineering, Department of Planning and Office of Town Manager.

This fiscal plan establishes a definite policy of the Town showing:

- (1) the cost estimates of planned services to be furnished to the annexation area;
- (2) the method or methods of financing those services;
- (3) the plan for the organization and extension of those services;
- (4) that services of a non-capital nature will be provided in the annexation area within one year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the present corporate boundaries of the Town, regardless of similar topography, patterns of land use and population density; and
- (5) that services of a capital nature will be provided to the annexation area within three years after the effective date of the annexation in the same manner as those services are provided to areas within the present corporate boundaries of the Town, 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.

This fiscal plan includes four attachments prepared by Umbaugh, which is providing financial advisory services to the Town in connection with the proposed annexation:

- Attachment Page 1 estimates the assessed value and tax rate impact as a result of the annexation.
- Attachment Page 2 estimates revenue to be received and expenditures to be made in the annexation area.
- Attachment Page 3 estimates assessed value of, and property taxes to be paid in, the annexation area.

- Attachment Page 4 estimates non-capital costs to serve the annexation area.

Umbaugh's estimates are based upon a number of important assumptions, many of which are stated on the Attachment Pages. The Attachment Pages are incorporated into this fiscal plan by this reference.

Attachment Pages 2 and 4, when read together, clearly indicate that the costs of providing non-capital services to the annexation area will be substantially less than the estimated property tax revenue paid in the area even after taking into account tax increment financing expected to be used to fund certain capital improvements benefiting the annexation area and the greater Plainfield community. Attachment Pages 1 through 4, when read together, demonstrate that the Town will have more than adequate financial and other resources available to effect the annexation of the annexation area and fully implement this fiscal plan.

The annexation area, which consists of approximately 433 acres, is situated outside of, but contiguous to, the Town; that is, at least one-fourth of the aggregate external boundaries of the annexation area coincides with the present boundaries of the Town as provided in (and required by) IC 36-4-3. 100 percent of the owners of land in the annexation area have requested the Town Council to adopt an ordinance annexing the annexation area. Maps describing the boundaries of the annexation area, including any public right-of-way, are attached to and incorporated into the annexation ordinance anticipated to be introduced by the Town Council on March 30, 2006. A legal description of the annexation area is also attached to and incorporated into such ordinance.

Statutory Considerations

To annex the Oak Tree Plainfield Annexation Area, Indiana law defines a series of statutory issues that must be addressed, including, but not limited to:

Contiguity

The Oak Tree Plainfield Annexation Area is more than 25.0 percent contiguous to the present corporate boundaries of Plainfield.

Petition for Annexation

100 percent of the property owners in the annexation area have filed a petition for annexation. Such property owners represent 100 percent of the assessed value of the annexation area.

Need and Use

The Oak Tree Plainfield Annexation Area is needed and can be used by Plainfield for its development at this time. While the issue of "need" with respect to the Town is not a motivation for this annexation, the Town Council desires to address this issue. There are several ways in which the Town affirms that the area is needed and can be used:

- Without Plainfield's planning and zoning efforts and extensions of its utilities, it is more likely than not that the annexation area will develop in a scattered,

fragmented and unplanned manner. As a result of (1) Plainfield's capacity to plan and zone the annexation area and (2) the proposed extensions of its utilities, the orderly growth of the annexation area and surrounding undeveloped contiguous properties is assured.

- Plainfield has planned for extension of its sewers and lift stations in both its 1993 and 2004 Comprehensive Plans, further affirming that the annexation area is needed and can be used by the Town for its development at this time.
- The Town has also adopted Residential Design Guidelines in May 2003 to provide information to be considered by residential developers to accomplish two goals: first, to assist the Town in providing the mix of housing products which meet the market needs of the current and future residents of the Town; and, second, to provide residential communities, in a full range of price points, that utilize sound design principals so that all the residents of the Town will take a sense of pride in the developments. These guidelines will be applied to any new residential developments planned for the annexation area. It is Plainfield's capacity to plan for the annexation area and the implementation of high standards that will assure preservation of the investments made by homeowners located in the annexation area and surrounding undeveloped contiguous areas. The Residential Design Guidelines clearly affirm the Town's position that the annexation area is needed and can be used for the future development of Plainfield.

