

TOWN COUNCIL OF THE TOWN OF
PLAINFIELD, INDIANA

RESOLUTION NO. 2018-82

RESOLUTION ADOPTING A WRITTEN FISCAL PLAN AND ESTABLISHING
A POLICY FOR THE PROVISION OF TOWN SERVICES
TO AN ANNEXED AREA

(A part of Lot Number 1 in Minor Plat 9, a subdivision in Hendricks County, as per plat thereof, recorded in Plat Book 9, Page 102, in the Office of the Recorder of Hendricks County, Indiana and being a part of the East Half of the Southwest Quarter of Section 24, Township 15 North, Range 1 East, in Washington Township, Hendricks County, Indiana)

Randell Jekel 8314 East County Road 300 South (Parcel 12-4-24-51E-390-001) and James Johnson Parcel (12-4-24-51E-300-020) Properties
(Jekel-Johnson Properties)

WHEREAS, the Town of Plainfield, Indiana (the "Town"), desires to annex the .683 acre property located at approximately 8314 East County Road 300 South (Township Line Road), which is more specifically described in the below described Fiscal Plan; 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 – Jekel-Johnson Properties" (the "Fiscal Plan"); and

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

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

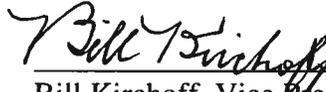
2. Any monies necessary for the provision of services as described and itemized in the Fiscal Plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the Town's budget procedure.

PASSED AND ADOPTED by the Town Council of the Town of Plainfield, Indiana upon this 20th day of December, 2018.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



Robin G. Brandgard, President

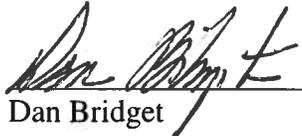


Bill Kirchoff, Vice President

Kent McPhail

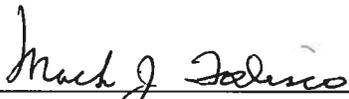


Lance K. Angle



Dan Bridget

Attested by:



Mark J. Todisco Clerk-Treasurer
of the Town of Plainfield, Indiana

**ANNEXATION FISCAL PLAN
FOR THE
TOWN OF PLAINFIELD**

Jekel-Johnson Properties

December 20, 2018

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INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of a .683 acre parcel located to the north and east of the existing corporate limits on the north side of the Town 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;
- 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;

The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation;

- 7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation;

INTRODUCTION

- 8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and
- 9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:
 - (A) The name of the owner of the parcel.
 - (B) The parcel identification number.
 - (C) The most recent assessed value of the parcel.
 - (D) The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the Town's various administrative offices. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the Town for the purposes of Indiana Code 36-4-3-1.5, 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 bordered by the corporate boundary at the south perimeters located on the north side of the Town. A map and legal description of the area to be annexed has been included in attached Appendix I.

The Annexation Area is approximately .683 acres. The Parcel ID numbers are 12-4-24-51E-390-001 and 12-4-24-51E-300-020. The perimeter boundary of the Annexation Area totals approximately 746.68 lineal feet, of which 218.89 lineal feet (or 29.3%) is contiguous to the existing corporate boundaries of the Town. (Must be greater than 12.5%)

B. Current Land Use

The Annexation Area is vacant woodland/agricultural land containing no existing structures.

C. Zoning

Existing Zoning: AGR Agriculture Residential

Proposed Zoning: By Ordinance it is annexed as AG Agriculture District.

D. Current Population

The current population of the Annexation Area is estimated at 2.

E. Real Property Assessed Valuation

The 2016 net assessed valuation for land and improvements in the Annexation Area is \$1,030. It was previously owned by Centex Homes and was sold in 2016 for \$18,000.

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 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 ("PPD") 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 55 sworn officers, 8 reserve officers and 14 civilian employees. The PPD patrols within the boundaries of the Town on a daily basis and responds to all alarm calls. In addition, the PPD provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The PPD 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, the Town does not anticipate needing to hire additional officers as a result of the annexation. It is anticipated that there will be no additional increase in vehicle maintenance and repairs and fuel.

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 23 are paramedics.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

C. Fire Protection (cont'd)

The firefighters man three fire stations 24-hours per day, 365 days per year. There are three engine companies, one ladder 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. 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 the 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 the 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 the 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 Annexation Area adds no additional street mileage that the Town will be responsible for maintaining. Currently, the Town has 165.393 miles of streets.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

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 any residential properties with three units or less in the Annexation Area. Other properties must contract for trash pickup with an independent hauler. However, since there are no residential developments on this property, there will be no additional costs to the Town.

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 areas 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 is home of the Plainfield Skate Park. 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 run 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.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

II. Parks (Cont'd)

Upon the effective date of the annexation, any 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.

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's Office
- Town Council
- Human Resources Department
- Clerk-Treasurer's Office
- Town Court
- Community Development
- Planning and Zoning
- Building and Engineering
- Plan Commission
- Communications Department

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 as practically possible, but no later than December 31, 2018.

B. Water Service

The Annexation Area is currently not served by any water utility. Plainfield Municipal Water Utility provides water service in the nearby 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 proprietary 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. However, the Plainfield Municipal Sewage Works provides wastewater service adjacent to the surrounding area. It is important to note that the Sewage Works is a separate proprietary 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 areas 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; it is not anticipated that any additional costs will be required to improve them to Town Standards. 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. 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.

