

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2007-05

**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, Robert L. Dodson is the owner of certain land contiguous to the Town, in Washington Township, Hendricks County, Indiana, with a mailing address of 1209 S. County Road 900 E., Avon, Indiana 46132, and has 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 resolution of the Town Council, acknowledging and accepting such petition, adopted on January 8, 2007; 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 an 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. The foregoing recitals (or "whereas clauses") are findings by the Town Council and are incorporated into this Resolution by this reference.

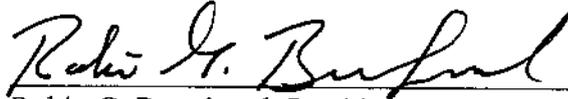
Section 4. The sections, subsections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any section, subsection, paragraph, sentence, clause or phrase of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a 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 5. This Resolution shall be in full force and effect from and after its passage by the Town Council.

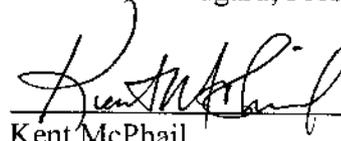
* * * * *

Passed by the Town Council of the Town of Plainfield, Hendricks County, State of Indiana, this 26th day of February, 2007.

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



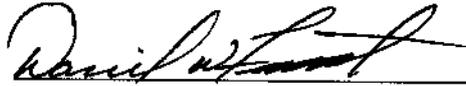
Robin G. Brandgard, President



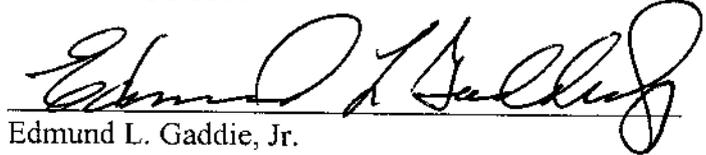
Kent McPhail



Bill Kirchoff



Daniel W. Fivecoat



Edmund L. Gaddie, Jr.

Constituting a majority of the members of the Town Council

ATTESTED BY:



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

Exhibit A

Fiscal Plan

**Plainfield, Indiana
Hendricks County**

Fiscal Plan:

Dodson Annexation Area

Adopted, Approved and Established
by the
Plainfield Town Council
February 12, 2007

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

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Fiscal Plan:

Dodson Annexation Area

Introduction and Conclusions

Robert L. Dodson, the owner of certain land located immediately north of the Town of Plainfield (the "Town" and "Plainfield"), in Washington Township, Hendricks County, Indiana, has petitioned the Town Council to annex territory containing such land (collectively, the "Dodson Annexation Area" and the "annexation area") into the Town. The Dodson Annexation Area is one hundred percent contiguous with the Town, including the North Central Plainfield Annexation Area annexed by the Town last year (the "North Central Annexation Area").

The following fiscal plan has been prepared for the Dodson 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 in connection with the fiscal plan for the North Central Annexation Area by Umbaugh, which provides financial advisory services to the Town:

- 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 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 Town Council believes that the cost of the annexation of the Dodson Annexation Area, if any, is immaterial and has been taken into account by the fiscal plan for the North Central Annexation Area approved last year.

The annexation area, which consists of approximately five acres, is situated outside of, but contiguous to, the Town; that is, at least one-eighth 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. One hundred 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 February 12, 2007. A legal description of the annexation area is also attached to and incorporated into such ordinance.

Background

With the adoption of Resolution No. 2005-45, the Town Council adopted the following amendments to the *Plainfield Comprehensive Plan 2025 (December 2005)* for the short and long-term growth of the North Central Annexation Area and other undeveloped properties, including the Dodson Annexation Area:

- Updates the Transportation Improvements Map with respect to the location of the Ronald Reagan Parkway, which will provide access to the annexation area.
- Provides recommendations regarding land use and transportation improvements in the vicinity of US 40 and Ronald Reagan Parkway. US 40 is the major east-west highway situated most closely to the annexation area.
- Updates the Future Land Use Map to coincide with recent land use determinations and existing land uses.
- Adds land use classifications of Mixed Use Office/Flex Space and Heavy Industrial.

- Expands the planning area of Plainfield north to the corporate limits of the Town of Avon from Raceway Road on the east to a line located approximately 2,800 feet west of CR 900 E.