Basic Data

A. Location

The area proposed for annexation is situated immediately Northwest of the Town and is generally (and with some exceptions and exclusions) bounded to the North by the former Vandalia/Penn Central railroad right-of-way, to the East by Saratoga Planned Unit Development, to the West by Clay-Clifton Farms and Plainfield Elk's Lodge # 2186 and to the South by US 40.

B. Size

The annexation area is approximately 433 acres.

C. Building

One single-family dwelling exist in the annexation area.

D. Population

Not more than 3 people are estimated to live in the annexation area.

E. Zoning

The annexation area is under the jurisdiction of the Hendricks County Plan Commission. Upon completion of the annexation the annexation area will be zoned Oak Tree Planned Unit Development as recommended by the Plainfield Plan Commission on March 6, 2006 and accepted by the Plainfield Town Council on March 27, 2006.

F. Council District

The annexation area shall be assigned to Town Council District No. 2.

G. Assessments

The approximate assessed value of the land and improvements of the annexation area is \$1,849,900, according to records on file in the Hendricks County Assessor's Office.

H. Contiguity

The perimeter boundary of the annexation area is 21,212 lineal feet. Approximately 5,609 lineal feet (or 26.8 percent) is contiguous to the Town.

Plan to Provide Services

Introduction

Under IC 36-4-3, Plainfield must provide capital and non-capital services to the annexation area substantially equivalent in standard and scope to services provided by Plainfield to other areas of the Town as provided in statute. The following plan to provide municipal services is consistent with the intent of IC 36-4-3 and constitutes the definite policy that the Town Council is required to establish under the statute. Immediately upon completion of the annexation, all non-capital services will be provided to the annexation area *on the effective date of the annexation*. Within three years after such effective date, services of a capital improvement nature will be provided to the annexation area.

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

- Office of Town Manager (non-capital services only)
- Clerk-Treasurer (non-capital services only)
- Plainfield Town Court (non-capital services only)
- Communications Department (non-capital services only)
- Engineering and Building Department (non-capital services only)
- Department of Planning and Zoning (non-capital services only)
- Parks and Recreation Department (non-capital services only)
- Plainfield Sewer Utility (capital and non-capital services)
- Police Department (non-capital services only)
- Fire Department (non-capital services only)

Street Department (capital and non-capital services)

Non-Capital Services

All non-capital services will be provided immediately upon completion of the annexation, and will be provided in a manner equivalent in standard and scope to the non-capital municipal services provided within the corporate boundaries of the Town.

Municipal Elections

Residents of the annexation area will become eligible to vote for municipal offices, including town council, clerk-treasurer and town court judge in regular and special elections immediately upon the effective date of the annexation.

Office of Town Manager

The Town Manager provides services under the direction of the Town Council. The Town Manager's Office helps to develop and is responsible for implementing policies of the Town Council as well as dealing with citizen requests of various types. The Office of Town Manager will be responsible for coordinating and implementing the plans for provision of capital and non-capital services to the annexation area on a timely basis, as provided in this fiscal plan.

The services of the Town Manager's office will be available to the residents of the annexation area on the effective date of the annexation and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Clerk-Treasurer

The Clerk-Treasurer serves as Chief Financial Officer of the Town. This office is responsible for receiving and paying invoices for goods and services, as well as managing and investing revenue streams received by the Town. The services of the Clerk-Treasurer are provided on behalf of the residents of the Town, but do not accrue directly to individual residents of the Town, per se, while records of the Clerk-Treasurer are public.

