

**TOWN COUNCIL OF THE TOWN OF  
PLAINFIELD, INDIANA**

**RESOLUTION NO. 2023-23  
RESOLUTION ADOPTING A WRITTEN FISCAL PLAN AND ESTABLISHING  
A POLICY FOR THE PROVISION OF TOWN SERVICES  
TO AN ANNEXED AREA**

**(3019 Vestal Rd)**

WHEREAS, the Town of Plainfield, Indiana (the "Town"), desires to annex approximately 1.641 acres consisting of one (1) lot located at 3019 Vestal Rd (the "Annexation Area"), 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 – Watters Annexation (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.

{SIGNATURES ON FOLLOWING PAGE}

PASSED AND ADOPTED by the Town Council of the Town of Plainfield, Indiana upon this 22<sup>nd</sup> day of May 2023.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

DocuSigned by:

*Robin G. Brandgard*

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Robin G. Brandgard, President

DocuSigned by:

*Bill Kirchoff*

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Bill Kirchoff, Vice President

DocuSigned by:

*Kent McPhail*

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Kent McPhail

DocuSigned by:

*Lance Angle*

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Lance K. Angle

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Dan Bridget

Attested by:

DocuSigned by:

*Mark J. Todisco*

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

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

**Vestal Road Annexation**

**May 17, 2023**

*Prepared by:*



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## **INTRODUCTION**

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of a parcel to the east of the existing corporate limits on the north side of Plainfield (the "Annexation Area"). The Annexation Area is adjacent to the Town of Plainfield (the "Town"). The requirements of the Indiana 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 36-4-3-13(d) 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;
- 6) 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 and the Town's financial advisors, Baker Tilly. 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 located on the east side of the existing corporate boundaries on the north side of the Town. A map and legal description of the area to be annexed has been included in attached Appendix II.

The Vestal Road Annexation is approximately 1.60 acres. The perimeter boundary of the Annexation Area is over 12.5% contiguous to the existing corporate boundaries of the Town.

#### **B. Current Land Use**

The Annexation Area consists of residential property.

#### **C. Zoning**

Existing Zoning: Single-Family Residential (RB)

Proposed Zoning: Agricultural (AG)

#### **D. Current Population**

The current population of the Annexation Area is estimated at 0, as there does not appear to be any occupied homes within the Annexation Area.

#### **E. Real Property Assessed Valuation**

The estimated net assessed valuation for land and improvements in the Annexation Area is \$86,090. This represents the assessed value as of January 1, 2022, for taxes payable in 2023.

## 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, Indiana Police Department's primary purpose is the prevention of crime. The department consists of 48 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 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, the Town does not anticipate that the Police Department will incur any additional costs 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 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**

There are no streets within the Annexation Area for which the Town will be responsible for maintenance; therefore, there will be no additional costs for the provision of street maintenance services upon annexation. 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.

**F. Trash Collection and Recycling**

Hendricks County does not provide solid waste disposal to the Annexation Area. If applicable, 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. Any future 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 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.

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.

**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. However, there are currently no plans for additional streetlights as a result of the annexation.

**SECTION II**

**(Cont'd)**

**NON-CAPITAL SERVICES**

**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
- Department of Planning and Zoning
- Town Court
- Clerk-Treasurer's Office
- Communications Department
- Building and Engineering Department
- Plan Commission

## 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, 2023.

#### **B. Water Service**

The Annexation Area is currently not being served. 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 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. 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 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 area 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. There are currently no existing streets within the Annexation Area that the Town isn't already maintaining. Regardless, all capital services of the Plainfield 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 not increase, as the property is owned by the Town, and is therefore tax-exempt.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2023. Based on the assumed effective date, any taxable Annexation Area property owners will not pay property taxes to the Town until 2024 payable 2025. 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 no additional costs to the Town as a result of the annexation. Also, it is anticipated that the Town will not realize an increase in its levy as a result of the annexation; 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.

