RESOLUTION NO. 2008-18

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, North/South Corridor Properties, LLC, are the owners of land generally situated on the west side of Ronald Reagan Pwy approximately 3,000 feet north of US Hwy 40 in Washington Township, Hendricks County, Indiana (the "Land"); and they have petitioned the Town Council to adopt an ordinance annexing their Land pursuant to Indiana Code 36-4-3, as amended (the "Act");

WHEREAS, the Land and contiguous areas the Town is required by the Act to annex in connection with the annexation of the Land, including public highway rights-of-way, are referred to collectively as the "Territory."; 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 25th day of June, 2008

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

Robin G. Brandgard, President

Bill Kirchoff

Kent McPhail

Edmund L. Gaddie, Jr.

Renea S. Whicker

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:

Wamsley North Annexation Area

Adopted, Approved and Established
by the
Plainfield Town Council
June 25, 2008

Robin G. Brandgard
Council President

Wesley R. Bennett
Clerk-Treasurer

TOWN COUNCIL

Kent McPhail
Edmund L. Gaddie, Jr.

Bill Kirchoff
Renea Whicker

TOWN OFFICIALS

Richard A. Carlucci, Town Manager

Melvin R. Daniel, Attorney

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Fiscal Plan:

WAMSLEY NORTH ANNEXATION AREA

Introduction and Conclusions

North/South Corridor Properties, LLC, are the owners of land generally situated on the west side of Ronald Reagan Pwy approximately 3,000 feet north of US Hwy 40 in Washington Township, Hendricks County, Indiana (the "Land"); and they have petitioned the Town Council to adopt an ordinance annexing their Land pursuant to Indiana Code 36-4-3, as amended (the "Act");

The following fiscal plan has been prepared for the Wamsley North 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.

The annexation area, which consists of approximately 26.7 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. 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 May 29, 2008. 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 Plainfield Annexation Area and other undeveloped properties, including the Wamsley North 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 Wamsley North Annexation Area, Indiana law defines a series of statutory issues that must be addressed, including:

Contiguity

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

Need and Use

The Wamsley North Annexation Area is needed and will be used by Plainfield for its development at this time. Although the issue of "need" 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 will 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 will 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 near 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 will be used by the Town for its development at this time.

- In 2006, the Town entered into interlocal agreement with Avon Brownsburg, Danville and Hendricks County to form the Hendricks County Communications Center that will provide 800 MHz radio system to all of Hendricks County. In addition, all of Hendricks County police and fire departments will be 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 will be used for the future development of the Town.

- 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.

Basic Data

A. Location

The annexation area is generally situated on the west side of Ronald Reagan Pwy approximately 3,000 feet north of US Hwy 40 in Washington Township

B. Size

The annexation area is approximately 26.7 acres.

C. Building

There are no structures in the annexation area.

D. Population

The annexation area is not populated.

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 Zoning for the annexation area is "GC" General Commercial and "C-I" Commercial Industrial Districts.

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

The annexation area is adjacent and 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 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 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 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.

Hendricks County Communications Center

In 2006, the towns of Plainfield, Brownsburg, Avon and Danville joined with Hendricks County and agreed to form a county-wide joint communication center. The Hendricks County Communications Center (HCCC) is housed at the Plainfield Police Headquarters building. This will result in better intergovernmental coordination of emergency services amongst multiple jurisdictions. The new HCCC operates at an 800 MHz system that is also connected to Marion County's Joint Communication Center thus providing inter-county cooperation. 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 HCCC 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. As a result, 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.

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 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 Department

Plainfield operates an award-winning Parks and Recreation Department. Plainfield parks that will be available to residents of the annexation area include Franklin and Swinford Parks, Friendship Garden Park, Anderson Skate Park, Newby Lane and White Lick Creek Park, Bob Ward 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. Residents of the annexation area 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, residents of the annexation area 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 Aquatic Center:

2007 Center Annual and Daily Memberships			
	Resident	Non-Resident	Savings
Family	$510	$725	$215
Individual	$285	$400	$115
Senior Citizen	$155	$255	$100
Adult Day Pass	$5.00	$8.00	$3.00
Youth Day Pass	$4.00	$7.00	$3.00

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 approved a Park Impact Fee of $850. 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 residents of the annexation area.