The services of the Clerk-Treasurer's office will be available to the residents of the annexation area on the effective date of the annexation and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Plainfield Town Court

The Plainfield Town Court has been in existence since September 1989. It was the first town court in Hendricks County. The Court was established for the convenience of residents because it operates as a night court. In addition, the Court was created to reduce overtime for the Plainfield Police Department. Judge James D. Spencer has been town court judge since its inception. The Town Court handles Misdemeanors, Infractions and Ordinance Violations. Also, Judge Spencer created a Traffic Violations Bureau that lists the fines and court costs for various

minor traffic violations. In June 2005, the Plainfield Town Council created an Ordinance Violations Bureau that should reduce the amount of fees being sent to the State of Indiana thus increasing the amount of funds retained locally. Historically, the Town Court has not generated enough revenue to pay for the cost of operating the court. The increased population associated with the annexation area will not significantly increase the number of tickets issued by the Plainfield Police Department. Therefore, no increases in the proposed Town Court budget will be needed as a result of the annexation.

The services of the Plainfield Town Court will be available to the residents of the annexation area on the effective date of the annexation and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Communications Department

Upon completion of the annexation, the annexation area will be served by the Plainfield Communications Department. The annexation area will be served by state of the art 800 MHz communications system. No new employees will be required as a result of this annexation.

The services of the Plainfield Communications Department will be available to the residents of the annexation area on the effective date of the annexation and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Engineering and Building Department

A professional engineer who reports directly to the Town Manager heads the Plainfield's Engineering and Building Department. The services of the Engineering and Building Department involve a number of activities, primarily centering on infrastructure engineering issues related to development and redevelopment and residential, commercial and industrial building inspections. The Town Engineer supervises the activities of two building inspectors and a Transportation Director. The most visible aspect to the public of the Engineering Department is its role in supervising the design and inspection of new roadways and thoroughfare projects, as well as providing project supervision, project administration and construction management for capital improvement projects throughout the Town. The proposed annexation will not have a financial or operational impact on the Plainfield Engineering and Building Department.

The services of the Plainfield Engineering and Building Department will be available to the residents of the annexation area on the effective date of the annexation and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Plainfield Planning and Zoning Department

The Department of Planning and Zoning is responsible for Current Planning, Long-Term Planning, Zoning Compliance, and related administrative duties. These functions help to ensure and facilitate high quality and orderly development, the protection of property values, and the protection of the public health and general welfare of the community. The Plainfield Plan

Commission is a seven-member board that approves plats and recommends rezoning of land, text amendments to the Plainfield Zoning and Subdivision Control Ordinances and Comprehensive Plan to the Plainfield Town Council. The Board of Zoning Appeals is a five-member board that reviews citizen requests for variances, use variances and special uses. The Planning Department consists of two full-time employees and a shared employee with the Plainfield Municipal Utility Department.

The services of the Plainfield Planning and Zoning Department will be available to the residents of the annexation area on the effective date of the annexation and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Plainfield Parks and Recreation

Plainfield operates an award-winning Parks and Recreation Department. Plainfield parks that will be available to annexation area residents include Franklin and Swinford Parks, Friendship Garden Park, Anderson Skate Park, Newby Lane and White Lick Creek Park, and the Plainfield Interurban Depot building. In addition, Plainfield operates a 100,000 square foot community recreation center, including indoor and outdoor aquatic facilities. Plainfield also has an extensive network pedestrian greenway trails that will undergo substantial expansions in 2006 and 2007. Annexation area residents will also be able to take advantage of Hummel Park, a 200-acre park operated by Guilford Township. Upon the effective date of the annexation, residents of the annexation area will be eligible for the resident rates for the Plainfield Community Recreation Center and Splash Island Aquatic Center. Also, annexation area residents will pay the resident rates for park shelter rentals and for the Plainfield Interurban Depot building. The following are the resident and non-resident rates for the Plainfield Community Recreation and Aquatics Center:

2006 Center Annual and Daily Memberships			
	<u>Resident</u>	<u>Non-Resident</u>	<u>Savings</u>
Family	\$540	\$768	\$228
Individual	\$300	\$426	\$126
Senior Citizen	\$180	\$258	\$78
Adult Day Pass	\$5.50	\$7.75	\$2.25
Youth Day Pass	\$4.50	\$6.50	\$2.00

The primary sources of funds to operate the Plainfield Parks Department are derived from fees and charges, property taxes, one percent Food and Beverage Taxes, Federal Highway Transportation Enhancement Funds, and Economic Development Income Taxes. The Town Council has authorized a study to determine the need and amount of a Park Impact Fee. Park Impact Fees are paid by new residents and are normally collected at the time a building permit is issued. The Plainfield Parks Department has a full-time Director, two full-time managers for the recreation center, and a full-time manager for the aquatic center. In addition, the Parks Department has four full-time employees to maintain the parks and pedestrian trails. The Town supplements the full-time employees with approximate 75 to 100 seasonal employees. Planned

and future expansion of Plainfield parks system will not require additional investment or cost to serve annexation area residents.

