

City of Franklin Common Council

RESOLUTION # 2023-12

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

WHEREAS, the Common Council is considering the adoption of Ordinance 2023-06 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 Dunn & Snepp 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:

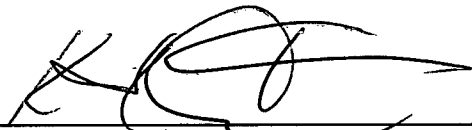
Section 1. The Franklin Common Council adopts and approves the written Fiscal Plan which is attached hereto and made a part hereof along with the following fiscal plan of services:

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.

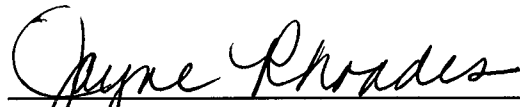
Section 2. This Resolution shall become effective upon the effective date of said annexation.

PASSED, by the Common Council of the City of Franklin, Johnson County, Indiana, this 19th day of June 2023.




Kenneth Austin, President
Franklin Common Council

ATTEST:



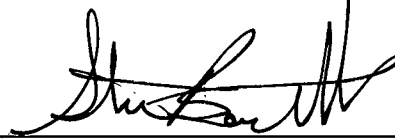
Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

Presented by me to the Mayor of the City of Franklin, Indiana, on the 19 day of June, 2023, at the hour of 6:10 o'clock p.m.



Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

This resolution approved and signed by me on the 19 day of June, 2023, at the hour of 6:10 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 Tennell, Senior Planner*

EXHIBIT "A"

HUGH DUNN

The West half of the Southeast quarter of Section 35, Township 13 North, Range 4 East, containing 80 acres, more or less.

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.

AND

SNEPP JOINT TRUST

The West half of the Southwest quarter of Section Thirty-six (36), Township Thirteen (13) North, Range Four (4) East of the Second Principal Meridian, containing eighty (80) acres, more or less.

ALSO, The East half of the Southeast quarter of Section Thirty-five (35), Township and Range aforesaid, EXCEPTING THEREFROM twenty-one (21) acres by parallel lines off of the entire South end of said half quarter section, containing in said Tract, less said exception, fifty-nine (59) acres, more or less.

And containing in both tracts, herein described one hundred thirty-nine (139) acres, more or less, subject to all legal highways.

AND

A part of the East half of the Southeast quarter of Section 35 , Township 13 North, Range 4 East of the Second Principal Meridian, described as follows: Beginning at the Southeast corner of the said half quarter; thence North on and along the East line 697.14 feet; thence West 655.35 feet; thence South 695.18 feet to the South line of said half quarter; thence East on and along said South line 640.70 feet to the place of beginning, containing 10.36 acres, more or less, subject to all legal rights-of-way.

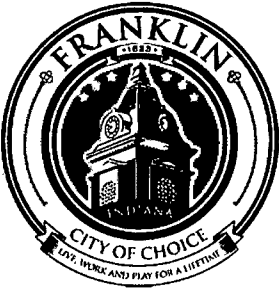
AND

A part of the east half of the southeast quarter of section 35, township 13 north, range 4 east of the second principal meridian, described as follows:

Beginning at the southwest corner of said half quarter; thence north on and along the west line of said half quarter 692.30 feet; thence east 681.25 feet; thence south 431.18 feet; thence west 330 feet; thence south 264.00 feet to the south line of said half quarter; thence west on and along said south line 360.82 feet to the place of beginning, containing 8.93 acres, more or less, subject to all legal rights of way.

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 Dunn & Snapp Annexation

Project Description:

Name: Dunn & Snapp Annexation
Location: Approximately 240 acres located northeast of the intersection of Earlywood Drive & RJ Parkway (2754 E. 300 N. & 3240 E. 300 N.)
OwnerS: Hugh Dunn & Snapp Joint Trust

PARCEL #	OWNER	2023 ASSESSED VALUE	ACRES	KNOWN WAIVER OF RIGHT TO REMONSTRATE
41-05-35-042-022.000-012	Hugh P Dunn	\$262,000.00	80	No
41-05-35-041-023.000-012	John A & Barbara E Snapp Co-Trustees of the Snapp Joint Trust Dated 10/17/18	\$94,200.00	59	No
41-05-35-044-024.000-012	John A & Barbara E Snapp Co-Trustees of the Snapp Joint Trust Dated 10/17/18	\$12,300.00	8.93	No
41-05-35-044-027.000-012	John A & Barbara E Snapp Co-Trustees of the Snapp Joint Trust Dated 10/17/18	\$15,900.00	10.36	No
41-05-36-032-009.000-017	John A & Barbara E Snapp Co-Trustees of the Snapp Joint Trust Dated 10/17/18	\$245,400.00	80	No
TOTALS		\$629,800.00	238.29	

Gross Density: 0.008
Existing Zoning: Johnson County: A-1, Agriculture & R-2, Residential
Proposed Zoning: West 80 acres: IG (Industrial: General)
East 160 acres: A (Agriculture)

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 Dunn & Snapp Annexation property owned by Hugh Dunn & Snapp Joint Trust 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 2023 pay 2024 is \$1.0963 per \$100 of assessed value.

The total assessed value for the City of Franklin for the tax year 2023 pay 2024 is \$1,411,935,370.00.

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.

DUNN & SNEPP ANNEXATION	Current Level of Service			Additional with Annexation			Additional Expenditures	
	Per Person	Per Acre	Per Household	Persons	Acres	Households	Per Household	Average Expenditure
Parks & Rec/Cemetery	\$ 89.18	\$ 235.19	\$ 255.29	N/A	238.29	2	\$ 255.29	\$ 510.57
Community Development	\$ 7.75	\$ 20.44	\$ 22.18	N/A	238.29	2	\$ 22.18	\$ 44.37
Planning & Engineering	\$ 23.24	\$ 61.29	\$ 66.53	N/A	238.29	2	\$ 66.53	\$ 133.05
General Administration	\$ 26.35	\$ 69.49	\$ 75.42	N/A	238.29	2	\$ 75.42	\$ 150.85
City Court	\$ 11.48	\$ 30.28	\$ 32.87	N/A	238.29	2	\$ 32.87	\$ 65.73
Board of Works	\$ 200.01	\$ 527.45	\$ 572.52	N/A	238.29	2	\$ 572.52	\$ 1,145.04
Police Department	\$ 232.80	\$ 613.93	\$ 666.38	N/A	238.29	2	\$ 666.38	\$ 1,332.77
Fire Department	\$ 71.55	\$ 188.69	\$ 204.81	N/A	238.29	2	\$ 204.81	\$ 409.63
Street Department	\$ 122.34	\$ 322.64	\$ 350.21	N/A	238.29	2	\$ 350.21	\$ 700.41
							Total Annually	\$ 4,492.42
							Estimated Total Over 4 yrs	\$ 19,407.25

Method of Financing Services/Tax Revenue:

Cost of services is funded through the receipt of tax dollars. The City will receive additional property tax revenues annually from the proposed annexation once the property is developed and/or no longer assessed as agricultural land under the real property assessment rules and guidelines of the department of local government finance (See Ordinance 2023-05). 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 has provided sanitary sewer access to the south of this location. The developer provides local streets and connection to the sanitary sewer at the time of construction.

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. In this case, over 20% 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 5.
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 2023-06 forwarded a favorable recommendation to the City Council for annexation.