

TOWN COUNCIL OF THE TOWN OF
PLAINFIELD, INDIANA

RESOLUTION No. 2014-19

RESOLUTION ADOPTING A WRITTEN FISCAL PLAN AND ESTABLISHING
A POLICY FOR THE PROVISION OF TOWN SERVICES
TO AN ANNEXED AREA
(Indy PRF Annexation Area)

WHEREAS, the Town of Plainfield, Indiana, desires to annex the area known as the Indy PRF Area, which is more specifically described in the Fiscal Plan described below; and

WHEREAS, responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of Town services to the annexed area; and

WHEREAS, such a plan has been developed and presented to the Town Council of the Town (the "Town Council") entitled, "Annexation Fiscal Plan for the Town of Plainfield, Indiana – Indy PRF Annexation Area" (the "Fiscal Plan");

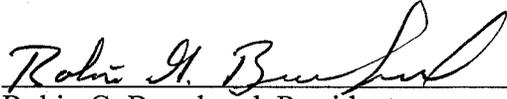
NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL,
THAT:

1. The Town Council of the Town, hereby approves and adopts the Fiscal Plan, which plan is attached hereto and made a part hereof, and hereby approves and adopts the specific policies for implementation of the plan as set out therein, and establishes a definite policy to provide services in accordance with said plan.

2. Any monies necessary for the provisions of services as described and itemized in the attached plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the Town's budget procedure.

PASSED AND ADOPTED by the Town Council of the Town upon this 24th of March, 2014.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



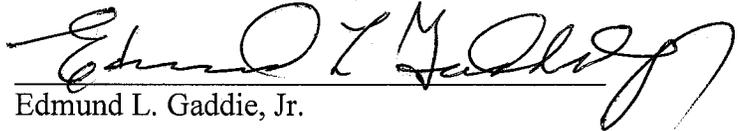
Robin G. Brandgard, President



Kent McPhail



Bill Kirchoff



Edmund L. Gaddie, Jr.



Renea S. Whicker

Attested by:



Wesley R. Bennett, Clerk-Treasurer of
the Town of Plainfield, Indiana

ANNEXATION FISCAL PLAN

FOR THE

TOWN OF PLAINFIELD, INDIANA

INDY PARK, RIDE & FLY
ANNEXATION

March 18, 2014

Prepared by:

UMBAUGH
Certified Public Accountants, LLP
Indianapolis, Indiana

TABLE OF CONTENTS

		<u>Page(s)</u>
Introduction	1
Section I	Area Description	
	A. Location, Area Size and Contiguity	2
	B. Current Land Use	2
	C. Current Population	2
	D. Real Property Assessed Valuation	2
Section II	Non-Capital Services	
	A. Cost of Services	3
	B. Police Protection	3
	C. Fire Protection.....	3 - 4
	D. Emergency Medical Services	4
	E. Street Maintenance.....	4
	F. Trash Collection and Recycling.....	4
	G. Storm Drainage	5
	H. Parks.....	5
	I. Street Lighting.....	6
	J. Governmental Administrative Services	6
Section III	Capital Improvements	
	A. Cost of Services	7
	B. Water Service.....	7
	C. Wastewater Service.....	7
	D. Storm Water and Drainage.....	8
	E. Street Construction.....	8
	F. Parks.....	8 - 9
	G. Sidewalks	9
	H. Street Lighting.....	9
Section IV	Fiscal Impact	10
Section V	Assumed Indebtedness	11
Appendix I	Summary of Additional Costs Due to Annexation	
Appendix II	Map and Legal Description of Annexation Area	

INTRODUCTION

The following fiscal plan (the “Fiscal Plan”) is for the proposed annexation of the area to the north, south and east of the existing corporate limits on the east side of Plainfield (the “Annexation Area”). The Annexation Area is adjacent to the Town of Plainfield (the “Town”). The requirements of the code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the Town Council. The Indiana Code states that this fiscal plan must include and provide:

- 1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
- 2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
- 3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
- 4) That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density; and
- 5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

This Fiscal Plan may include additional materials in connection with the foregoing. This Fiscal Plan was developed through the cooperative efforts of the Town’s various administrative offices and the Town’s financial advisors, Umbaugh. This fiscal plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the Town for purposes of Indiana Code 36-4-3-1.5. The Annexation Area is needed and can be used by the municipality for its development in the reasonably near future, and there is a written Fiscal Plan, herein provided, that has been approved by the Town Council.

