

AGENDA RESERVATION REQUEST

**CITY OF FRANKLIN
COMMON COUNCIL**

Please type or print

Date Submitted:	April 29, 2014	Meeting Date:	May 5, 2014
Contact Information:			
Requested by:	Joanna Myers, Senior Planner		
On Behalf of Organization or Individual:		Plan Commission & FCSC	
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Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Approval of Resolution 2014-06: Adoption of Fiscal Plan for Custer Baker Annexation			
List Supporting Documentation Provided:			
1. Resolution 2014-06			
2. Fiscal Plan – Custer Baker Annexation			
Who will present the request?			
Name:	Joanna Myers	Telephone:	317-736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:30 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.

City of Franklin Common Council

RESOLUTION # 2014-06

A RESOLUTION ADOPTING A FISCAL PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN TERRITORY
(to be known as Custer Baker Annexation)

WHEREAS, the Common Council is considering the adoption of Ordinance 2014-05 annexing to the City of Franklin, Indiana, the real property described in Exhibit "A" attached hereto; and

WHEREAS, a fiscal plan of services for said annexed area shall be approved by resolution by the City of Franklin, Indiana prior to approving the annexation request; and

WHEREAS, a fiscal plan has been developed and presented to the Common Council, entitled "Fiscal Plan Custer Baker Annexation" (the "Fiscal Plan"); and

WHEREAS, the Common Council has reviewed the Fiscal Plan and finds that it provides an orderly and effective plan for the organization and extension of services to the area proposed to be annexed; and

WHEREAS, the Common Council has reviewed the Fiscal Plan and finds that planned services of a non-capital nature will be provided to the area as soon as possible upon annexation, but in no event later than one (1) year, and that they will be provided in a manner equivalent in standard and scope to such services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density; and

WHEREAS, the Common Council has reviewed the Fiscal Plan and finds that planned services of a capital improvement nature will be provided to the area within three (3) years of the effective date of annexation in the same manner as services 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.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, THAT:

Section 1. The Franklin Common Council adopts and approves the written Fiscal Plan which is attached hereto and made a part hereof along with the following fiscal plan of services:

1. The cost of planned services to the City of Franklin shall be as follows:
 - a. Approximately \$0.00 per month (\$0.00 annually) to illuminate approximately zero (0) new street lights throughout the proposed development; and
2. The method of financing the planned services shall be as follows:
 - a. Funding for any proposed street lighting shall be provided through standard monthly municipal rental payments for the electricity used to illuminate said street lighting; and
3. The organization and extension of said planned services shall be in accordance with the established policies of the Franklin Board of Public Works and Safety and shall be provided as follows:

- a. Any necessary street lighting shall be provided to the annexed territory within three years of the effective date of the annexation or when the property is developed; and
4. The City shall provide non-capital services such as police protection, fire protection, street maintenance, etc. which are currently being provided within the existing corporate limits to the annexed territory within one year of the effective date of annexation.

Said non-capital services shall also be provided in a manner which is equivalent in both standard and scope to such non-capital services which are currently being provided to areas within the existing corporate limits which have similar topography, patterns of land use, and population density.

5. The proposed annexation will have no effect on any employees of any governmental unit at time of annexation.
6. The city shall evaluate personnel and capital expenditures for the non-capital services (police protection, fire protection, street maintenance, etc.) through the annual city budget process.

Section 2. This Resolution shall become effective upon the effective date of said annexation.

PASSED, by the Common Council of the City of Franklin, Johnson County, Indiana, this _____ day of _____ 2014.

Stephen D. Barnett, President
Franklin Common Council

ATTEST:

Janet P. Alexander, Clerk-Treasurer
City of Franklin, Indiana

Presented by me to the Mayor of the City of Franklin, Indiana, on the ____ day of _____, 2014, at the hour of _____ o'clock p.m.

Janet P. Alexander, Clerk-Treasurer
City of Franklin, Indiana

This resolution approved and signed by me on the ____ day of _____, 2014, at the hour of _____ o'clock p.m.

Joseph McGuinness, Mayor
City of Franklin, Indiana

*Prepared by the City of Franklin, Indiana
Department of Planning & Engineering
Joanna Myers, Senior Planner*

EXHIBIT "A"

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST (GEODETIC BEARINGS) ON AND ALONG THE SOUTH LINE THEREOF, 673.01 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 48 SECONDS WEST 661.50 FEET TO THE APPARENT RIGHT-OF-WAY OF STATE ROAD 44; THENCE, ON AND ALONG SAID RIGHT-OF-WAY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1702.02 FEET, A LENGTH OF 842.14 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 34 MINUTES 44 SECONDS EAST 833.57 FEET; THENCE NORTH 38 DEGREES 08 MINUTES 15 SECONDS EAST, CONTINUING ON AND ALONG SAID RIGHT-OF-WAY, 255.27 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 11 SECONDS EAST 436.49 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 11 SECONDS WEST 272.70 FEET TO THE APPROXIMATE CENTERLINE OF STATE ROAD 144; THENCE SOUTH 68 DEGREES 32 MINUTES 11 SECONDS EAST, ON AND ALONG SAID CENTERLINE, 85.96 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST 1573.32 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 18 MINUTES 07 SECONDS WEST, ON AND ALONG THE SOUTH LINE THEREOF, 674.14 FEET TO THE POINT OF BEGINNING, CONTAINING 34.27 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RESTRICTION OF RECORD. ALSO SUBJECT TO SURVEY.