The services of the Plainfield Park and Recreation Department will be available to the residents of the annexation area on the effective date of the annexation and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Police

Services provided by the Plainfield Police Department include prevention of crime, detection and apprehension of criminals, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among, family, friends and neighbors and creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work such as participation in court proceedings for control of traffic and promotion and preservation of civil order. (The Hendricks County Sheriff's Department currently provides law enforcement services to the annexation area.)

The Plainfield Police Department has a full time force of 42 sworn officers. Plainfield's current estimated population is 19,000. Thus, the current level service is an approximate ratio of 2.2 police officers per 1,000 populations. The national average for communities between 10,000 and 25,000 populations is 2.0 police officers per 1,000 populations. Two new police officers have been budgeted for 2006. Starting January 2006, the Plainfield Police Department has implemented 12-hour shifts for the Patrol Division. The change in shifts will allow more overlapping of police officers, thus increasing the number officers on patrol. The Plainfield Police Department has invested heavily in upgrading its communications system to 800 MHz and installed in car computers with state-of-the-art reporting software and video cameras. Call demand and actual experience will dictate when additional personnel and equipment will be added.

Population of the annexation area is estimated to be not more than 3 people. The annexation will not require a new officer for 2006 to 2007. However, continued growth of Plainfield and future growth of the Oak Tree PUD will require an additional officer in 2008. The Plainfield Human Resource Department estimates that a new fully equipped police officer requires an investment of \$63,146. The addition of a new officer in 2008 will enable Plainfield to maintain 2.2 police officers per 1,000 populations. Police services are funded through Plainfield's General Fund. See Attachment Page 4 for estimated "Police Costs" as a result of the annexation in years 2007 through 2018.

The Plainfield Police Department will assume jurisdiction over the annexation area on the effective date of the annexation, and services will be extended in a manner equivalent in standard and scope of services that the Police Department provides to other areas within the present corporate boundaries of the Town.

Fire

The Plainfield Fire Department currently provides fire protection and emergency medical services to the corporate limits of Plainfield and unincorporated Guilford Township. Plainfield

has two fire stations and an administrative headquarters building. Plainfield has a total of 52 sworn firefighters. In anticipation of the need to staff a new fire station, Plainfield has budgeted six additional firefighters for 2006. A total of 18 firefighters are needed to staff a new fire station. Plainfield needs to construct at least two new fire stations within the next six years. As a result, Plainfield is planning to hire six new firefighters per year for the next six years. The Town's Human Resource Department estimates that a new fully equipped and trained firefighter requires an investment of \$67,093.66. See Attachment Page 4 for estimated "Fire Costs" as a result of the annexation in years 2007 through 2018.

Emergency Services Consulting, Inc ("ESCI") has completed a study to determine locations for Plainfield Fire Station Nos. 3 and 4. The study included staffing and equipment recommendations. There is a high probability that Plainfield will construct one of the new fire stations in 2007 or 2008. The Town has a Cumulative Capital Improvement Fund that has approximately \$2.2 million available for new fire station construction. The town has approximately five acres available for a new fire station that could be located in the southeast quadrant of the community. The annexation area is located immediately northwest of the Town. The annexation area will be served by Fire Station # 2. It is not anticipated that a new fire station will need to be constructed to serve the annexation area.

The Plainfield Fire Department will assume jurisdiction over the annexation area upon the effective date of the annexation, and services will be extended in a manner equivalent in standard and scope of services that the Fire Department provides to other areas within the present corporate boundaries of the Town.