G. Street Lighting

Hendricks County does not provide streetlights in the Annexation Area. Plainfield's policy is to light all dedicated streets in Plainfield. The Town 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 approximately \$12,900 to \$2,125,292,991. This represents an increase, although a negligible one. 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, 2019. Based on the assumed effective date, the Annexation Area property owner will not pay property taxes to the Town until 2019 payable 2020. 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 minimal additional costs to the Town as a result of the annexation.

It is anticipated that the Town will realize an increase in its levy of less than \$1000 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. 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, the Town will assume and pay any unpaid bonds or other obligations of Washington 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 Washington Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the Town is already liable for the indebtedness.

There is no debt currently outstanding for Washington Township.

APPENDIX I

Exhibit A



Exhibit B

81952JJ Legal Descr

PARCEL I

Partnership Warranty Deed (Inst. No. 2016-004231)

A part of the East Half of the Southwest Quarter of Section 24, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said East Half; thence North 00 degrees 43 minutes 13 seconds West along the West line thereof 55.00 feet to the North line of Right of Way #2 of the land of the Town of Plainfield as described in Instrument Number 2006019590 in the Office of the Recorder of said county, said point being the POINT OF BEGINNING; thence continue North 00 degrees 43 minutes 13 seconds West along said West line 154.00 feet to the South line of Bluewood, Section 2 as per plat thereof recorded as Instrument Number 200606598 in said county records; thence North 88 degrees 52 minutes 05 seconds East along said South line 109.23 feet to the Northwest corner of Lot 1 in Minor Plat No. 9 as per plat thereof recorded in Plat Book 9, Page 102 in said county records; thence South 00 degrees 53 minutes 03 seconds East along the West line of said plat 154.00 feet to the North line of said land of the Town of Plainfield; thence South 88 degrees 52 minutes 05 seconds West along said North line 109.67 feet to the POINT OF BEGINNING, containing 0.387 acres, more or less.

PARCEL II

Quitclaim Deed (Inst. No. 2016-25542) Part of Lot 1- Original Parcel

A part of Lot Number 1 in Minor Plat 9, a subdivision in the Southwest Quarter of Section 24, Township 15 North, Range 1 East, in Washington Township, Hendricks County, Indiana, as per Plat thereof, recorded February 28, 1978 in Plat Book 9, Page 102, in the Office of the Recorder of Hendricks County, Indiana.

Commencing at the Southwest corner of said Lot Number 1, said corner also being the Southwest corner of the land owned by the Town of Plainfield described in Right of Way Deed recorded as Instrument Number 201028480 in said Recorder's Office; thence North 00 degrees 24 minutes 51 seconds East 10.00 feet along the West line of Lot 1 to the POINT OF BEGINNING of this description; thence North 00 degrees 24 minutes 51 seconds East along said West line 199.00 feet to the Northwest corner of Lot 1, which point lies on a South line of Bluewood, Section 2, a subdivision recorded as Instrument Number 200600006598 in Plat Cabinet 6, Slide 121, Pages 1A-G in said Recorder's Office; thence South 89 degrees 49 minutes 58 seconds East along the North line of Lot 1, 64.89 feet; thence South 00 degrees 24 minutes 51 seconds West 199.00 feet to the North line of said Right of Way parcel; thence North 89 degrees 49 minutes 55 seconds West along said North line 64.89 feet to the point of beginning containing 0.296 acres more or less.

THE ABOVE-DESCRIBED REAL ESTATE (Parcels I and II) WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Overall Description (Original)

A part of Lot Number 1 in Minor Plat 9, a subdivision in Hendricks County, Indiana, as per plat thereof, recorded in Plat Book 9, Page 102, in the Office of the Recorder of Hendricks County, Indiana and being

Exhibit "B"
(Continued)

81952JJ Legal Descr

a part of the East Half of the Southwest Quarter of Section 24, Township 15 North, Range 1 East, in Washington Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section 24; thence North 00 degrees 14 minutes 29 seconds West (assumed bearing) a distance of 55.00 feet along the West line of the East Half of said Southwest Quarter to the North line of Right of Way #2 of the land of the Town of Plainfield as described in Instrument Number 2006019590 in said county records, and the POINT OF BEGINNING of this description; thence North 00 degrees 14 minutes 29 seconds West a distance of 154.01 feet to the South line of Bluewood, Section 2 as per plat thereof recorded as Instrument Number 200606598 in said county records; thence North 89 degrees 20 minutes 18 seconds East a distance of 109.17 feet along said South line to the Northwest corner of said Lot Number 1; thence North 89 degrees 20 minutes 18 seconds East a distance of 64.95 feet along the North line of said Lot Number 1; thence South 00 degrees 24 minutes 54 seconds East a distance of 199.01 feet to the North Right-of-way line of the land owned by the Town of Plainfield described in Right of Way Deed recorded as Instrument Number 201028480 in said county records; thence South 89 degrees 20 minutes 43 seconds West a distance of 64.95 feet along said North right-of-way line to the West line of said Lot 1; thence North 00 degrees 22 minutes 24 seconds West a distance of 44.98 feet along said West line to the North line of said Right of Way #2; thence South 89 degrees 20 minutes 50 seconds West a distance of 109.67 feet along said North right-of-way line to the West line of said East Half and the place of beginning, containing 0.684 acres, more or less.