

**WHITELAND TOWN COUNCIL**  
**RESOLUTION NO. 2020-14**

**A RESOLUTION ADOPTING A FISCAL PLAN AND DEFINITE POLICY FOR THE**  
**ANNEXATION OF PROPERTY CONTIGUOUS TO THE TOWN OF WHITELAND,**  
**INDIANA PURSUANT TO ORDINANCE NO. 2020-17**  
**(LeFaive Property)**

WHEREAS, the Town Council of the Town of Whiteland (“Council”) is the legislative body of the Town of Whiteland, Indiana (“Town”);

WHEREAS, the Council has pending before it Ordinance No 2020-17, which would annex into the Town certain territory described therein (the “Annexation Territory”);

WHEREAS, Ind. Code § 36-4-3-3.1 requires that the Town develop a written fiscal plan and establish a definite policy, by resolution of its legislative body, that meets the requirements of Ind. Code § 36-4-3-13 for the Annexation Territory; and

WHEREAS, a copy of the fiscal plan and definite policy for the Annexation Territory is attached hereto as Exhibit A (the “Annexation Fiscal Plan and Policy”);

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

Section 1. The attached Annexation Fiscal Plan and Policy is hereby incorporated herein by reference. Two copies of the attached Annexation Fiscal Plan and Policy are to be kept on file in the office of the Clerk-Treasurer of the Town for public inspection.

Section 2. The Town Council of the Town of Whiteland, Indiana, hereby adopts the attached Annexation Fiscal Plan and Policy as the fiscal plan and definite policy for the Annexation Territory that is the subject of Ordinance No. 2020-17.

Section 3. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph, or section 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 phrases, clauses, sentences, paragraphs, and sections of this Resolution.


Section 4. This Resolution shall be effective immediately upon its passage.

ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 9<sup>th</sup> day of December, 2020.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

Voting In Favor

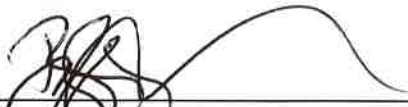
Voting Opposed

  
\_\_\_\_\_  
David Hawkins, President

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David Hawkins, President

  
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Scot Ford, Vice President

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Scot Ford, Vice President

  
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Brad Goedeker

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Brad Goedeker

  
\_\_\_\_\_  
Joseph Sayler

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Joseph Sayler

  
\_\_\_\_\_  
Laura Fleury

\_\_\_\_\_  
Laura Fleury

Attest:

  
\_\_\_\_\_  
Debra L. Hendrickson, Clerk-Treasurer

**Exhibit A**

[See the Annexation Fiscal Plan and Policy attached on the following pages.]

**ANNEXATION FISCAL PLAN AND POLICY**

**FOR LAND CONTIGUOUS TO  
TOWN OF WHITELAND, INDIANA**

**OWNERS:** Michael L. and Lynn K. LeFaive

**APPLICANT:** Michael L. and Lynn K. LeFaive

**PROPERTY LOCATION:** west of I-65, east of Graham Road and north of County  
Road 400 North

**TOTAL ACREAGE:** 6.56 acres

**CURRENT ZONING:** Johnson County R-2 Residential

**ZONING REQUESTED:** Whiteland R-1

**Dated:** November 2, 2020

## **SECTION ONE INTRODUCTION**

Michael L. and Lynn K. LeFaive, owners of the parcel totaling approximately 6.56 acres located west of I-65, east of Graham Road and north of County Road 400 North (the "Annexation Territory"), have filed an application for voluntary annexation under IC 36-4-3-5.1. The Annexation Territory is currently located within unincorporated Johnson County.