Due to the property in the Annexation Area being tax-exempt, there are no impacts to tax rates or tax levies on other taxing units.

## 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 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 by the most recent assessment for taxation before the annexation, unless the assessed property within the Town is already liable for the indebtedness.

Guilford Township currently has no debt outstanding.

## **Appendix I**



**TOWN OF PLAINFIELD, INDIANA**

***Vestal Road Annexation***

**ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT**

(Assumes first year of tax collections from Annexation Area is 2024 pay 2025)

<u>Assessment Year</u>	<u>Estimated Net Assessed Value of Annex. Area</u> (1)	<u>Estimated Net Assessed Value of Town</u> (2)	<u>Total Est. Net Assessed Value of Town</u> (3)	<u>Est. Property Tax Levy of Town</u> (4)	<u>Sub-total: Est. Property Tax Rate</u> (5)	<u>Estimated Net Assessed Value of Fire Territory</u> (2)	<u>Estimated Fire Territory Tax Levy</u> (4)	<u>Sub-total: Est. Property Tax Rate</u> (6)	<u>Total Est. Property Tax Rate</u>
2022 Pay 2023	N/A	\$3,054,426,307	\$3,054,426,307	\$14,594,048	\$0.4778	\$3,545,536,014	11,937,819	\$0.3367	\$0.8145
2023 Pay 2024	N/A	3,207,147,622	3,207,147,622	15,038,040	0.4689	3,722,812,815	12,368,105	0.3322	0.8011
2024 Pay 2025	Tax-Exempt	3,367,505,003	3,367,505,003	15,500,542	0.4603	3,908,953,456	12,815,603	0.3279	0.7882
2025 Pay 2026	Tax-Exempt	3,535,880,253	3,535,880,253	15,982,384	0.4520	4,104,401,129	13,281,001	0.3236	0.7756
2026 Pay 2027	Tax-Exempt	3,712,674,266	3,712,674,266	16,484,311	0.4440	4,309,621,185	13,765,015	0.3194	0.7634
2027 Pay 2028	Tax-Exempt	3,898,307,979	3,898,307,979	17,007,202	0.4363	4,525,102,244	14,268,389	0.3153	0.7516

(1) The net assessed value of the Town will not increase as the property being annexed is Tax-Exempt.

(2) Assumes the assessed value for the Town of Plainfield and the Fire Territory, excluding the Annexation Area, grows at a rate of 5%.

(3) Represents the net assessed value for the Town, including the Annexation Area, used to calculate the tax rate.

(4) Assumes controlled property tax levies increase at an annual growth factor of 4.0% for 2024 through 2028.

Assumes that the lease rental, debt, park bond, and Fire Equipment levies remain constant. Also, assumes the CCD rate remains constant, which results in additional levy due to NAV growth.

(5) Based on the Est. Property Tax Levy of Town divided by the Total Est. Net Assessed Value of Town.

(6) Based on the Estimated Fire Territory Tax Levy divided by the Estimated Net Assessed Value of Fire Territory.