Through the Town's planning efforts, the annexation area will develop in a manner that ensures that it will be assimilated easily into the Town.

Statutory Considerations

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

Contiguity

The Dodson Annexation Area is more than 12.5 percent contiguous to the present corporate boundaries of Plainfield.

Petition for Annexation

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

Need and Use

The Dodson 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:

- Future Development along Morris Street (CR 100 S), CR 200 S, Smith Road (CR 900 E), and continued extension of Ronald Reagan Parkway north of US 40 will have a direct impact on thoroughfares located within the corporate limits of Plainfield.
- Future development along the Six Points Road/Raceway Road corridors between US 40 and Morris Street (CR 100 S) will have a direct impact on thoroughfares located within the corporate limits of Plainfield.
- Future development in the annexation area and adjacent undeveloped areas will have a direct impact on traffic volumes on major Plainfield thoroughfares such as Dan Jones Road (CR 800 E), Township Line Road (CR 300 S), Smith Road south between US 40 and CR 200 S, Ronald Reagan Parkway south of US 40, US 40, and Perry Road.

- 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.
- Emergency Services Consulting, Inc. has completed a study to determine locations for Plainfield Fire Station Nos. 3 and 4. The study will also include staffing and equipment recommendations. It is highly likely that Plainfield will construct one of the new fire stations within close proximity to the annexation area. Proactive planning by Plainfield ensures that proper fire service is available to the annexation area, 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.
- In December 2004, the Town entered into interlocal agreements with the Washington Township Fire Department and the Avon Police Department to provide emergency dispatching services through Plainfield's 800 MHz radio system. This will enable the Plainfield Police and Fire Departments to directly communicate with the Avon Police and Washington Township Fire Departments on a single shared 800 MHz system. In addition, the Avon Police Department and Washington Township Fire Department are now able to communicate directly with the Marion County Emergency Communications Agency, the county-wide communications system for Indianapolis/Marion County. This will result in better intergovernmental coordination of emergency services among multiple jurisdictions. The joint emergency dispatch system currently serves the

annexation area and affirms that Plainfield has planned for the needs of the annexation area and that the annexation area is needed and can be used for the future development of the Town.

- The annexation area will be included in the AllPoints Midwest industrial park proposed for the Town. AllPoints Midwest may result in the construction of approximately eleven million square feet of warehouse-distribution facilities. Plainfield is in the best position to develop the annexation area for warehouse/distribution facilities. Since 1993, a total of 22,133,700 square feet of warehouse/distribution/industrial space has been built in Plainfield's business parks. Among other things, the catalyst for this growth in industrial space is Plainfield's adoption of a comprehensive tax abatement ordinance.
- Plainfield also requires that all buildings receiving tax abatement must receive architectural approval from the Plainfield Plan Commission's Design Review Committee (DRC) before an improvement location permit is issued. DRC review includes building color, landscaping, beaming, and lighting. The DRC has raised the bar in terms of aesthetic treatment of Plainfield's industrial buildings.
- These policies and procedures have substantially increased Plainfield's total assessed valuation. The increased assessed values have lessened the overall tax burden on Plainfield residential single family property taxpayers. The annexation area and the balance of AllPoints Midwest are located in Washington Township. Residential property taxpayers in Washington Township are burdened by high property taxes because of the lack of industrial development. The addition of eleven million square feet of industrial space will shift more of the tax burden from single family residential properties to warehouse/distribution/industrial properties over the long term. Policies and procedures adopted by Plainfield, and a proven track record in developing industrial parks affirm that the annexation area is needed and can be used by the Town for its future development.

Basic Data

A. Location

The mailing address of the annexation area is 1209 S. County Road 900 E., Avon, Indiana 46132.

B. Size

The annexation area is approximately five acres.

C. Building

One single-family dwelling and one or more small outbuildings are believed to exist in the annexation area.

D. Population

Not more than one person is estimated to live in the annexation area. He lives in one single-family home.