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is north, south and east of the existing corporate boundaries on the east side of the Town. A map of the Annexation Area and new municipal boundary and a legal description of the real property proposed to be annexed have been included in attached Appendix II.

The Annexation Area totals approximately 73.35 acres, and the area is approximately 69% contiguous to the existing corporate boundaries of the Town.

B. Current Land Use

The majority of the Annexation Area consists of agricultural and undeveloped land.

C. Current Population

The current population of the Annexation Area is estimated at 3. This figure was arrived at by multiplying the estimated number of households in the Annexation Area by the persons per household figure in the 2010 Census for Guilford Township in Hendricks County.

Households	1
Population per Household	x 2.50
Estimated Population	<u>3</u>

D. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$129,200. This represents the assessed value as of March 1, 2013 for taxes payable 2014.

SECTION II

NON-CAPITAL SERVICES

A. Cost of Services

The current standard and scope of non-capital services being delivered within the Town and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing Town's municipal boundary.

The proposed Annexation Area will require expansion of the Town maintenance areas. The requirements for providing these services and the cost of each of the services were determined based upon the factors and needs of the Annexation Area.

The Town will provide all non-capital services to the Annexation Area within one (1) 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 Town regardless of topography, patterns of land use, and population density.

B. Police Protection

The Hendricks County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Plainfield Police Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Town of Plainfield Police Department's primary purpose is the prevention of crime. The department consists of 67 employees including six detectives, assistant chief and chief. The police department patrols within the boundaries of the Town on a daily basis and responds to all alarm calls. In addition, the police department provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The police department does not distinguish between different areas of the Town. The same services are provided throughout the Town. Due to the location and character of the Annexation Area, there is not anticipated to be any increase in costs to the Town to provide these services as a result of the annexation.

C. Fire Protection

The Annexation Area is currently served by the Plainfield Fire Territory ("PFT"). The PFT serves the corporate Town limits of Plainfield and Guilford Township. The PFT is a career department consisting of 6 full time administrative positions and an emergency operations shift staff of 66 sworn firefighters among three shifts. All firefighters are EMTs and 18 are paramedics. The firefighters man three fire stations 24-hours per day, 365 days per year. There are three engine companies, one ladder/rescue float company, three transporting paramedic units and one command vehicle staffed 24-hours per day. In addition, there is a support truck that pulls the rescue boat and the specially equipped Gator ATV.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

C. Fire Protection (Cont'd)

The PFT provides fire protection, emergency medical response, hazardous materials response, technical rescue and fire prevention services to citizens within the Town limits and Guilford Township. Given that service is already provided by PFT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

D. Emergency Medical Services

Currently, the PFT provides emergency medical services to the Annexation Area. These services include, but are not limited to, emergency medical response. Given that service is already provided by PFT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

E. Street Maintenance

All dedicated streets and county roads in the Annexation Area are currently maintained by Hendricks County. However, all non-capital services of the Plainfield Street Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Plainfield Street Department, which includes ten employees, is responsible for maintaining Town roads, maintaining public works facilities and grounds, minor infrastructure repairs, and mowing Town owned properties and right-of-ways. The responsibility of maintaining Town roads includes snow removal, street repairs, street sweeping, and street sign maintenance. The Town anticipates additional operating costs for supplies, repairs and maintenance of approximately \$500 per year as a result of the annexation. The Local Road and Street Fund and the Motor Vehicle Highway Fund will fund these additional costs.