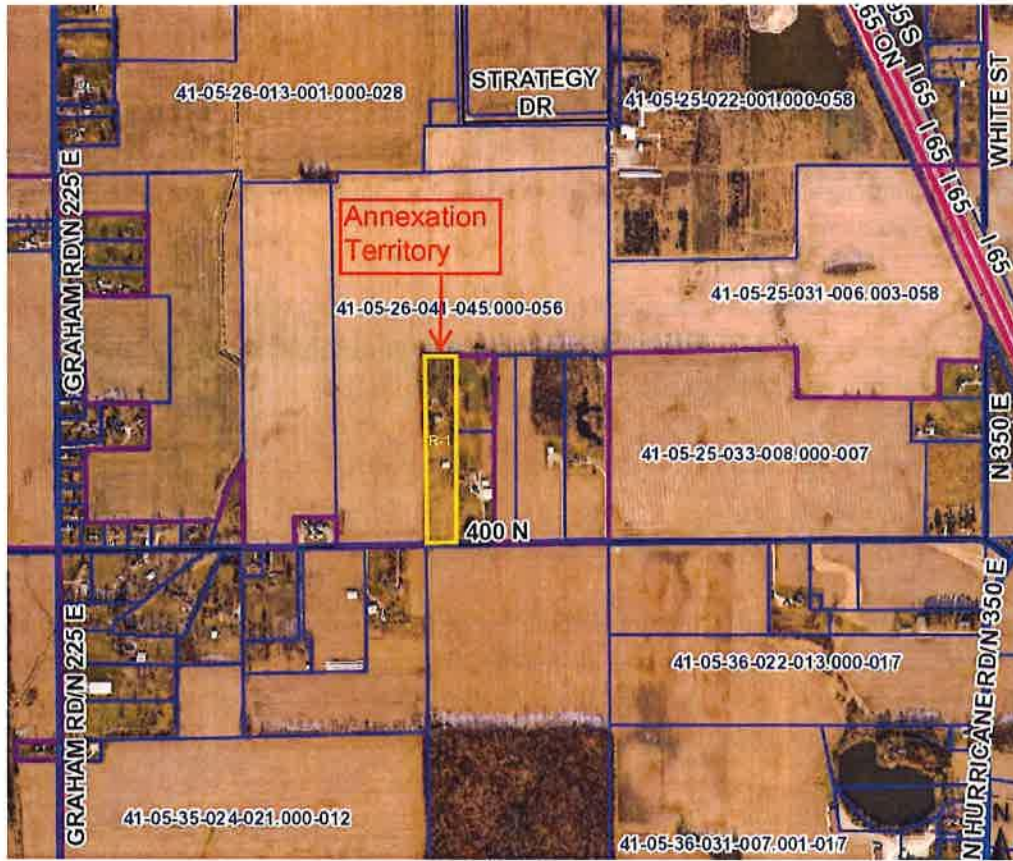
The Petitioner's stated purpose for requesting the annexation is to facilitate the development of the Annexation Territory for light manufacturing and/or warehouse/distribution center(s) as part of a larger development to include adjacent parcels.

Overall contiguity of the Annexation Territory is approximately 50%.

### **CURRENT PARCEL INFORMATION**

The following page shows a map of the Annexation Territory, the proposed zoning, property ownership, parcel number, assessed valuation, acreage, and status of remonstrations. The owners are the petitioners, there are no known waivers of right to remonstrate on the parcel. Total assessed valuation for the Annexation Territory is \$333,300.

**ANNEXATION TERRITORY**



PARCEL ID	OWNER	ASSESSED VALUE	ACREAGE	Waiver of Right to Remonstrate?
41-05-26-044-040.000-033	Michael L. and Lynn K. LeFaive	\$333,300	6.56	No

## Legal Description

As shown on Warranty Deed Recorded on August 12, 2011 as Instrument No. 2011-015715

Parcel No. 41-05-26-044-040.000-033

Beginning at a point on the South line of the Southeast Quarter of Section 26, Township 13 North, Range 4 East, in Johnson County, Indiana, North 90.00000 degrees West 1099.19 feet from the Southeast corner of said Quarter Section, and running thence North 90.00000 degrees West 211.74 feet; thence North 0.48333 degrees East 1350.45 feet; thence North 89.99199 degrees East 214.82 feet; thence South 0.61389 degrees West 1350.53 feet to the point of beginning, containing 6.56 acres, more or less.

## SECTION TWO

### ANNEXATION REQUIREMENTS

#### I. Indiana Annexation Statutes

In order for a Town to successfully annex an area, it must meet the necessary criteria for annexation as established by Indiana Code 36-4-3-1 *et. seq.*

The criteria includes:

##### 1. I.C. 36-4-3-1.5 – Contiguity

Criteria: In a voluntary annexation under I.C. 36-4-3-5.1, territory sought to be annexed must be contiguous and may be considered “contiguous” only if at least one-eighth (1/8) of the aggregate external boundaries of the territory coincides with the boundaries of the annexing municipality.

##### 2. I.C. 36-4-3-3.1(b) and I.C. 36-4-3-13(d) – Fiscal Plan

Criteria: An annexing municipality must develop and adopt a written fiscal plan and establish a definite policy by resolution of the legislative body that meets the requirements in I.C. 36-4-3-13(d). The requirements of I.C. 36-4-3-13(d) are met if the evidence establishes that the municipality has developed and adopted a written fiscal plan and has established a definite policy, by resolution of the legislative body, that satisfy the following requirements:

- (1) The cost estimates of planned services to be furnished to the territory to be annexed;
- (2) The method or methods of financing the planned services;
- (3) The plan for the organization and extension of services;
- (4) That planned services of a non-capital nature normally provided ... will be provided to the annexed territory within one (1) year after the effective date of annexation, and in a manner equivalent in standard and scope ...provided to areas within the corporate boundaries.
- (5) That services of a capital improvement nature ... 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.
- (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 payment in those political subdivisions for four (4) years after the effective date of the annexation.