E. Zoning

The annexation area is under the jurisdiction of the Hendricks County Plan Commission. On July 6, 2004, the Hendricks County Commissioners adopted Ordinance No. 2004-26 establishing a Commercial-Industrial Planned Unit Development for the annexation area. The County Commissioners were proactive in envisioning the type of development for the annexation area. This vision is consistent with the December 2005 amendments to the Plainfield Comprehensive Plan. Upon annexation, the annexation area will be under the jurisdiction of the Plainfield Plan Commission. The following zoning is proposed for the annexation area:

Proposed Industrial Park: I-2 "Office/Warehouse/Distribution Industrial"

Proposed Residential: R-4 "Medium Density Residential"

F. Council District

The annexation area shall be assigned to Town Council District No. 1.

G. Assessment

The assessed value of the land and improvements in the annexation area is modest, according to records on file in the Hendricks County Assessor's Office.

H. Contiguity

One hundred percent of the annexation area 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.

Town Court

The Plainfield Town Court has been in existence since September 1989. It was the first town court in Hendricks County. The Town Court was established for the convenience of residents because it operates as a night court. In addition, the Town 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 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 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

In December 2004, the Town entered into interlocal agreements with the Washington Township Fire Department and the Avon Police Department to provide emergency dispatching services through Plainfield's 800 MHz radio system. This enables the Plainfield Police and Fire Departments to communicate directly with the Avon Police and Washington Township Fire Departments on a single shared 800 MHz system. In addition, the Avon Police and Washington Township Fire Departments are now able to communicate directly with the Marion County Emergency Communications Agency, the county-wide communications system for Indianapolis/Marion County. This will result in better intergovernmental coordination of emergency services amongst multiple jurisdictions. The joint emergency dispatch system currently serves the proposed annexation area. Therefore, the proposed annexation will not have a financial or operational impact on the operation of the Communications Department.

The services of the 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 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 and Building 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 Engineering and Building Department has been providing basic engineering services to the annexation area for review of plats, issuance of building permits, permit inspections and sewer utility engineering. Therefore, the proposed annexation will not have a financial or operational impact on the Engineering and Building Department.

The services of the 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.

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 and Zoning Department consists of two full-time employees and a shared employee with the Plainfield Municipal Utility Department. The Planning and Zoning Department was involved in the rezoning and platting of Meadowlark and Huntwick subdivisions, Grace Point Church of the Nazarene and the Hobbs Nursery developments. Therefore, the proposed annexation will not have a financial or operational impact on the Planning and Zoning Department.

The services of the 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.

Parks and Recreation Department

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 Community Recreation and Splash Island Aquatic centers:

2006 Center Annual and Daily Memberships			
	Resident	Non-Resident	Savings
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 Parks and Recreation 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 Parks and Recreation 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 and Recreation 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 park system will not require additional investment or cost to serve annexation area residents.

The services of the Parks 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 Department

Services provided by the 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 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 population. The national average for communities between 10,000 and 25,000 population is 2.0 police officers per 1,000 population. Two new police officers were budgeted for 2006. Starting January 2006, the Police Department implemented twelve-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 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 one person. The annexation will not require a new officer. However, continued growth of Plainfield and future growth of residential subdivisions in the annexation area will require an additional officer in 2008. The Town's Human Resources 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 population. Police services are funded through the Town's General Fund. See Attachment Page 4 for estimated "Police Costs" as a result of the annexation in years 2007 through 2020.

The 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 Department

The 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 Resources 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 2008 through 2020.

Emergency Services Consulting, Inc. 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 near the annexation area 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 north of the Town. Development pressures continue north of Plainfield. Industrial, commercial, retail and residential housing projects may determine the location of the next fire station. Plainfield will request donation of land from developers planning new projects north of the community. Again, it is anticipated that in the near term that a new fire station will be required north of the Town (which includes the annexation area) as well as the southeast quadrant of Plainfield.

The 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 Washington Township 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 Washington Township as shown by the most recent assessment for taxation before the annexation. See Attachment Page 4 for the estimated insubstantial "Town share" of this debt in each of 2007 through 2018.

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.

Phase 1 sewer improvements for the annexation area and the North Central Annexation Area are described below:

PRELIMINARY SANITARY SEWER
PHASED CONSTRUCTION ESTIMATE

Phase S1:

Phase S1 includes tying onto an existing lift station at Bentwood Subdivision and extending 6100' +/- of 12" sanitary sewer along CR 200 S to AllPoints Midwest. This sanitary sewer main will service buildings 4-5 and 7-12.