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 46 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.

This annexation will not require a new officer. However, continued growth of Plainfield and future growth of residential subdivisions in the Town will require an additional officer in the future. The Town's Human Resource Department estimates that a new fully equipped police officer requires an investment of $63,146. The addition of a new officer 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" 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 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 nine additional firefighters for 2009 and an additional nine firefighters for 2010. 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 whether or not Plainfield annexes the annexation area. 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" in years 2008 through 2020.

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. 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. The Town has a Cumulative Capital Improvement Fund that has approximately $2.2 million available for new fire station construction. Whether or not the Town annexes the annexation area, the Town anticipates that in the near term a new fire station will be required on the Town's north side, which includes the annexation area. It is anticipated that the Plainfield Fire Territory will be responsible for fire protection and EMS services in Plainfield and Guilford Township as January 1, 2009. The agreement to form a Plainfield Fire Territory was approved by the Plainfield Town Council and Guilford Township Board of Trustees in February 2008.

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. The Plainfield Fire Territory will assume control of fire protection and EMS services for the annexation area beginning January 1, 2009.

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. .

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. The area being annexed is currently served by the Plainfield Sewer Utility.

Plainfield Municipal Water Utility

As a regional water utility, the Plainfield Water Utility has the capacity and capability to serve the annexation area. 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. The annexation area is currently being served by the Plainfield Water Utility.

Streets

The Plainfield Public Works Department is responsible for general maintenance of any current and future streets in the annexation. Services include snow and ice removal, surface maintenance, leaf pick-up and street sweeping. The annexation area is served and fronts Ronald Reagan Pwy a four lane, divided roadway with raised grassed medians.

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

Residents of the annexation area 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. Plainfield has also created a Stormwater Department that was created to meet both Federal/State of Indiana Combined Sewer Overflow regulations and Federal MS4 stormwater mandates.

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.

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 Wamsley North Annexation Area to its fullest potential. The Town has extensive experience with development and funding of (1) "world class" industrial and commercial 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. 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.

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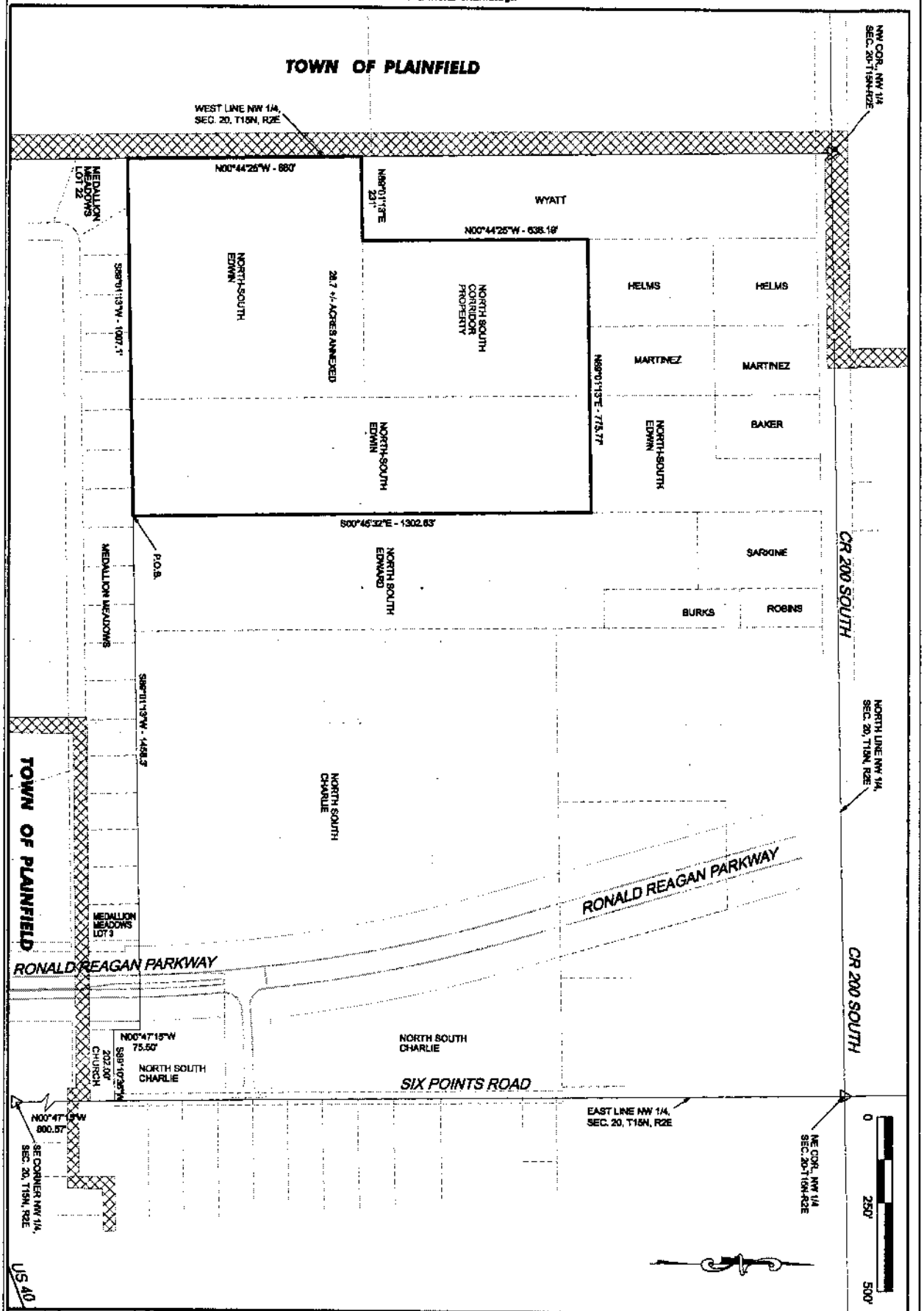
SCALE: 1:250
Project Number: 04147 Folder: 98-564 File Name: 98564annex2-charlie.dgn