- (7) The estimated effect of 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 annexation.
- (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.
- (9) A list of all parcels of property in the annexation territory including owner name, parcel identification number, most recent assessed value, and if waiver of right to remonstrate exists for each parcel.

## **SECTION THREE AREA DESCRIPTION**

1. General Location and Uses:

The 6.56 acres proposed for annexation are located west of I-65, east of Graham Road and north of County Road 400 North. The entire 6.56 acres is currently zoned Johnson County R-2. The owners are requesting rezoning of the property to Whiteland R-1.

2. Population/Subdivision Densities

A. Residential Portion:

There is 1 home existing within the proposed Annexation Territory.

B. Population Estimates:

The population is based on 2.5 people per household. With one existing residence, the population of the Annexation Territory is estimated to be 2.5 persons.

3. Contiguity:

Contiguity is approximately 50% for the Annexation Territory. State law requires a minimum of 12.5% contiguity for voluntary annexations under I.C. 36-4-3-5.1.

4. Zoning:

Proposed rezoning to Whiteland R-1.

## SECTION FOUR UTILITIES & GOVERNMENTAL SERVICES

This section lists existing utilities services and existing Town services provided within or near the Annexation Territory.

### A. Existing Utility Services

#### 1. Water:

The Annexation Territory is currently not served by public water service, and the existing residence is presumably served by a private water well. The closest Whiteland water main is located within the Whiteland Logistics Center development approximately 1,500 ft. north of the Annexation Territory.

#### 2. Natural Gas:

Natural gas services is provided to the Annexation Territory by Vectren, a privately owned public utility.

#### 3. Electricity:

Electrical service is provided by Duke Energy, a privately owned public utility.

#### 4. Sanitary Sewers:

The proposed Annexation Territory is located within an area with service available from the Whiteland Sanitation Department, a Town utility, provided the property owner(s) pay for the cost of the sewer main extension in accordance with Town policy.

#### 5. Fire Hydrants:

No fire hydrants currently exist within 500' of the Annexation Territory.

Private utilities will provide natural gas, electricity, and telecommunication services to the Annexation Territory.

B. Existing Governmental Services

1. Planning, Zoning, Building:

All of the Annexation Territory is currently within Johnson County Planning and Zoning Department's jurisdiction. This includes such services as zoning administration and enforcement, sign regulation, and land development regulation.

2. Police:

The Johnson County Sheriff's Department (JCSD) serves the Annexation Territory. The JCSD is located at 1091 Hospital Rd, Franklin, IN.

3. Fire:

The Annexation Territory is currently located within the Whiteland Fire Protection Area and as such is currently served by the Town of Whiteland Fire Department.

4. Emergency Medical Services:

The primary providers of ambulance and first aid services to the Annexation Territory is the Bargersville Fire Department by personnel stationed at the Town of Whiteland Fire Department.

5. Trash Collection Services:

Property owners within the Annexation Territory currently must hire a private contractor to provide waste removal services and must pay independent market prices for those services.

6. Streets:

Approximately 210 feet of County Road 400 N. services the Annexation Territory. This portion of County Road 400 N. adjacent to and within the Annexation Territory is currently the maintenance responsibility of Johnson County and will become the maintenance responsibility of the Town of Whiteland once the Annexation Territory is annexed.

7. Traffic Control:

Traffic control for County Road 400 N. adjacent to and within the Annexation Territory is currently under the control of Johnson County and will be under the control of the Town of Whiteland once the Annexation Territory is annexed.

8. Street Lighting:

No street lights exist at this time.

9. Parks:

There are no parks located in the Annexation Territory. There are currently no existing parks in the Town of Whiteland.

10. General Administrative Functions:

The Johnson County Commissioners presently have executive and legislative jurisdiction over the Annexation Territory.

11. Schools and Libraries:

The annexation territory is located within the Clark Pleasant Community School District and the Johnson County Library District.

## **SECTION FIVE**

### **PLAN AND POLICY TO PROVIDE MUNICIPAL SERVICES**

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 to the annexed territory within one (1) year after the effective date of annexation and will be provided in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

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.

Municipal services are analyzed in terms of the needs of the Annexation Territory and the costs of providing those services to the Annexation Territory. As required by Indiana law, services will be provided in a manner that treats the Annexation Territory the same way that other areas in the Town are treated. Services will be at Town standard for the area and, where necessary for items such as new utility service, the standard service provision processes will be used as they are used elsewhere in the Town. The extension of water and sewer service will be provided in accordance with Town policy which requires the cost of water and sewer extensions to be paid by the owners of the property to be served, unless a particular water or sewer extension at the cost of the Town is found by the Town to be justified.