Township Debt

IC 36-4-3 requires Plainfield to proportionally reimburse Liberty and Guilford Townships for any outstanding long-term debt. The Town is liable for and shall pay that indebtedness in the same ratio as the assessed valuation of property in the annexed territory bears to the assessed valuation of all property of Guilford and Liberty Townships as shown by the most recent assessment for taxation before the annexation. It appears that there is no outstanding long-term debt for Guilford and liberty Townships.

Hiring Plan

As a result of the annexation, it is not anticipated that any governmental employees will lose their jobs. However, if governmental employees lose their jobs as a result of the annexation, those employees will be given priority for employment by the Town with respect to vacancies for which they are qualified, which occur within six months following the effective date of annexation.

Capital Services

The capital services of the Town will be extended to the annexation area *within three years of the effective date of the annexation*. Capital services will be provided in the same manner as those services are provided to areas inside the present corporate boundaries of the Town, and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Plainfield Municipal Sewer Utility

The Plainfield Municipal Sewer Utility is currently the sewer provider for the annexation area. The Town has constructed a new \$14.0 million combination southwest wastewater treatment plant and interceptor sewer project. The new two million gallon per day plant will enable Plainfield to continue to provide affordable sanitary sewer service to its customers. In December 2004, Plainfield completed acquisition of the Belleville Conservancy District, located west of Plainfield, in Liberty Township. The addition of Belleville Conservancy District and its growth potential will enable Plainfield to be a regional sewer service provider. The anticipated growth in the service area of the Plainfield Municipal Sewer Utility will provide a customer base that will enable Plainfield to maintain one of the lowest sewer rate structures in Central Indiana. Cost to extend sanitary sewers to the annexation area will be at the cost of the developer of the Oak Tree PUD.

Plainfield Municipal Water Utility

As a regional water utility, the Plainfield Water Utility has the capacity and capability to serve the annexation area and the proposed Oak Tree PUD. The Franklin, Anderson, Swinford, Liberty Water, and Southwest water treatment plants have a total daily production capacity of 10.1 million gallons. In addition, the utility has a water storage capacity of approximately 2,250,000 gallons. Water storage capacity provides reserve capacity for peak demand, fire protection and water pressure. Extension of water mains and installation of hydrants in the annexation area is the responsibility of the developer of the Oak Tree PUD.

Streets

The Plainfield Public Works Department is responsible for general maintenance of any current and future streets in the annexation area. Services include snow and ice removal, surface maintenance, leaf pick-up and street sweeping. As a result of the annexation, Plainfield will maintain CR 500 E (Martin Road) 4,100 lineal feet and proposed local roads in the Oak Tree PUD of approximately 35,485 lineal feet. The developer of the Oak Tree PUD is responsible for construction of all local roads in the Oak Tree PUD. The Town of Plainfield will consider entering into a Memorandum of Understanding with the developer of Oak Tree PUD concerning the reconstruction of CR 500 E from the former Vandalia/Penn Central Railroad right-of-way south to US 40. The annual cost to maintain the existing and proposed streets is estimated at \$19,290 annually, beginning in 2008. Funds for street maintenance are derived from Motor Vehicle Highway Fund, Local Roads and Streets Fund and Wheel Tax. See also Attachment Page 4 ("Street Maintenance").

The services of the Plainfield Street Department will be available to the residents of the annexation area as required by IC 36-4-3 and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the corporate boundaries of Plainfield.

Leaf Pickup and Large Trash Collection

Annexation area residents will receive curbside leaf collection and large trash collection services from Plainfield. During two Saturdays in May and October, residents of Plainfield may deposit

items such as chairs and couches, outdoor cookers, lamps, dressers, etc. There are no charges for this service. Services are paid for from Motor Vehicle Highway, Local Roads and Street Funds and General Fund.

The services of the leaf collection and large trash collection services will be available to the residents of the annexation area as required by IC 36-4-3 and will be extended in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Solid Waste Disposal

Plainfield provides residential curbside trash collection services to one, two and three-family residential developments in Plainfield. This service is not provided to residential units of four or more or commercial property. Plainfield contracts with Ray's Trash Service to provide residential trash collection. Plainfield pays Ray's \$5.54 per household per month for weekly residential trash collection services. The Town pays for cost of weekly trash collection from the Town's General Fund. Residents are not charged separately for this service. See Attachment 4 for estimated "Trash Collection" costs as a result of the annexation for the years 2008 through 2018.