F. Trash Collection and Recycling

Hendricks County does not provide solid waste disposal to the Annexation Area. This service is provided to residents in the Annexation Area by private firms. A comprehensive survey was not undertaken, but based on available information it appears as if private firms charge approximately \$90 or more per quarter for residential trash pick-up.

Within 1 year of the effective date of this annexation, the Town of Plainfield will provide garbage, yard refuse and recyclables collection services to all residential properties with three units or less in the Annexation Area. Other properties must contract for trash pickup with an independent hauler. The Town currently pays for trash collection services through taxes and recycling through a monthly fee billed to homeowners. Residents in the area may achieve a savings in trash disposal services of approximately \$90 per quarter based on the estimated charge from private trash haulers.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

G. Storm Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the Town's current storm water and drainage system throughout the Town. The Town and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the Town. Any future development in the area will have to have their storm water plan approved by the Town, and any associated storm water and drainage costs will be borne by the developers. Nevertheless, all non-capital services of the Storm Water Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

H. Parks

There are currently several parks within Town limits. Swinford Park encompasses 25 acres and includes three lighted and one unlighted ball diamonds, a shelter house and playground equipment. Franklin Park offers 35 acres of recreational space that includes a shelter house, two lighted tennis courts, four lighted ball diamonds, two concession stands, playground equipment and several horseshoe pits. Anderson Park is a 7 acre site that contains a picnic shelter, as well as bench seating that can be used for sunning, and is home of the Plainfield Skate Park. Newby Lane Park contains mature woodlands and a diverse array of water-related features. Development of the park is underway. Bob Ward Park includes open green spaces, park benches, a gazebo and connects to the Plainfield Park Trail System. Friendship Gardens is a small park featuring three gazebos and a fountain. Hummel Park, which is 205 acres, is located within the Town and connected to the Plainfield Parks system via paved walkways, but it remains a separate park ran by Guilford Township. In addition, Plainfield operates a 100,000 square foot community recreation center, including indoor and outdoor aquatic facilities. Plainfield also has an extensive network of pedestrian greenway trails. 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. It is anticipated that no additional parks will be added as a result of annexation, therefore there will be no additional costs to the Town.

Nevertheless, all non-capital services of the Parks Department will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

I. Street Lighting

Hendricks County does not provide streetlights in the Annexation Area. Plainfield's policy is to light all dedicated streets in Plainfield. On average, the Town pays approximately \$9 per month per streetlight. Based on the needs of the Annexation Area, there will be no additional costs to the Town.

J. Governmental Administrative Services

The Town does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the Town's offices, agencies and departments. All non-capital services of the administration of the Town will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Governmental Administrative Services of the Town include, but are not limited to, the services provided by the following:

- | | |
|-------------------------------------|---------------------------------------|
| - Town Manager | - Clerk-Treasurer's Office |
| - Town Council | - Communication's Department |
| - Human Resources Department | - Building and Engineering Department |
| - Department of Planning and Zoning | - Plan Commission |
| - Town Court | |

SECTION III

CAPITAL IMPROVEMENTS

A. Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing Town's corporate limits.

The Town will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the Town regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon practically possible, but no later than January 1, 2015.

B. Water Service

The Annexation Area is currently not served by any water utility. Plainfield Municipal Water Utility provides water service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Water Utility is a separate utility fund of the Town that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Water Utility will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

C. Wastewater Service

The Annexation Area is currently not being served. Plainfield Municipal Sewage Works provides wastewater service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Sewage Works is a separate utility fund of the Town that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Sewage Works will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION III

(Cont'd)

CAPITAL IMPROVEMENTS

D. Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the Town's current storm water and drainage system throughout the Town. The Town and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the Town. Any future development in the area will have to have their storm water plan approved by the Town, and any associated storm water and drainage costs will be borne by the developers. Regardless, all capital services of the Storm Water Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

E. Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable Town Code. The existing streets within the Annexation Area are in very similar condition to existing Town streets. Regardless, all capital services of the Street Department, including evaluation and construction services, will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