This is a plan to provide municipal services, which the Town of Whiteland is committed to do. The exact implementation details may change as needs are re-evaluated and services re-allocated throughout the entire Town. Standard Town policy could also change, necessitating changes in the manner and amount of service provided. Regardless of any change of details, municipal services will be provided to the Annexation Territory in the same manner and level that they are provided elsewhere in the Town.

The Fiscal Plan below details the municipal services which are projected to be extended to the Annexation Territory and the method that these services will be woven into the responsibilities of the Town. It is expected that all of the expanded non-capital service responsibilities of the Town will be funded through the existing property tax revenues generated within the currently existing boundaries of the Town along with property tax revenues to be generated from the Annexation Territory, as well as through other supplemental municipal revenue streams, such as Local Road and Street Distributions from the State of Indiana ("LRS"), cigarette taxes, alcohol taxes, Town utilities, and others.

### 1. Police Department Services

The Whiteland Police Department will be responsible for servicing the Annexation Territory immediately upon annexation. The Whiteland Police Department has a full-time force of 11 police officers. The Town's estimated population is 4,418. Thus, the current level of patrol service is a ratio of approximately 1 officer per every 400 residents.

The annexation's fiscal impact on the Whiteland Police Department is projected to be nominal. Through mutual aid agreements, the Town already routinely responds to or supports the Johnson County Sheriff's Department in calls generated from the Annexation Territory. The Town considers the need for new police resources on an annual basis as part of the budget review and adoption process.

### 2. Fire Department Services

The Annexation Territory currently is already within the Whiteland Fire Protection Area served by the Whiteland Fire Department. After annexation the Annexation Territory will continue to be served by the Whiteland Fire Department. The Whiteland Town Council at budget time each year establishes a tax rate for the Fire District fund in the Town budget that will be applicable to all properties located within the Whiteland Fire Protection Area.

The Whiteland Fire Department currently has a Chief, Assistant Chief, and a number of volunteers. Services to the Annexation Territory will be funded by the approved 2020-2021 Fire Department Budget, which is funded by property taxes already applicable to the Annexation Territory. The annexation will have no fiscal impact on the Whiteland Fire Department.

### 3. Water Utility

The Town of Whiteland provides water service through the purchase and distribution of wholesale water from Indiana-American Water. Water will be provided to the Annexation Territory in the same manner as it is provided throughout the Town. The Town will make water service available to the Annexation Territory, subject to the responsibility of the landowner and/or developer of the Annexation Territory to pay to install the water facilities necessary to serve the Annexation Territory, to the Town's specifications. Upon acceptance of water facilities, the Town will provide maintenance and service as in other areas of the Town. These are the standard practices, procedures, and policies of the Whiteland Water Department by and through the Whiteland Town Council. Water rates are established by the Town Council. Existing water service and customer user fees will not be impacted or changed due to this annexation. Water service will be extended to the Annexation Territory upon the owner requesting such service and paying for the cost of extending such service. It is uncertain when the property owner of the Annexation Territory will

choose to extend and connect to the water system. Water service lines running to individual properties will be at the cost of the property owner.

#### 4. Fire Hydrants

The Town of Whiteland considers the need for fire hydrants on a case-by-case basis to determine the need and justification for fire hydrants in a particular area. Fire hydrants will be provided to the Annexation Territory in the same manner as provided to the rest of the Town.

#### 5. Other Private Utilities

Natural gas, electricity, and telecommunication services are provided to the Annexation Territory by private companies (not municipally owned). The annexation of the Annexation Territory will have no effect upon the costs or level of service of these utilities. These utilities will continue to be available to area property owners subject to the policies of the individual utility companies and the Indiana Utility Regulatory Commission.

#### 6. Sanitary Sewers

The Town will make sanitary sewer service available to the Annexation Territory, subject to the responsibility of the landowner and/or developer of the Annexation Territory to pay to install the sanitary sewer facilities necessary to serve the Annexation Territory, to the Town's specifications. Upon acceptance of sanitary sewers the Town will provide maintenance and service as in other areas of the Town. These are the standard practices, procedures, and policies of the Whiteland Sewer Department by and through the Whiteland Town Council. Sanitary sewer rates are established by the Town Council. Existing sanitary sewer service and customer user fees will not be impacted or changed due to this annexation. Sanitary sewer service will be extended to the Annexation Territory of the property owners requesting such service upon payment of the cost of extending such service and upon issuance of any required permit from the Indiana Department of Environmental Management (IDEM). It is uncertain when the property owners of the Annexation Territory will choose to extend and connect to the sewer system.

#### 7. Stormwater Utility

Stormwater services will be provided to the Annexation Territory in the same manner and method as other areas of the Town. Currently there are no capital stormwater projects planned in the Annexation Territory. However, the Annexation Territory will benefit from overall better stormwater management in the Town and surrounding areas due to capital projects of the Town's Stormwater Utility. Additional costs to the Town are projected to be nominal, and the Annexation Territory will pay monthly storm water user fees as applicable.