Recycling

In 1995, Plainfield initiated curbside recycling. Plainfield contracts with Ray's Trash Service for curbside recycling. One, two and three-family units are provided curbside recycling. Plainfield pays \$2.00 per unit per month for recycling services. Residents pay \$1.00 per month for this service. The contract for recycling services expires at end of 2006 and will be re-bid. It is anticipated that residents will continue to pay one-half the cost of recycling services. At a cost of \$2.00 per house per month, the cost to provide annual recycling services from 2008 through 2018 are detailed in Attachment 4 ("Recycling").

Sidewalks

In general, construction, reconstruction and maintenance of sidewalks is not responsibility of Plainfield. Sidewalks are responsibility of property owner and are initially installed by developers as part of a subdivision. Plainfield budgets approximately \$15,000 to maintain and repair existing sidewalks. Funds are available on a first come, first served basis and are based on condition of sidewalks. Homeowner "sweat equity" is encouraged. Developers, as provided in the Plainfield Subdivision Control Ordinance, will be required to install sidewalks for annexation area.

Stormwater and Drainage Facilities

Developers are required by Plainfield Subdivision Control Ordinance to pay costs of installing storm water drainage facilities, including, but not limited to, open ditches, retention/detention ponds, and enclosed drainage facilities. As a result, there is no cost to Plainfield to extend stormwater drainage facilities to the annexation area. Typically, Plainfield undertakes ditch work that involves removal of debris and obstructions and maintaining flow in public stormwater and drainage facilities specifically dedicated and accepted by the Town. Stormwater and

drainage facilities are to be included as part of the reconstruction of CR 500 E and all Oak Tree PUD local streets.

Stormwater and drainage facilities will be maintained by Plainfield in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Street Lighting

It is Plainfield's policy to light all dedicated streets in Plainfield. The standard street light installed is a 100-watt cobra head streetlight on a wooden pole. On average, Plainfield pays \$9.00 per streetlight per month. It is estimated that a total of 73 streetlights will be added as a result of the annexation at an annual cost of \$7,884. Street lighting is paid from Plainfield's General Fund. See also Attachment Page 4 ("Street Lights").

Streetlights will be installed by Plainfield in a manner equivalent in standard and scope to the services provided in other areas within the present corporate boundaries of Plainfield.

Conclusion

The Town of Plainfield believes it is in the best position to develop the Oak Tree Plainfield Annexation Area to its fullest potential. The Town has extensive experience with development of (1) Planned Unit Developments and (2) support infrastructure, including roads, water and sewer facilities. Plainfield has developed myriad plans to guide development for the portion of Guilford and Liberty Townships that comprises the annexation area.

ATTACHMENTS

Page

Estimated Assessed Value and Tax Rate Impact—
Assumes Annexation Levy Appeal in 20091

Estimated Revenue and Expenditures—
Annexation Area2

Estimated Assessed Value and Estimated Property
Taxes Paid in Annexation Area3

Schedule Showing Estimated Costs to Serve Area.....4

TOWN OF PLAINFIELD, INDIANA

(Oak Tree Annexation Area)

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT - ASSUMES ANNEXATION LEVY APPEAL IN 2009

(Assumes first year of tax collections from Annexation Area is 2007 pay 2008.)