	\$915,000
Right-of-Way	<u>\$100,000</u>
Total	\$1,015,000

Sewer improvements will be funded from a Tax Increment Financing (TIF) District established by the Plainfield Redevelopment Commission (the "Redevelopment Commission") and the Town Council. Additional phases will be funded utilizing a combination of TIF, sewer availability fees, grants, revenue bonds, developer contributions, etc.

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 North Central Annexation Area and the proposed AllPoints Midwest. 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.

Phase 1 road improvements for the annexation area and the North Central Annexation Area are described below:

PRELIMINARY ROAD
PHASED CONSTRUCTION ESTIMATE

Phase 1:

Phase 1 includes the Ronald Reagan Parkway (RRP) from terminus north of US 40 to CR 200 S, RRP/200S intersection, CR 200 S to AllPoints Midwest entrance, CR 200 S/entrance intersection. RRP is proposed as four-lane concrete on 230' right-of-way. CR 200 S is a 32' wide local industrial street with a sidewalk on the south side on a 70' right-of-way. Estimate includes a 10% engineering allocation, 10% construction inspection allocation, and a 10% contingency.

Traffic Signal	\$6,022,000
Right-of-way (includes 6 houses, plus \$30,000 each for soft costs and relocation fee)	\$100,000
	<u>\$1,685,000</u>
Total	\$7,807,000

Phase 1A:

Phase 1A is CR 200 S from the east end of the RRP/CR 200 S intersection to and including the CR 1050 E/CR 200 S intersection. CR 200 S and CR 1050 E are 32' wide local industrial streets with sidewalks on both sides. The estimate includes 30% for engineering, inspection and contingency.

Right-of-way (no houses)	\$1,141,000
Total	<u>\$112,000</u>
	\$1,253,000
 Total Phase 1 and 1A	 \$9,060,000

Road improvements will be funded from a proposed TIF District established by the Redevelopment Commission and the Town Council. Additional phases will be funded utilizing a combination of Federal Highway Funds, TIF, grants, and developer contributions, etc.

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 2020.

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. At a cost of \$2.00 per house per month, the cost to provide annual recycling services will cost \$960 in each of the years 2010 through 2020. 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 will cost \$960 in each of the years 2010 through 2020. See also 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 200 S and Smith Road.

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 30 streetlights will be added as a result of the annexation at an annual cost of \$3,240. 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 Dodson Annexation Area to its fullest potential. The Town has extensive experience with development and funding of (1) "world class" industrial parks and (2) support infrastructure, including roads, water and sewer facilities. Plainfield has developed myriad plans to guide development for the portion of Washington Township that comprises the annexation area and the North Central Annexation Area. Plainfield is also experienced in the establishment and management of TIF Districts and other types of sophisticated financing tools and in the issuance of revenue bonds.

Residents within and outside the annexation area will benefit from the annexation. Industrial development represents only a small portion of the assessed value of Washington Township. Lack of industrial growth in Washington Township means that single family homeowners are increasingly burdened with higher property taxes. The annexation will spread the property tax more evenly among retail, residential *and* industrial properties.

All residents in the portion of Washington Township that comprises the annexation area will see direct benefits associated with the extension of Ronald Reagan Parkway to the proposed AllPoints Midwest industrial park and reconstruction and widening of CR 200 S and Smith Road (CR 900 E) between CR 200 S and Morris Street.

ATTACHMENTS*

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Estimated Assessed Value and Tax Rate Impact— Assumes Annexation Levy Appeal in 2009.....	1
Estimated Revenue and Expenditures— Annexation Area	2
Estimated Assessed Value and Estimated Property Taxes Paid in Annexation Area	3
Schedule Showing Estimated Costs to Serve Area.....	4

* Prepared for the fiscal plan for North Central Annexation Area as noted above in the text to this fiscal plan. This information is provided for the purposes stated above. As used in the Attachment Pages, "Annexation Area" and like terms and words mean the North Central Annexation Area, to which the five-acre Dodson Annexation Area is completely contiguous.