8. Trash Collection

Trash collection service will begin immediately upon annexation.

9. Traffic Control

Maintenance of any required regulatory signage and street markings in the Annexation Territory will be funded under the approved Town of Whiteland budget.

10. Streets

There are approximately 210 lineal feet of public streets adjacent to or within the Annexation Territory, which will be added to the Town's maintenance responsibility as a result of the Annexation. The additional costs for the routine maintenance of the added street footage are projected to be nominal, and the additional footage will result in additional state funding. Routine maintenance of the streets will be funded by the approved Street Department budget.

11. Street Lights

The statute recognizes street lights as a capital service of the municipality and requires that street lights be provided in the same manner as such services are provided to areas within the corporate limits. The Town of Whiteland considers the need for street lights on a case-by-case basis to determine the need and justification for street lights in a particular area. In all cases, however, streetlights are only considered on public streets. Street lighting will be afforded to the Annexation Territory in the same manner as provided to the rest of the Town.

12. Parks

There currently are no Town parks that exist within the corporate Town limits.

13. Planning/Zoning Administration

Upon annexation, the Annexation Territory will be under the jurisdiction of the Town of Whiteland Advisory Plan Commission and the Town of Whiteland administration for purposes of planning, zoning, and permitting. Such services will be funded by the approved Town of Whiteland budget. Any new development in the Annexation Territory will be required to pay applicable processing fees and expenses that will offset any costs of processing, administering, and overseeing any new development in the Annexation Territory, and such work will generally be performed by the Town's existing staff; thus the expected Planning and Zoning administration costs of the annexation to the Town are considered nominal.

#### 14. General Town Administration

Upon annexation, citizens and property owners in the Annexation Territory will be represented by the elected and appointed officials of the Town of Whiteland. Elected officials include the Town Council members and the Clerk-Treasurer. The Town Manager is appointed by the Town Council. Citizens will also be served by other appointed Town boards and commissions, including: Advisory Plan Commission, Board of Zoning Appeals, Redevelopment Commission, and the Storm Water Management Board. Town departments that are primarily administrative in function include Town Manager, Clerk-Treasurer, and Community Development. There are no additional costs anticipated to extend the general Town administrative services.

Citizens will benefit from direct participation and representation in Town government. The Annexation Territory is contiguous to Council District #3. The Planning Department recommends that the Town assign the Annexation Territory to Council District #3 upon annexation into the Town of Whiteland.

##### **Municipal Elections**

Residents of the Annexation Territory will become eligible to be candidates for municipal offices and to vote for municipal officers, including the Town Council and Clerk-Treasurer in regular and special elections beginning on the effective date of the annexation. This is a non-capital service that will not result in an additional cost to the Town.

##### **Town Manager**

The Town Manager's Office consists of the Town Manager and Executive Administrative Assistant. The Town Manager's office does not project any significant change in the cost of its non-capital services as a direct result of this annexation.

##### **Town Council Services and Districts**

The municipal services of the Town Council are non-capital and the Council projects no significant change in the costs of its services as a result of annexation. The Annexation Ordinance will include provisions to assign the Annexation Territory to Council District #3 at the discretion of the Council.

##### **Clerk-Treasurer**

The Clerk Treasurer is the official record keeper for the Town and is an elected official whose services shall be available to the residents of the Annexation Territory to be annexed upon the effective date of the annexation. All utility payments are processed by the Clerk's office. This is a non-capital service that will not result in any additional significant cost to the Town.

##### **Code Enforcement**

Code Enforcement provides non-capital services by ensuring that the Town's Code of Ordinances provisions relating to nuisances and property maintenance are enforced uniformly and fairly.

Given the Annexation Territory's current rural character, it is not expected that the annexation will result in any immediate measurable increase in Code Enforcement services.

#### **Boards and Commissions**

The Annexation Territory will be served by the Town's boards and commissions. Boards and Commissions that will be particularly affected by the annexation include:

- Town Council – will have responsibility for maintaining and overseeing the public improvements and infrastructure in the Annexation Territory
- Planning Commission & Board of Zoning Appeals – will have responsibility and jurisdiction over zone map changes, variances, subdivision plats, commercial site development plans, and other land development matters if and when the Annexation Territory is developed in the future.

#### **15. Schools and Libraries**

Taxing districts and boundaries for schools and libraries are completely independent and unaffected by the annexation since the property is not expected to be developed residentially. If developed as proposed, the development will result in higher overall assessed value in the area which will be a financial benefit to these taxing districts. Therefore, this annexation will have no effect upon their areas of jurisdiction, will not increase their costs, and will likely provide a financial benefit.

## SECTION SIX

### WHITELAND FINANCIAL IMPACT/FISCAL PLAN

This section contains estimates of both Town of Whiteland revenues and expenditures projected for a five (5) year period for the Annexation Territory.

