

City of Franklin Common Council

RESOLUTION # 2021-18

**A RESOLUTION ADOPTING A FISCAL PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN TERRITORY
(to be known as Oakleaf Farms Annexation)**

WHEREAS, the Common Council is considering the adoption of Ordinance 2021-05 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 Oakleaf Farms 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 after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope of 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 _____ 2021.

Kenneth Austin, President
Franklin Common Council

ATTEST:

Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

Presented by me to the Mayor of the City of Franklin, Indiana, on the _____ day of _____, 2021, at the hour of _____ o'clock p.m.

Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

This resolution approved and signed by me on the ____ day of _____, 2021, at the hour of _____ o'clock p.m.

Steve Barnett, Mayor
City of Franklin, Indiana

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

EXHIBIT "A"

PARCEL I

A part of the West Half of the Northwest Quarter of Section 16, Township 12 North, Range 5 East of the Second Principal Meridian in Needham Township, Johnson County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 16; thence North 00 degrees 15 minutes 05 seconds West (Basis of Bearings is State Plane Coordinate System – Indiana East) along the West line of said Southwest Quarter Section 2708.06 feet to the Southwest corner of the Northwest Quarter of aforesaid Section 16, said point being the POINT OF BEGINNING of the herein described parcel; thence North 00 degrees 32 minutes 00 seconds East along the West line of said Northwest Quarter Section 791.96 feet; thence North 86 degrees 39 minutes 32 seconds East parallel with the South line of the West Half of said Northwest Quarter Section 1143.02 feet; thence South 00 degrees 27 minutes 34 seconds West parallel with the East line of said West Half Quarter Section 791.89 feet to the South line of said West Half Quarter Section; thence South 86 degrees 39 minutes 32 seconds West along said South line 1144.04 feet to the POINT OF BEGINNING, containing 20.74 acres, more or less.

PARCEL II

A part of the West Half of the Southwest Quarter of Section 16, Township 12 North, Range 5 East of the Second Principal Meridian in Needham Township, Johnson County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 15 minutes 05 seconds West (Basis of Bearings is State Plane Coordinate System – Indiana East) along the West line of said Southwest Quarter Section 1906.50 feet to the POINT OF BEGINNING of the herein described parcel, said point being on the Northern Right-of-Way line of State Road 44 as per Indiana Department of Transportation Project No. STP-068-4; thence continuing North 00 degrees 15 minutes 05 seconds West along said West line 801.56 feet to the Northwest corner of aforesaid Southwest Quarter Section; thence North 86 degrees 39 minutes 32 seconds East along the North line of the West Half of said Southwest Quarter Section 554.21 feet; thence South 00 degrees 05 minutes 27 seconds East 560.81 feet to the aforesaid Northern Right-of-Way line of State Road 44; thence the next four (4) courses being along said Right-of-Way line: (1) South 63 degrees 55 minutes 18 seconds West 7.02 feet; (2) South 72 degrees 01 minute 15 seconds West 205.00 feet; (3) South 59 degrees 20 minutes 26 seconds West 366.66 feet to a Point of Tangency of a curve concave Northwesterly having a radius of 2196.83 feet; (4) Southwesterly along said curve through a Central Angle of 01 degree 01 minute 24 seconds, a distance of 39.24 feet to the POINT OF BEGINNING, containing 8.43 acres, more or less.

PARCEL III

A part of the West Half of the Southwest Quarter of Section 16, Township 12 North, Range 5 East of the Second Principal Meridian in Needham Township, Johnson County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 15 minutes 05 seconds West (Basis of Bearings is State Plane Coordinate System – Indiana East) along the West line of said Southwest Quarter Section 1623.87 feet; thence North 89 degrees 44 minutes 55 seconds East 16.50 feet to a point on the Southern Right-of-Way line of State Road 44 as per Indiana Department of Transportation Project No. STP-068-4; thence the next six (6) courses being along said Right-of-Way line: (1) North 19 degrees 28 minutes 58 seconds East 99.11 feet to a Point of Non-Curvature of a curve concave Northwesterly having a Radius of 2386.83 feet; (2) Northeasterly along said curve through a Central Angle of 02 degrees 12 minutes 19 seconds a distance of 91.87 feet to a Point of Tangency of said curve; (3) North 59 degrees 20 minutes 26 seconds East 366.79 feet; (4) North 45 degrees 18 minutes 16 seconds East 206.16 feet; (5) North 59 degrees 20 minutes 26 seconds East 105.00 feet; (6) North 65 degrees 51 minutes 37 seconds East 8.81 feet; thence South 01 degree 29 minutes 03 seconds West 172.04 feet; thence North 86 degrees 19 minutes 13 seconds East 661.41 feet to the East line of the West Half of aforesaid Southwest Quarter Section; thence South 00 degrees 37 minutes 27 seconds East along said East line 1936.15 feet to the Southeast corner of said West Half Quarter Section; thence South 86 degrees 22 minutes 04 seconds West along the South line of said West Half Quarter Section 1362.19 feet to the POINT OF BEGINNING, containing 59.26 acres, more or less.