F. Parks

There are currently several parks within Town limits. Swinford Park encompasses 25 acres and includes three lighted and one unlighted ball diamonds, a shelter house and playground equipment. Franklin Park offers 35 acres of recreational space that includes a shelter house, two lighted tennis courts, four lighted ball diamonds, two concession stands, playground equipment and several horseshoe pits. Anderson Park is a 7 acre site that contains a picnic shelter, as well as bench seating that can be used for sunning, and is home of the Plainfield Skate Park. Newby Lane Park contains mature woodlands and a diverse array of water-related features. Development of the park is underway. Bob Ward Park includes open green spaces, park benches, a gazebo and connects to the Plainfield Park Trail System. Friendship Gardens is a small park featuring three gazebos and a fountain. Hummel Park, which is 205 acres, is located within the Town and connected to the Plainfield Parks system via paved walkways, but it remains a separate park ran by Guilford Township. In addition, Plainfield operates a 100,000 square foot community recreation center, including indoor and outdoor aquatic facilities. Plainfield also has an extensive network of pedestrian greenway trails. 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. It is anticipated that no additional parks will be added as a result of annexation, therefore there will be no additional costs to the Town.

SECTION III

(Cont'd)

CAPITAL IMPROVEMENTS

F. Parks (Cont'd)

Regardless, all capital services of the Parks Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

G. Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the Town. Sidewalks are the responsibility of property owners and are typically initially installed by developers as part of a subdivision. Currently, there is a mix of areas within the Town with and without sidewalks. There are currently no plans or requirements of the Town to provide additional sidewalks in the Annexation Area. The developer will be responsible for sidewalks in any new developments within the Annexation Area. Regardless, all capital services of the Town will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

H. Street Lighting

Hendricks County does not provide streetlights in the Annexation Area. Plainfield's policy is to light all dedicated streets in Plainfield. The City does not incur capital costs related to the installation of standard light poles. The Town does not anticipate any additional capital costs related to street lighting.

SECTION IV

FISCAL IMPACT

As a result of this annexation, the assessed value for the Town will increase by \$129,200, to \$1,654,120,878. This represents an increase of approximately 0.01%. Property tax controls instituted by the 2002 Indiana General Assembly limit the Town to a property tax increase equal to the six-year average non-farm income (estimated to be 2.4% for 2015 budget year) annually for most funds. The net impact of increasing the Town's assessed value will result in additional property tax revenues to the Town, and may assist in stabilizing property tax rates for Town residents.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than January 1, 2015. Based on the assumed effective date, Annexation Area property owners will not pay property taxes to the Town until 2015 payable 2016. However, the Town will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be additional costs to the Town as a result of the annexation. A majority of the costs are related to the Street Department. The causes of the anticipated increased costs are discussed above, and a summary of the costs is demonstrated in Appendix I.

It is anticipated that the Town will realize an increase in its levy as a result of the annexation. However, the percentage increase in the levy will not exceed the percentage increase in the Town's assessed value; therefore, there is not anticipated to be a tax rate increase as a direct result of this annexation. Additional state revenues based on population will not be adjusted until the next census. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, upon request of the Guilford Township Trustee, the Town will assume and pay any unpaid bonds or other obligations of Guilford Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Guilford Township, as shown on the most recent assessment for taxation prior to the effective date of the annexation, unless the assessed property within the Town is already liable for the indebtedness.

Guilford Township has no debt currently outstanding.

Appendix I

TOWN OF PLAINFIELD, INDIANA

SUMMARY OF ADDITIONAL COSTS DUE TO ANNEXATION

(Property Tax Supported Funds Only)