TOWN OF PLAINFIELD, INDIANA

(North Central Plainfield 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	\$2,034,700	1,196,613,786	1,198,648,486	9,241,078	0.7710
2008 pay 2009	7,502,700	1,244,478,337	1,251,981,037	9,917,721	0.7922
2009 pay 2010	21,988,700	1,294,257,470	1,316,246,170	10,249,197	0.7787
2010 pay 2011	37,992,700	1,346,027,769	1,384,020,469	10,593,601	0.7654
2011 pay 2012	44,214,700	1,399,868,880	1,444,083,580	10,951,437	0.7584
2012 pay 2013	52,258,700	1,455,863,635	1,508,122,335	11,323,229	0.7508
2013 pay 2014	61,521,200	1,514,098,181	1,575,619,381	11,709,520	0.7432
2014 pay 2015	72,001,700	1,574,662,108	1,646,663,808	12,110,877	0.7355
2015 pay 2016	83,700,200	1,637,648,592	1,721,348,792	12,527,886	0.7278
2016 pay 2017	96,612,200	1,703,154,536	1,799,766,736	12,961,159	0.7202
2017 pay 2018	111,249,200	1,771,280,717	1,882,529,917	13,411,330	0.7124
2018 pay 2019	127,611,200	1,842,131,946	1,969,743,146	13,879,057	0.7046
2019 pay 2020	127,611,200	1,915,817,224	2,043,428,424	14,365,026	0.7030
2020 pay 2021	127,611,200	1,992,449,913	2,120,061,113	14,869,947	0.7014

- (1) See page 3, estimated residential and personal property 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 22, 2006

TOWN OF PLAINFIELD, INDIANA

(North Central Plainfield 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	\$15,690	N/A	\$15,690	\$0	\$15,690
2008 pay 2009	59,430	\$371,555	430,985	280,758	150,227
2009 pay 2010	171,220	386,045	557,265	305,141	252,124
2010 pay 2011	290,800	401,101	691,901	323,525	368,376
2011 pay 2012	335,310	416,744	752,054	339,228	412,826
2012 pay 2013	392,370	432,997	825,367	354,983	470,384
2013 pay 2014	457,210	449,884	907,094	365,000	542,094
2014 pay 2015	529,560	467,429	996,989	375,316	621,673
2015 pay 2016	609,170	485,659	1,094,829	385,947	708,882
2016 pay 2017	695,760	504,600	1,200,360	396,892	803,468
2017 pay 2018	792,550	524,279	1,316,829	408,164	908,665
2018 pay 2019	899,160	544,726	1,443,886	419,779	1,024,107
2019 pay 2020	897,090	565,970	1,463,060	431,580	1,031,480
2020 pay 2021	895,060	588,043	1,483,103	443,899	1,039,204

(1) Represents property taxes paid by residents in the non-TIF portion 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 \$371,555, 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, and a portion of Washington Township debt.

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

Prepared by: UMBAUGH

March 22, 2006

TOWN OF PLAINFIELD, INDIANA

(North Central Plainfield 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	Non-TIF Portion			TIF Portion		Total Property Taxes Paid in Annexation Area (6)
	Current Assessed Value (1)	Growth in Assessed Value (2)	Total Assessed Value (3)	Incremental Assessed Value (4)	Estimated Tax Increment From Town Rate (5)	
2005 pay 2006	\$2,034,700	N/A	\$2,034,700	N/A	N/A	N/A
2006 pay 2007	2,034,700	N/A	2,034,700	N/A	N/A	2,034,700
2007 pay 2008	2,034,700	N/A	2,034,700	N/A	N/A	2,034,700
2008 pay 2009	2,034,700	\$5,468,000	7,502,700	\$0	\$0	7,502,700
2009 pay 2010	2,034,700	19,954,000	21,988,700	2,225,700	17,330	24,214,400
2010 pay 2011	2,034,700	35,958,000	37,992,700	9,968,200	76,300	47,960,900
2011 pay 2012	2,034,700	42,180,000	44,214,700	21,603,200	163,830	65,817,900
2012 pay 2013	2,034,700	50,224,000	52,258,700	37,943,200	284,880	90,201,900
2013 pay 2014	2,034,700	59,486,500	61,521,200	56,031,950	416,410	117,553,150
2014 pay 2015	2,034,700	69,967,000	72,001,700	76,453,200	562,300	148,454,900
2015 pay 2016	2,034,700	81,665,500	83,700,200	98,459,450	716,580	182,159,650
2016 pay 2017	2,034,700	94,577,500	96,612,200	121,855,700	877,550	218,467,900
2017 pay 2018	2,034,700	109,214,500	111,249,200	146,716,950	1,045,230	257,966,150
2018 pay 2019	2,034,700	125,576,500	127,611,200	172,823,200	1,217,730	300,434,400
2019 pay 2020	2,034,700	125,576,500	127,611,200	196,809,450	1,383,540	324,420,650
2020 pay 2021	2,034,700	125,576,500	127,611,200	220,125,700	1,543,940	347,736,900