#### ESTIMATED ADDITIONAL REVENUE

1. Property Taxes

- A. Projected Annexation Territory Assessed Valuation = \$333,300 (Current AV)
- B. 2020 Town Tax Rate without fire rates = \$.4243 per \$100 of assessed value (0.4243%), resulting in approximately \$843 annually prior to circuit breaker losses.
- C. After deducting approximately \$295 in estimated circuit breaker losses under Pay 2020 tax rates, projected additional property tax revenue from the Annexation Territory equals approximately \$548 annually until new development occurs. However, since the Annexation Territory is already paying property taxes at its tax cap limit, the property owners within the Annexation Territory will not pay any additional property taxes as a result of the annexation. And because the Town anticipates approximately \$14,000,000 in assessed value growth for Pay 2021, any additional circuit breaker losses to the other taxing units resulting from these parcels being annexed, should be offset by the assessed value growth in other parts of the Town.

2. Stormwater Utility

Upon annexation, the monthly billing for stormwater utility services will be \$7.50 per month, per existing residence within the Annexation Territory.

- A. Residential properties with impervious surface area = one (1) ERU or \$7.50 per month.  
1 existing residential unit x \$7.50 per month x 12 months = \$90 annually

Any new drainage concerns will be evaluated and the Board of Stormwater Management will review its work plan and project list on a regular basis to determine specific projects and priorities.

3. Water Utility

Although there is one existing residence in the Annexation Territory, it is not expected to connect to the Town's water utility. Therefore, no additional water revenue is anticipated until new development occurs in the Annexation Territory.

4. Fire Hydrants – Fire hydrants are not anticipated to be installed until new development occurs in the Annexation Territory. Therefore, no additional fire hydrant fee revenue is expected until new development occurs in the Annexation Territory.
5. Sewer Utility - It is uncertain when the property owner of the Annexation Territory will choose to extend and connect to the sewer system, and if and when it does it will be subject to paying for the cost of the sewer main extension in accordance with Town policy and paying connection fees and monthly service fees, which will cover the Town's cost of providing the sewer service. The projected annual revenue from providing sewer service to the Annexation Territory is projected to be **\$0.00**.
6. Trash Collection - The standard trash collection fee will be \$13.50 per month per existing residence within the Annexation Territory. 1 existing residential unit x \$13.50 per month x 12 months = **\$162.00 annually**.
7. Building Permit Fee (Proposed new development is only in concept at this time, so no such fee revenue has been projected.) Below are selected fees that could be applicable:
  - A. Commercial New Construction Fee: \$400 + \$0.05/sf
  - B. Final Grade Fee = \$250
  - C. Additional fees are based on the type of improvement.
8. State Tax Revenue Distributions:
  - A. Liquor Gallonage = \$1.83 per capita
  - B. Cigarette Tax = \$2.54 per capita
  - C. Liquor Excise Tax (Alcoholic Beverage Tax) = \$0.57 per capita
  - D. Motor Vehicle Highway Fund = \$21.07 per capita
  - E. MVH – Wheel Tax Distribution = \$33.81 per capita
  - F. Local Road and Street Fund = \$13.31 per capita

#### **ESTIMATED ADDITIONAL EXPENDITURES**

1. Police
  - A. Total 2020 Police Budget = \$836,463
  - B. \$836,463/12 (WPD full time employees) = \$69,705 cost per employee per year
  - C. Current Level of service = 1 employee per 368 population
  - D. Expenditures to be funded by Town annual budget appropriations
  - E. Based upon level of service of 1 employee per 368 population, and an estimated increase in residential population of 2.5 persons, no additional WPD employees are anticipated to be needed and therefore the projected annual cost to provide police service to the Annexation Territory is **\$0.00**.

2. Fire

Since the Town of Whiteland Fire Department is already providing fire protection service to the Annexation Territory, no additional expenditure is projected as a result of the Annexation and no additional funding is required.

3. Water Utility

It is uncertain when the owner(s) or developer(s) of the Annexation Territory will choose to extend and connect to the Town's water system, and if and when connected, the property owner will be subject to paying for the cost of the water main extension in accordance with Town policy and paying connection fees and monthly service fees, which will cover the Town's cost of providing the water service; therefore the projected annual cost to provide water service to the Annexation Territory is projected to be \$0.00. Water service lines running to individual properties will be at the cost of the property owner.

4. Fire Hydrants

Fire hydrants are not anticipated to be installed until new development occurs in the Annexation Territory, and whenever new development occurs that requires fire hydrants, the property owner(s) or developer(s) will be subject to paying for the cost of the water main extension and fire hydrants to serve the new development in accordance with Town policy. Therefore, no additional cost of providing fire hydrants is expected.