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Project No: 04147
Sheet No: 1 of 1

ANNEXATION DESCRIPTION
NORTH SOUTH CORRIDOR
EDWIN PARCEL (WAMSLEY)
TOWN OF PLAINFIELD

Designed:	Revisions	Date
Drawn:		
Checked:		
Scale: 1"=250'		
Date: 02-29-08		

ANNEXATION DESCRIPTION

That portion of the Southwest Quarter of Section 17 and the Northwest and Northeast Quarters of Section 20 of Township 15 North, Range 2 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, described as follows:

Commencing at the southeast corner of the Northwest Quarter of Section 20; thence North 00 degrees 47 minutes 15 seconds West (assumed bearing) along the east line thereof 600.57 feet to the southeast corner of the land of North South Corridor Property Charlie, LLC as described in Instrument Number 2004-34524 in the Office of the recorder of said county; thence South 89 degrees 10 minutes 38 seconds West along the south line of said land 202.00 feet; thence North 00 degrees 47 minutes 15 seconds West along the west line of said land 75.50 feet; thence South 89 degrees 01 minutes 13 seconds West along the north line of Medallion Meadows as per plat thereof recorded in Plat Book 4, page 143 in said county records 1458.3 feet to the POINT OF BEGINNING; thence continue South 89 degrees 01 minutes 13 seconds West along the north line of said Medallion Meadows 1007.1 feet to the west line of said Northwest Quarter; thence North 00 degrees 44 minutes 25 seconds West along the west line thereof 660 feet to the northwest corner of Parcel I of the land of North South Corridor Property Edwin, LLC as described in Instrument Number 2005-31964 in said county records; thence North 89 degrees 01 minutes 13 seconds East along the north line thereof 231 feet to the southwest corner of Parcel II of said land; thence North 00 degrees 44 minutes 25 seconds West along the west line of said Parcel II a distance of 638.19 feet; thence North 89 degrees 01 minutes 13 seconds East along the north line of said Parcel II a distance of 775.77 to the east line of the land of North South Corridor Property Edwin, LLC as described in Instrument Number 2005-13210 in said county records; thence South 00 degrees 45 minutes 32 seconds East along the east line thereof 1302.63 feet to the POINT OF BEGINNING, containing 26.7 acres, more or less.

This description is for annexation purpose only. No transfer of title is to occur with description. Limited field work was performed. This description was based on existing deeds, plats, and previous annexation descriptions to the Town of Plainfield. No monuments were set and no deeds should be created from this description.