(1) Based on current residential assessed value and base assessed value of the TIF 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, which includes approximately 80 single-family homes, 120 senior housing units, and the estimated personal property in the TIF area.

(3) Represents portion of taxes generated by residential growth, personal property, and base assessed value.

(4) Based on current incremental assessed value, which was calculated based on information provided by Banning Engineers and the Hendricks County Auditor's office, and the estimated schedule of build-out as provided by Browning Investments.

(5) Represents portion of taxes generated by incremental assessed value and the Town's estimated tax rate. This is available to fund improvements in, serving or benefiting the Area.

(6) Estimated combined total of Town property taxes paid in the Annexation Area.

Prepared by: UMBAUGH
March 22, 2006

TOWN OF PLAINFIELD, INDIANA

(North Central Plainfield Annexation Area)

SCHEDULE SHOWING ESTIMATED COSTS TO SERVE AREA

Year	Debt (1)	Trash Collection (2)	Recycling (3)	Street Maintenance (4)	Street Lights (5)	Police Costs (6)	Fire Costs (7)	Total Expenses
2007								\$0
2008	\$156	\$665	\$120	\$11,420	\$3,240	\$63,146	\$202,011	280,758
2009	151	2,992	540	11,420	3,240	65,040	221,758	305,141
2010	152	5,318	960	11,420	3,240	66,991	235,444	323,141
2011	158	5,318	960	11,420	3,240	69,001	249,131	339,228
2012	157	5,318	960	11,420	3,240	71,071	262,817	354,983
2013	157	5,318	960	11,420	3,240	73,203	270,702	365,000
2014	156	5,318	960	11,420	3,240	75,399	278,823	375,316
2015	160	5,318	960	11,420	3,240	77,661	287,188	385,947
2016	159	5,318	960	11,420	3,240	79,991	295,804	396,892
2017	157	5,318	960	11,420	3,240	82,391	304,678	408,164
2018	160	5,318	960	11,420	3,240	84,863	313,818	419,779
2019		5,318	960	11,420	3,240	87,409	323,233	431,580
2020		5,318	960	11,420	3,240	90,031	332,930	443,899

Assumptions:

- (1) - Assumes that Town begins providing non-capital services on January 1, 2008. Plainfield will be responsible for a portion of Washington Township's Fire Station G.O. Bonds of 1998. Based on the current A.V.s, Plainfield would be responsible for .1027% of the outstanding debt.
- (2) Assumes a cost of \$5.54 per month per home. Based on the estimated build-out schedule, this calculation assumes there are 10 homes in 2008, 45 homes in 2009, and 80 homes in 2010 through 2020.
- (3) Assumes a cost of \$1.00 per month per home. Based on the estimated build-out schedule, this calculation assumes there are 10 homes in 2008, 45 homes in 2009, and 80 homes in 2010 through 2020.
- (4) Assumes that the current street maintenance budget of \$315,901 is allocated to the annexation area based on road mileage.
- (5) Assumes a cost of \$9.00 per month per streetlight. Assumes there are 30 streetlights.
- (6) To maintain the current service level of 2.2 police officers per 1,000 population, assumes that one additional police officer is needed as a result of the annexation. Assumes that the cost of the police officer and his equipment increases each year based on a 3% inflation factor.
- (7) 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.

Prepared by: UMBAUGH

March 22, 2006