5. Sewer Utility

It is uncertain when the owner(s) or developer(s) of the Annexation Territory will choose to extend and connect to the sewer system, and if and when connected, the property owner will be subject to paying for the cost of the sewer main extension in accordance with Town policy and paying connection fees and monthly service fees, which will cover the Town's cost of providing the sewer service; therefore the projected annual cost to provide sewer service to the Annexation Territory is projected to be \$0.00.

6. Trash Collection

Based on the Town's new four (4) year Trash Collection Contract with Republic Services of Indiana, LP, the cost to provide trash collection services is estimated at \$12.34 per month per dwelling in year one (totaling \$148.08 for the year for the residence), \$12.71 per month per dwelling in year two (totaling \$152.52 for the year for the residence), \$13.09 per month per dwelling in year three (totaling \$157.08 for the year for the residence), and \$13.48 per month per dwelling in year four (totaling \$161.76 for the year for the residence). (The standard trash collection fee will be \$13.50 per month per existing residence within the Annexation Territory. 1 existing residential unit x \$13.50 per month x 12 months = \$162.00 annually.) The cost of providing Trash Collection service will be paid out of the Town's Trash & Garbage Pickup fund, which is funded by user fees.

7. Street Maintenance

The Town is already responsible for the maintenance of other nearby sections of County Road 400 N., and the Annexation will only add approximately 210 feet of the existing road to the Town's maintenance responsibility, which will add only nominal costs to the Town, and there are no definite plans for new streets within the Annexation Territory at this time. If and when any new streets are constructed, the owner(s) or developer(s) of the Annexation Territory will be subject to paying for the cost of the new streets, and improvements to the existing streets, in accordance with Town policy, and the owner(s) or developer(s) will be responsible for the maintenance of the new streets for the first three years after they are constructed. Therefore, no additional expenditure is projected for street maintenance as a result of the Annexation.

ESTIMATED ADDITIONAL REVENUE – TABLE A

REVENUE SOURCE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
PROPERTY TAXES	\$0	\$548.00	\$548.00	\$548.00	\$548.00
STORMWATER UTILITY	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00
WATER UTILITY	\$0	\$0	\$0	\$0	\$0
FIRE HYDRANTS	\$0	\$0	\$0	\$0	\$0
SEWER UTILITY	\$0	\$0	\$0	\$0	\$0
TRASH SERVICE	\$162.00	\$162.00	\$162.00	\$162.00	\$162.00
BUILDING PERMIT FEES	\$0	\$0	\$0	\$0	\$0
ALCOHOLIC BEV TAX	\$0	\$1.43	\$1.43	\$1.43	\$1.43
CIGARETTE TAX	\$0	\$6.35	\$6.35	\$6.35	\$6.35
LIQUOR GALLONAGE TAX	\$0	\$4.58	\$4.58	\$4.58	\$4.58
MOTOR VEHICLE HWY	\$0	\$52.68	\$52.68	\$52.68	\$52.68
MVH – WHEEL TAX	\$0	\$84.53	\$84.53	\$84.53	\$84.53
LOCAL ROAD & STREET	\$0	\$33.28	\$33.28	\$33.28	\$33.28
TOTAL	\$252.00	\$982.85	\$982.85	\$982.85	\$982.85



ESTIMATED ADDITIONAL EXPENDITURES – TABLE B

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
TOWN MANAGER	\$0	\$0	\$0	\$0	\$0
POLICE	\$0	\$0	\$0	\$0	\$0
FIRE	\$0	\$0	\$0	\$0	\$0
STREETS	\$0	\$0	\$0	\$0	\$0
CLERK-TREASURER	\$0	\$0	\$0	\$0	\$0
CODE ENFORCEMENT	\$0	\$0	\$0	\$0	\$0
STREET LIGHTS	\$0	\$0	\$0	\$0	\$0
STORMWATER	\$0	\$0	\$0	\$0	\$0
PLANNING & ZONING	\$0	\$0	\$0	\$0	\$0
SEWER UTILITY	\$0	\$0	\$0	\$0	\$0
WATER (includes Main Extension, Fire Hydrants, and New Connections)	\$0	\$0	\$0	\$0	\$0
TRASH COLLECTION	\$148.08	\$152.52	\$157.08	\$161.76	\$161.76
REDEVELOPMENT COMM.	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$148.08</b>	<b>\$152.52</b>	<b>\$157.08</b>	<b>\$161.76</b>	<b>\$161.76</b>

ESTIMATED ADDITIONAL REVENUE MINUS ADDITIONAL EXPENDITURES – TABLE C

	PROJECTED RECEIPTS	PROJECTED EXPENDITURES	PROJECTED BALANCE
YEAR 1	\$252.00	\$148.08	\$103.92
YEAR 2	\$982.85	\$152.52	\$830.33
YEAR 3	\$982.85	\$157.08	\$825.77
YEAR 4	\$982.85	\$161.76	\$821.09
YEAR 5	\$982.85	\$161.76	\$821.09
<b>TOTAL</b>	<b>\$4,183.40</b>	<b>\$781.20</b>	<b>\$3,402.20</b>