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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FISCAL PLAN Oakleaf Farms Annexation

Project Description:

| | |
|--------------------|--|
| Name: | Oakleaf Farms Annexation |
| Location: | Northeast and southeast of the intersection of State Road 44 & CR 600 E. |
| Size: | 88.4 acres |
| Number of Parcels: | 3 |
| Gross Density: | N/A |
| Existing Zoning: | Agriculture (A) |
| Proposed Zoning: | Industrial: Light (IL) |

Introduction:

Indiana Statute (IC 36-4-3-3.1) 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 Oakleaf Farms Annexation property owned by Oakleaf Farms, LLC with the potential tax revenue generated by the developed parcels. The detailed fiscal plan will 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 2019 pay 2020 is \$1.3143 per \$100 of assessed value.

The total assessed value for the City of Franklin for the tax year 2019 pay 2020 is \$1,029,289,527.00.

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.

| OAKLEAF FARMS 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 | \$ 86.50 | \$229.91 | \$ 220.61 | N/A | 88.4 | N/A | \$ 229.91 | \$ 20,323.89 |
| Community Development | \$ 7.54 | \$ 20.05 | \$ 19.24 | N/A | 88.4 | N/A | \$ 20.05 | \$ 1,772.09 |
| Planning & Engineering | \$ 24.28 | \$ 64.54 | \$ 61.93 | N/A | 88.4 | N/A | \$ 64.54 | \$ 5,705.49 |
| General Administration | \$ 30.52 | \$ 81.13 | \$ 77.85 | N/A | 88.4 | N/A | \$ 81.13 | \$ 7,171.60 |
| City Court | \$ 10.79 | \$ 28.69 | \$ 27.53 | N/A | 88.4 | N/A | \$ 28.69 | \$ 2,535.83 |
| Board of Works | \$ 212.94 | \$566.00 | \$ 543.11 | N/A | 88.4 | N/A | \$ 566.00 | \$ 50,034.58 |
| Police Department | \$ 202.89 | \$539.28 | \$ 517.46 | N/A | 88.4 | N/A | \$ 539.28 | \$ 47,672.07 |
| Fire Department | \$ 174.73 | \$464.42 | \$ 445.64 | N/A | 88.4 | N/A | \$ 464.42 | \$ 41,054.92 |
| Street Department | \$ 118.40 | \$314.69 | \$ 301.96 | N/A | 88.4 | N/A | \$ 314.69 | \$ 27,818.92 |
| | | | | | | | Total | \$ 204,089.40 |

Method of Financing Services:

Cost of services is funded through the receipt of tax dollars. The City will receive additional property tax revenues annually from the proposed annexation. In addition, as the property is developed the tax revenue should increase as the assessed value increases.

The development of the property will also result in additional one time receipt of fees for petitions, land disturbance permit, building permits, and sanitary sewer tap-on permits.

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 intended use of the privately maintained property is for development purposes.

The City will be extending sanitary sewer service west of the subject property with the construction of the Eastside Interceptor project.

Annexation Considerations:

1. The petition was initiated with consent of the property owners 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 continue developing. 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 of the subject property is 10,919.73 feet. In this case, 3,497.39 feet or 32% of the 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 on the north side of State Road 44 shall be assigned to Council District 2 and on the south side of State Road 44 shall be assigned to Council District 4.
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. Plan Commission through Plan Commission Resolution Number 2021-01 forwarded no recommendation to the City Council for annexation.