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin.in.gov/planning

FISCAL PLAN Custer Baker Annexation

Project Description:

Name:	Custer Baker Annexation
Location:	101 W. State Road 44
Size:	34.27 acres
Number of Parcels:	4
Gross Density:	N/A
Existing Zoning:	Institutional (IN) & Residential: Rural (RR)
Proposed Zoning:	Institutional (IN) & Residential: Rural (RR)

Introduction:

Indiana Statute (IC 36-4-3-3) authorizes the City of Franklin, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, which is required by Indiana Code, the City of Franklin has determined and compared the cost of providing non-capital and capital services to the proposed Custer Baker Annexation property owned by Franklin Community Multi-School Building Corporation d/b/a Franklin Community School Corporation and Franklin Community School Corporation, with the potential tax revenue generated by the developed parcel. Due to the fact that Franklin Community School Corporation is a tax exempt entity and will not pay property taxes, the detailed fiscal plan will only identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services; and
3. The organization and extension of services.

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the City of Franklin. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions.

Present Tax Rate/Assessed Valuation:

The corporate tax rate, established by the Indiana State Tax Board, for the City of Franklin during the tax year 2013 pay 2014 is \$1.4563 per \$100 of assessed value.

The total assessed value for the City of Franklin for the tax year 2013 pay 2014 is \$767,485,199.

Cost of Services Provided by the City of Franklin to the Annexed Property:

The City of Franklin will provide services of a capital and non-capital nature, which may include police, fire, road maintenance, parks and government administration, to the annexed property within one year of the completion of the annexation. Extension of services of a capital nature, if any, will be provided within three years of the completion of the annexation.

CUSTER BAKER ANNEXATION	Current Level of Service			Additional with Annexation			Additional Expenditures	
	Per Person	Per Acre	Per Household	Per Person	Acres	Per Household	Per Acre	Average Expenditure
Parks & Rec/Cemetery	\$ 69.99	\$203.66	\$ 186.78	N/A	34.27	N/A	\$ 203.66	\$ 6,979.36
Community Development	\$ 5.77	\$ 16.80	\$ 15.40	N/A	34.27	N/A	\$ 16.80	\$ 575.57
Planning Department	\$ 11.44	\$ 33.29	\$ 30.53	N/A	34.27	N/A	\$ 33.29	\$ 1,140.72
General Administration	\$ 25.43	\$ 73.99	\$ 67.85	N/A	34.27	N/A	\$ 73.99	\$ 2,535.49
City Court	\$ 9.29	\$ 27.04	\$ 24.80	N/A	34.27	N/A	\$ 27.04	\$ 926.51
Police Department	\$ 165.43	\$481.37	\$ 441.48	N/A	34.27	N/A	\$ 481.37	\$ 16,496.70
Fire Department	\$ 151.13	\$439.79	\$ 403.34	N/A	34.27	N/A	\$ 439.79	\$ 15,071.63
Street Department	\$ 68.83	\$200.28	\$ 183.69	N/A	34.27	N/A	\$ 200.28	\$ 6,863.71
							Total	\$ 50,589.68

Extension of Services:

The City of Franklin is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within the city limits, regardless of similarity. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

The City of Franklin Departments of Planning & Engineering, Community Development, Public Works, Police, Fire, Parks, Clerk/Treasurer, and Street will assume and retain immediate responsibility.

Natural gas, electric, cable, telephone, and water services are provided by private utilities.

The City has provided sanitary sewer access which is available at this location. The developer provides local streets and connection to the sanitary sewer at the time of construction.

The intended use of this property is school owned and operated by Franklin Community School Corporation. It will be a privately maintained property.

Annexation Considerations:

1. The petition was initiated by the property owner and is therefore a voluntary annexation.
2. Contiguous to the City of Franklin, the subject property is necessary to help the City of Franklin manage growth and has been developed. For the purposes of determining “contiguity,” more than 1/8 or 12.5% of the aggregate external boundary of the subject property must be contiguous with the boundaries of the City of Franklin. The aggregate external boundary is 5,474.53 feet. In this case, 1,183.37 feet or 21.6% of the subject property coincides with the boundaries of the City of Franklin, meeting the minimum requirement.

3. Non-capital services listed above and described in the fiscal plan become effective within one year and all other capital services, if any, for the area become effective within three years from the effective date of the annexation.
4. The annexed property shall be assigned to Council District 3.
5. The proposal submitted to incorporate the real estate meets the statutory requirements of IC 36-4-3 qualifying for annexation to the City of Franklin.
6. The fiscal plan is available for public review at the time the project is placed on the City Council agenda for public hearing. City Council must adopt the fiscal plan prior to approving the Annexation request.
7. Custer Baker Annexation is recommended for annexation by the Plan Commission through Plan Commission Resolution Number 2014-06.