## SECTION SEVEN

### ESTIMATED EFFECT ON OTHER POLITICAL SUBDIVISIONS

Primarily because of the very low population of the Annexation Territory, the relatively small size of the Annexation Territory, and the proposed non-residential development of the Annexation Territory, it is estimated that the taxpayers in each of the other political subdivisions to which the proposed annexation applies will not be affected by the annexation other than potentially by an initial relatively small increase in circuit breaker losses, which will likely be completely offset by the Town's recent approximately \$14,000,000 overall assessed value growth, which is expected to continue growing significantly in the coming years. Furthermore, if the proposed development does occur, the taxpayers in each of the other political subdivisions to which the proposed annexation applies will be benefited by a substantial increase in assessed value that will help drive down their property tax rates. However, because of the uncertainty of the proposed development, the tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for the four (4) years after the effective date of the annexation are estimated to be affected in only a nominal way. The tax rates, tax levies, expenditure levels, service levels, and annual debt service payments are estimated to continue at the 2020 rate. The following tax rates are estimated to hold steady for years 2020 through 2024:

- County (Johnson) – 0.3128
- Township (Pleasant) – 0.0044
- School District (Clark Pleasant) – 1.6762
- Library District (Johnson County) – 0.0679
- Johnson County Solid Waste – 0.0075
- Whiteland Fire Protection – 0.0879

Similarly, because of the very low population of the Annexation Territory, the relatively small size of the Annexation Territory, and the proposed non-residential development of the Annexation Territory, it is estimated that the political subdivisions not a part of this annexation and the taxpayers located in those political subdivisions will not be affected by the annexation in any material way during the four (4) years after the effective date of the annexation.

Johnson County Government will lose approximately 6.56 acres of property zoned for R-2 Residential use within its planning and zoning jurisdiction. However, the assessed value of the Annexation Territory will still be included in the tax base for Johnson County; therefore, the Annexation Territory will still be subject to the County's tax rate, which is currently \$0.3128 per \$100 of assessed valuation.

Pleasant Township Government will continue to provide services to the Annexation Territory, and the assessed value of the Annexation Territory will still be included in the tax base for Pleasant Township;

therefore, the Annexation Territory will still be subject to the Pleasant Township tax rate, which is currently \$0.0044 per \$100 of assessed valuation.

The Johnson County Library will continue to provide services to the Annexation Territory, and the assessed value of the Annexation Territory will still be included in the tax base for the Johnson County Library; therefore, the Annexation Territory will still be subject to the Johnson County Library tax rate, which is currently \$0.0679 per \$100 of assessed valuation. At the time of annexation there will not be an increase in patrons because only non-residential development is planned for the Annexation Territory at this time.

The Clark Pleasant School Corporation will continue to provide services to the Annexation Territory, and the assessed value of the Annexation Territory will still be included in the tax base for the Clark Pleasant School Corporation; therefore, the Annexation Territory will still be subject to the Clark Pleasant School Corporation, which is currently \$1.6762 per \$100 of assessed valuation. At the time of annexation there will not be an increase in students because only non-residential development is planned for the Annexation Territory at this time. Currently, the property tax revenue from the Annexation Territory to the Clark Pleasant School Corporation is approximately \$2,590 per year.

## **CONCLUSION**

Annexation of the Annexation Territory is appropriate because the annexation will facilitate the development of the Annexation Territory for light manufacturing and/or warehouse/distribution center(s) as part of a larger development anticipated to include adjacent parcels, which will provide significant economic development impacts to the Town of Whiteland and the surrounding area (including providing new jobs, diversifying the employment base, and adding new assessed value to the tax base); the annexation is a 100% voluntary annexation that conforms to Indiana State Statutes governing annexation by a municipality; the proposed Annexation Territory is a logical extension of the Town; the annexation meets or exceeds state and local criteria for annexation; and annexation of the Annexation Territory will help the Town grow in a logical and orderly manner.

## **PLAN COMMISSION REVIEW AND RECOMMENDATION**

The Whiteland Planning Commission has reviewed the petition for annexation of the Annexation Territory with the requested zoning classification of Whiteland R-1 Residential. The Whiteland Advisory Plan Commission considered: 1) the statutory criteria for zoning designations; 2) staff comments and recommendations; and 3) oral and written comments from the petitioner and remonstrators and property owners. At the conclusion of a public hearing held on October 6, 2020, the Plan Commission provided a favorable recommendation, by a vote of 6 to 0, which was certified and forwarded to the Whiteland Town Council.