Assessment Year	Est. Annexation Area Net Assessed Value (1)	Est. Current Town Net Assessed Value (2)	Est. Total Net Assessed Value (3)	Est. Property Tax Levy (4) (5)	Est. Property Tax Rate (6)
2005 pay 2006	N/A	\$1,106,336,710	\$1,106,336,710	\$8,664,829	\$0.7832
2006 pay 2007	N/A	1,150,590,178	1,150,590,178	8,947,443	0.7776
2007 pay 2008	\$1,849,900	1,196,613,786	1,198,463,686	9,241,078	0.7711
2008 pay 2009	13,369,900	1,244,478,337	1,257,848,237	9,913,888	0.7882
2009 pay 2010	24,889,900	1,294,257,470	1,319,147,370	10,245,215	0.7767
2010 pay 2011	36,589,900	1,346,027,769	1,382,617,669	10,589,464	0.7659
2011 pay 2012	48,109,900	1,399,868,880	1,447,978,780	10,947,138	0.7560
2012 pay 2013	59,629,900	1,455,863,635	1,515,493,535	11,318,762	0.7469
2013 pay 2014	71,329,900	1,514,098,181	1,585,428,081	11,704,879	0.7383
2014 pay 2015	82,849,900	1,574,662,108	1,657,512,008	12,106,055	0.7304
2015 pay 2016	94,369,900	1,637,648,592	1,732,018,492	12,522,877	0.7230
2016 pay 2017	106,069,900	1,703,154,536	1,809,224,436	12,955,954	0.7161
2017 pay 2018	117,589,900	1,771,280,717	1,888,870,617	13,405,922	0.7097

- (1) See page 3, estimated assessed value growth in the Annexation Area.
- (2) Assumes assessed value for the Town of Plainfield, excluding the Annexation Area, grows at a rate of 4.0%.
- (3) Represents the assessed value for the Town of Plainfield, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase at an annual growth factor of 3.9%. Assumes that the funds received from the CCI rate outside of the maximum levy remains constant, and assumes no additional debt is issued.
- (5) Assumes Town applies for an annexation levy appeal for pay 2009 equal to the average of the costs that are shown on page 4.
- (6) Based on Estimated Property Tax Levy divided by the Estimated Total Net Assessed Value.

Prepared by: UMBAUGH
March 30, 2006

TOWN OF PLAINFIELD, INDIANA

(Oak Tree Annexation Area)

ESTIMATED REVENUE AND EXPENDITURES - ANNEXATION AREA

(Assumes first year of tax collections from Annexation Area is 2007 pay 2008.)

Assessment Year	Est. Property Tax Revenue Paid In Area (1)	Property Taxes from Annex. Appeal (2)	Combined Revenue	Estimated Annual Expenditures (3)	Estimated Surplus/ (Shortfall) (4)
2006 pay 2007	N/A	N/A	N/A	N/A	N/A
2007 pay 2008	\$14,260	N/A	\$14,260	\$194,078	(\$179,818)
2008 pay 2009	105,380	\$367,722	473,102	210,646	262,456
2009 pay 2010	193,310	382,063	575,373	224,387	350,986
2010 pay 2011	280,240	396,963	677,203	307,111	370,092
2011 pay 2012	363,720	412,445	776,165	322,963	453,202
2012 pay 2013	445,360	428,530	873,890	336,182	537,708
2013 pay 2014	526,610	445,243	971,853	424,966	546,887
2014 pay 2015	605,120	462,607	1,067,727	440,863	626,864
2015 pay 2016	682,320	480,649	1,162,969	457,165	705,804
2016 pay 2017	759,570	499,394	1,258,964	556,115	702,849
2017 pay 2018	834,570	518,870	1,353,440	570,469	782,971

(1) Represents property taxes paid by residents of the Annexation Area. Property taxes paid do not necessarily represent additional revenues for the Town, rather they represent the portions of the Town's tax levy which will be paid by Annexation Area residents. The tax levy includes funds necessary to provide police, fire, street maintenance, and other services to the Annexation Area. See page 3 for more detail.

(2) Assumes City applies for an annexation levy appeal for pay 2009 of \$402,360, the average of the estimated expenses shown on page 4.

(3) Based on information provided by Town representatives, the expenditures include estimated costs to cover police and fire service in the Annexation Area, street maintenance costs, street lights, recycling and trash collection.

(4) Represents difference between amount of property taxes paid in Annexation Area and cost to provide increased services.

Prepared by: UMBAUGH

March 30, 2006

TOWN OF PLAINFIELD, INDIANA

(Oak Tree Annexation Area)

ESTIMATED ASSESSED VALUE AND ESTIMATED PROPERTY TAXES PAID IN ANNEXATION AREA

(Assumes first year of tax collections from Annexation Area is 2007 pay 2008.)