**TOWN OF PLAINFIELD, INDIANA**

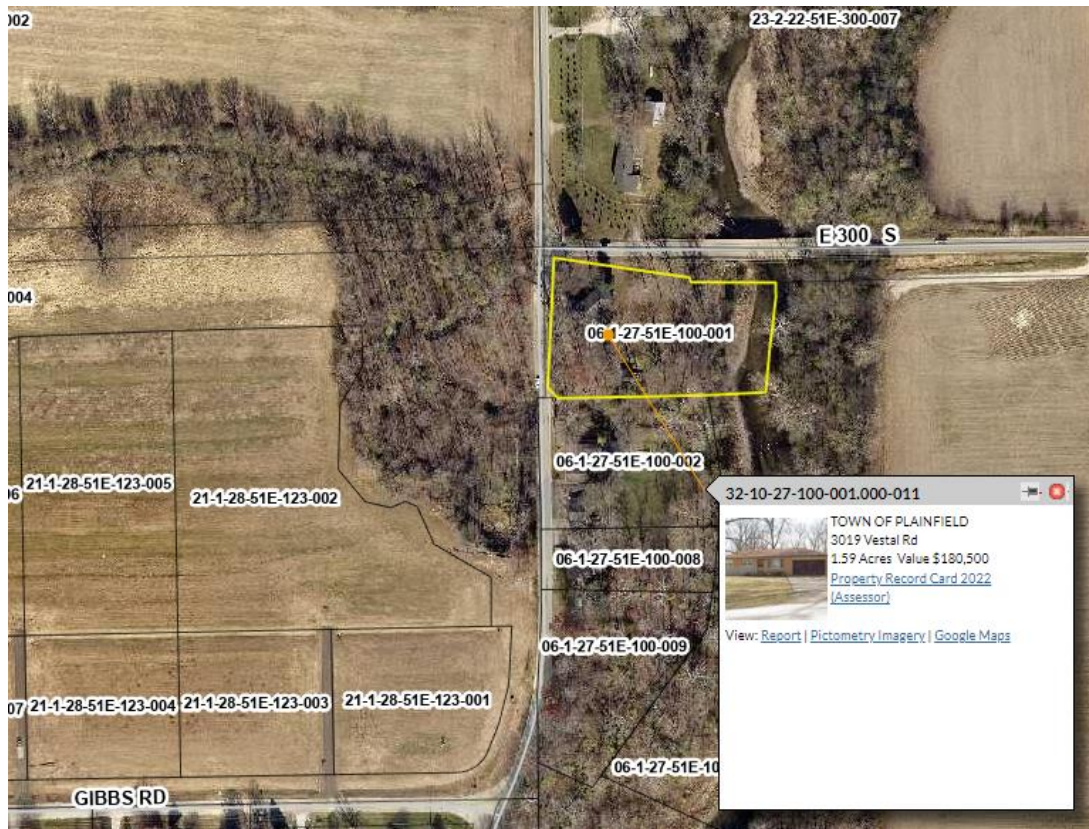
*Vestal Road Annexation*

**PARCEL LIST**

<u>Parcel ID</u>	<u>Owner</u>	<u>'22 Pay '23 Net Assessed Value</u>	<u>Remonstrance Waiver</u>
32-10-27-100-001.000-011	Town of Plainfield	<u>\$86,090</u>	No

Note: The transfer of ownership to the Town occurred on November 3, 2022.

## **Appendix II**



### LAND DESCRIPTION

Part of the Northwest quarter of Section 27, Township 15 North, Range 1 East of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, being that 1.641 acre tract of land shown on the boundary retracement survey of said tract certified by Johnathan D. Polson, PS #LS21500011 as Banning Engineering's project number 22343 (all references to monuments and courses herein are shown on said plat of survey) described as follows:

Beginning at a mag nail marking the Northwest corner of said Northwest quarter; thence North 88 degrees 44 minutes 15 seconds East along the North line thereof 330.96 feet to the centerline of White Lick Creek (the following four (4) calls are along said centerline); 1) thence South 14 degrees 41 minutes 34 seconds East 32.05 feet; 2) thence South 00 degrees 55 minutes 55 seconds East 50.13 feet; 3) thence South 06 degrees 54 minutes 51 seconds West 74.50 feet; 4) thence South 05 degrees 27 minutes 11 seconds West 65.12 feet to the Northeast corner of a proposed parcel of ground; thence North 89 degrees 21 minutes 35 seconds West along the North line thereof 78.83 feet to a tee iron in concrete marking the Northeast corner of the land of The David K. Polson, Sr. and Jeannie Polson Revocable Living Trust dated March 9, 2016, recorded as Instrument Number 201605347 in said recorder's office; thence North 89 degrees 35 minutes 24 seconds West along the North line thereof 243.24 feet to the West line of said Northwest quarter; thence North 00 degrees 42 minutes 46 seconds West along said West line 210.00 feet to the Point of Beginning, containing 1.641 acres, more or less.