

City of Franklin Common Council

RESOLUTION # 2020-11

**A RESOLUTION ADOPTING A FISCAL PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN TERRITORY
(to be known as Tresslar/GR2 Land/Davis Annexation)**

WHEREAS, the Common Council is considering the adoption of Ordinance 2020-07 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 Tresslar/GR2 Land/Davis 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:

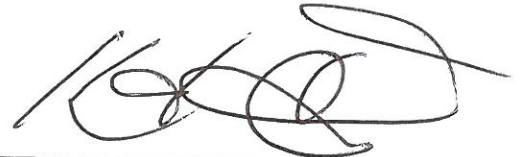
- a. Any necessary street lighting shall be provided to the annexed territory within three years of the effective date of the annexation or when the property is developed; and
4. The City shall provide non-capital services such as police protection, fire protection, street maintenance, etc. which are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

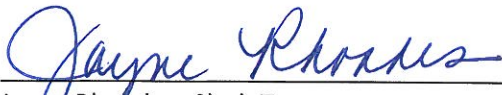
Section 2. This Resolution shall become effective upon the effective date of said annexation.

PASSED, by the Common Council of the City of Franklin, Johnson County, Indiana, this 6th day of July _____ 2020.



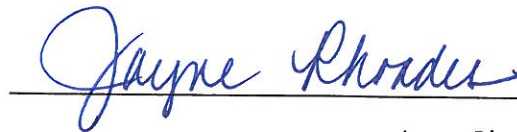
Kenneth Austin, President
Franklin Common Council

ATTEST:



Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

Presented by me to the Mayor of the City of Franklin, Indiana, on the 6 day of July, 2020, at the hour of 6:15 o'clock p.m.



Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

This resolution approved and signed by me on the 6 day of July, 2020, at the hour of 6:40 o'clock p.m.

A handwritten signature in black ink, appearing to read "Steve Barnett", written over a horizontal line.

Steve Barnett, Mayor
City of Franklin, Indiana

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

EXHIBIT "A"

PART OF THE NORTH HALF OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

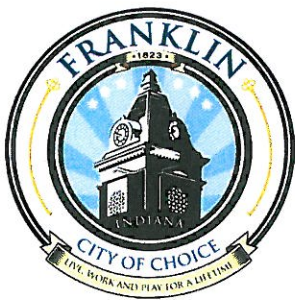
COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF THE INDIANAPOLIS & LOUISVILLE RAILROAD AND THE NORTH LINE OF SAID SECTION 34; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT OF WAY TO A POINT 16.5 FEET BY PARALLEL LINES SOUTH OF THE NORTH LINE OF SAID SECTION 34 AND THE PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 34; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY OF US HIGHWAY 31; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY TO THE SOUTH LINE OF PARCEL 7 IN INSTRUMENT NUMBER 97004567, AS RECORDED IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID PARCEL 7 THE FOLLOWING TWO COURSES: 1) EASTERLY TO THE SOUTHEAST CORNER THEREOF; 2) NORTHWESTERLY PARALLEL TO SAID EAST RIGHT OF WAY TO A POINT 16.5 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 34; THENCE EASTERLY PARALLEL TO SAID NORTH LINE TO THE PLACE OF BEGINNING.

AND

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 EAST AND PART OF THE WEST HALF OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 4 EAST, ALL IN FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 94013320 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID INSTRUMENT NUMBER 94013320 THE FOLLOWING THREE COURSES: 1) WESTERLY ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF; 2) SOUTHERLY ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; 3) EASTERLY ALONG THE SOUTH LINE OF SAID TRACT TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE NORTHEAST CORNER OF AMBROSE MINOR SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET D, SLIDE 612 IN SAID RECORDER'S OFFICE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF SAID PLAT AND THE NORTHEAST CORNER OF BLUE CHIP INDUSTRIAL PARK, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET D, SLIDE 340 IN SAID RECORDER'S OFFICE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 2012-020896 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID INSTRUMENT NUMBER 2012-020896 THE FOLLOWING TWO COURSES: 1) NORTHERLY ALONG THE EAST LINE OF SAID TRACT TO THE NORTHEAST CORNER THEREOF; 2) EASTERLY ALONG THE NORTH LINE OF SAID TRACT TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 97004567 IN SAID RECORDER'S OFFICE; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT TO THE EAST LINE OF THE LOUISVILLE & INDIANA RAILROAD; THENCE NORTHWESTERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE PLACE OF BEGINNING.

AND INCLUDING ALL CONTIGUOUS AREAS OF PUBLIC HIGHWAYS AND RIGHTS-OF-WAY OF THE PUBLIC HIGHWAYS WHICH ARE NOT ALREADY CONTAINED WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF FRANKLIN.



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 Tresslar/GR2 Land/Davis Annexation

Project Description:

Name:	Tresslar/GR2 Land/Davis Annexation
Location:	East of Jim Black Road and north of State Road 44
Size:	Approximately 433 ac.
Number of Parcels:	16
Gross Density:	N/A
Existing Zoning:	Industrial: Light (IL) & 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 Tresslar/GR2 Land/Davis Annexation property owned by Marcia Dietrich, Steven Tresslar, GR2 Land, LLC and Mark & Carol Davis 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.

TRESSLAR/GR2 LAND/DAVIS 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	\$ 85.33	\$ 238.11	\$ 217.62	N/A	433.01	N/A	\$ 238.11	\$ 103,105.97
Community Development	\$ 7.39	\$ 20.62	\$ 18.85	N/A	433.01	N/A	\$ 20.62	\$ 8,928.88
Planning & Engineering	\$ 23.74	\$ 66.24	\$ 60.54	N/A	433.01	N/A	\$ 66.24	\$ 28,683.65
General Administration	\$ 30.99	\$ 86.50	\$ 79.05	N/A	433.01	N/A	\$ 86.50	\$ 37,453.72
City Court	\$ 10.82	\$ 30.21	\$ 27.61	N/A	433.01	N/A	\$ 30.21	\$ 13,080.59
Board of Works	\$ 206.87	\$ 577.29	\$ 527.61	N/A	433.01	N/A	\$ 577.29	\$ 249,974.17
Police Department	\$ 195.01	\$ 544.21	\$ 497.36	N/A	433.01	N/A	\$ 544.21	\$ 235,646.41
Fire Department	\$ 170.44	\$ 475.64	\$ 434.70	N/A	433.01	N/A	\$ 475.64	\$ 205,958.04
Street Department	\$ 115.56	\$ 322.49	\$ 294.73	N/A	433.01	N/A	\$ 322.49	\$ 139,639.37
							Total	\$1,022,470.81

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 City will be extending sanitary sewer service to the subject property with the construction of the Eastside Interceptor project. The estimated cost for the portion to benefit the subject property is \$1,650,000.00 and is being financed by a Department of Public Works bond.

The reconstruction of Jim Black Road is estimated to cost approximately \$2,365,000.00. The City will fund the portion of construction from State Road 44 to the north property line of I-65 Commerce Park –

Building One. The remainder of the project is anticipated to be funded by the developer to coincide with the development of the property on the east side of Jim Black Road. The developer provides all interior local streets and connection to the sanitary sewer at the time of construction.

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

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 19,118.85 feet. In this case, 6,400.14 feet or 33.48% 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 shall be assigned to Council District 2.
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. Tresslar/GR2 Land/Davis Annexation is recommended for annexation by the Plan Commission through Plan Commission Resolution Number 2020-10.