Assessment Year	Current Net Assessed Value (1)	Growth in Assessed Value (2)	Total Assessed Value	Estimated Property Taxes Paid in Area (3)
2005 pay 2006	\$1,849,900	N/A	\$1,849,900	N/A
2006 pay 2007	1,849,900	N/A	1,849,900	N/A
2007 pay 2008	1,849,900	N/A	1,849,900	\$14,260
2008 pay 2009	1,849,900	\$11,520,000	13,369,900	105,380
2009 pay 2010	1,849,900	23,040,000	24,889,900	193,310
2010 pay 2011	1,849,900	34,740,000	36,589,900	280,240
2011 pay 2012	1,849,900	46,260,000	48,109,900	363,720
2012 pay 2013	1,849,900	57,780,000	59,629,900	445,360
2013 pay 2014	1,849,900	69,480,000	71,329,900	526,610
2014 pay 2015	1,849,900	81,000,000	82,849,900	605,120
2015 pay 2016	1,849,900	92,520,000	94,369,900	682,320
2016 pay 2017	1,849,900	104,220,000	106,069,900	759,570
2017 pay 2018	1,849,900	115,740,000	117,589,900	834,570

(1) Based on current net assessed value of the annexation area, as provided by Banning Engineers and the Hendricks County Auditor's office.

(2) Based on estimated schedule of build-out as provided by Town representatives. Assumes 643 dwelling units built-out over a 10 year period.

(3) Calculated based on the total assessed value in the annexation area divided by 100 and multiplied by the estimated property tax rate shown on page 1.

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March 30, 2006

TOWN OF PLAINFIELD, INDIANA

(Oak Tree Annexation Area)

SCHEDULE SHOWING ESTIMATED COSTS TO SERVE AREA

Year	Trash Collection (1)	Recycling (2)	Street Maintenance (3)	Street Lights (4)	Police Costs (5)	Fire Costs (6)	Total Expenses
2007							\$0
2008	\$4,255	\$768	\$19,290	\$7,884	\$63,146	\$98,735	194,078
2009	8,510	1,536	19,290	7,884	65,040	108,386	210,646
2010	12,831	2,316	19,290	7,884	66,991	115,075	224,387
2011	17,086	3,084	19,290	7,884	138,002	121,765	307,111
2012	21,341	3,852	19,290	7,884	142,142	128,454	322,963
2013	25,662	4,632	19,290	7,884	146,406	132,308	336,182
2014	29,917	5,400	19,290	7,884	226,198	136,277	424,966
2015	34,172	6,168	19,290	7,884	232,984	140,365	440,863
2016	38,493	6,948	19,290	7,884	239,974	144,576	457,165
2017	42,748	7,716	19,290	7,884	329,564	148,913	556,115
2018	42,748	7,716	19,290	7,884	339,451	153,380	570,469

Note: Assumes that Town begins providing non-capital services on January 1, 2008.

(1) Assumes a cost of \$5.54 per month per home. Based on the estimated build-out schedule, this calculation assumes there are 64 to 65 homes added per year from 2007 through 2016.

(2) Assumes a cost of \$1.00 per month per home. Based on the estimated build-out schedule, this calculation assumes there are 64 to 65 homes added per year from 2007 through 2016.

(3) Assumes that the current street maintenance budget of \$315,901 is allocated to the annexation area based on road mileage.

(4) Assumes a cost of \$9.00 per month per streetlight. Assumes there are 73 streetlights.

(5) To maintain the current service level of 2.2 police officers per 1,000 population, assumes that an additional police officer is hired every three years beginning in 2008 and ending in 2017. Assumes that the cost of the police officers and their equipment increases each year based on a 3% inflation factor.

(6) Assumes that Plainfield adds 6 firefighters per year for 6 years starting in 2007. Allocates the current budget plus the additional firefighters each year to the annexation area based on the ratio of the number of acres in the annexation area to the current number of acres served by the fire department.

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March 30, 2006