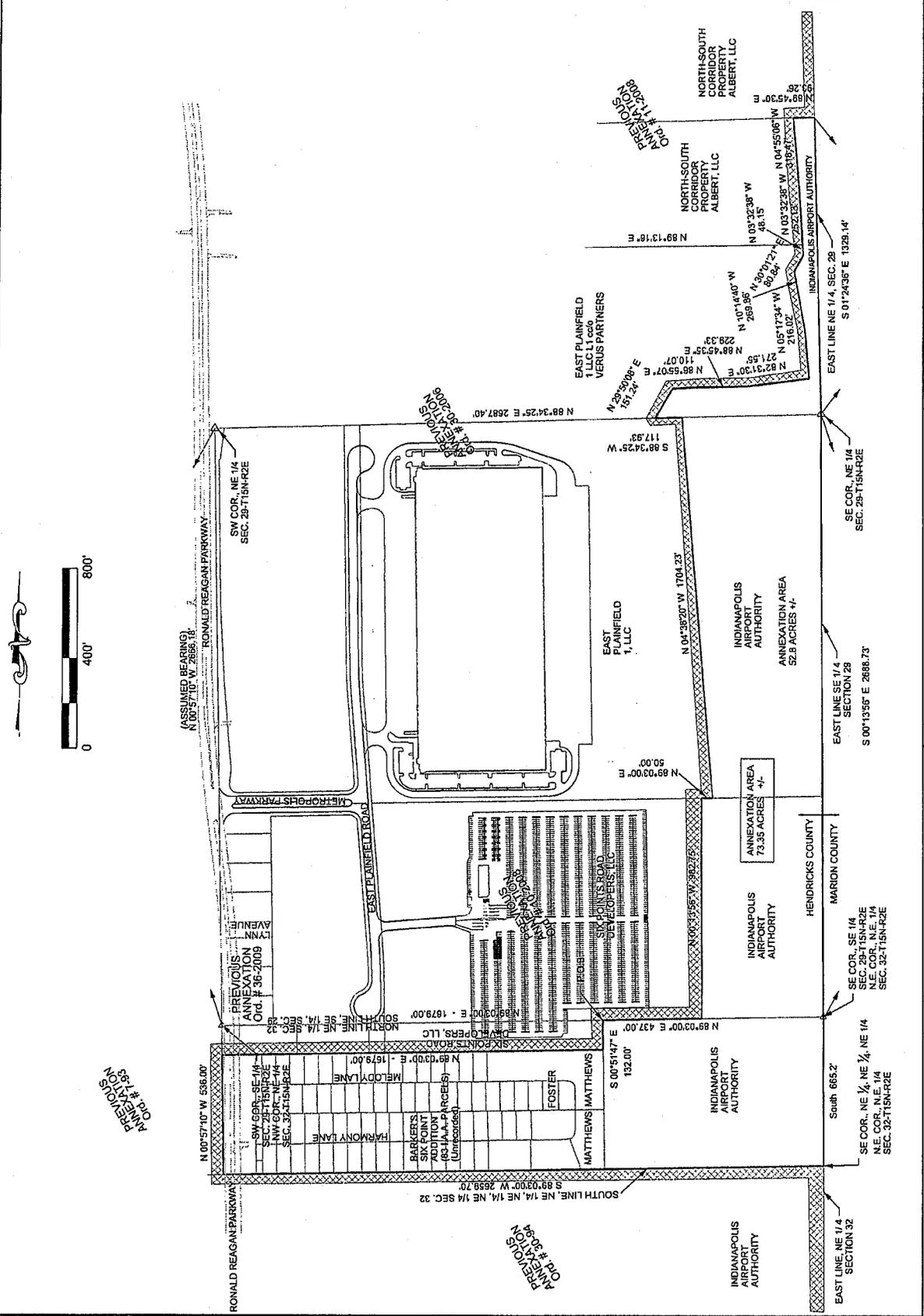
<u>Department</u>	<u>Description of Costs</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
		<i>(Amounts rounded to the nearest \$100)</i>		
Street	Supplies and repairs	<u>\$500</u>	<u>\$500</u>	<u>\$500</u>

Note: It is estimated that the Town will realize an automatic increase in its property tax levy of approximately \$590 as a result of the annexation. Due to the effects of circuit breaker credits the Town might not receive the entire increase in its levy.

Appendix II

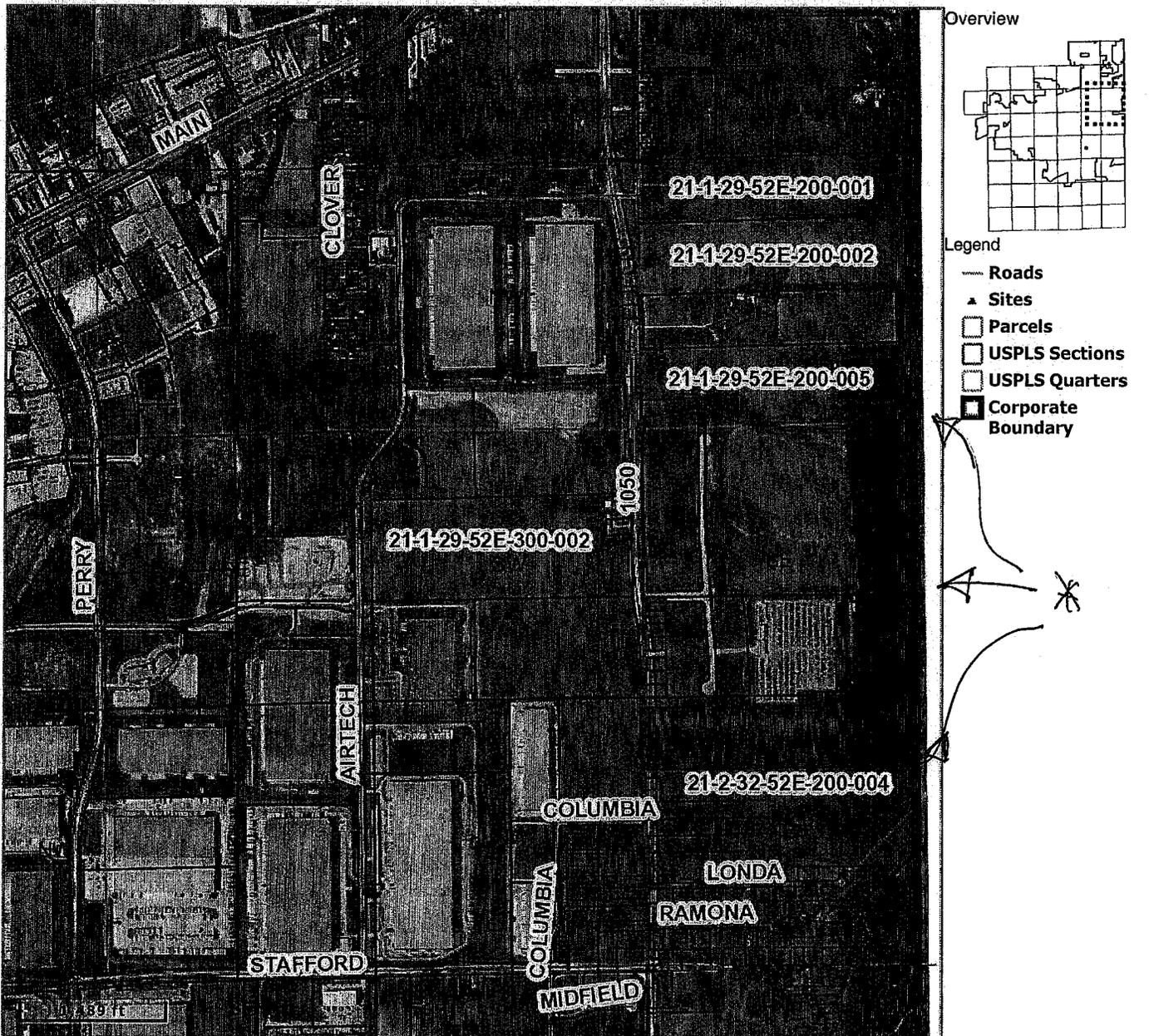
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PROJECT NO: 04121P
 SHEET NO: 1 of 2



East & South of Indy Park Annexation

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