

BILL NO. R-14-10-07

ANNEXATION RESOLUTION NO. R-_____

**A RESOLUTION of the Common Council setting forth
the policy of the City in regard to the U.S. 30 West – A
Supervoluntary Annexation.**

WHEREAS, the annexation of territory to the City of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort Wayne is called upon in the preparation of the City budget to provide for the furnishing of municipal services to the entire City, including newly annexed areas; and

WHEREAS, the Common Council of the City of Fort Wayne has before it a Resolution for the annexation of the U.S. 30 West – A Supervoluntary Annexation, more specifically described as follows, to-wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 31 North, Range 12 East, Washington Civil Township, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at the intersection of the West line of Kruse Homestead Addition according to the plat thereof as recorded in Plat Book 25, page 144, in the Office of the Recorder of Allen County, Indiana, with the north right-of-way of U.S. Highway 30 (Indiana State Highway F Project No. 870(13) Columbia City-Fort Wayne Road, 1959); thence Westerly along the aforesaid north right-of-way, said north right-of-way also being a north boundary of the North American Annexation (Ordinance No. X-01-97); a distance of 1,314 feet, more or less, to its intersection with the west line of the aforesaid Northeast Quarter, thence Northerly along the aforesaid west line, a distance of 1,119 , more or less, to the

1 north line of the aforesaid Southwest Quarter of the Northeast Quarter; thence Easterly
2 along the aforesaid north line, a distance of 1,322 feet, more or less, to the west line of the
3 aforesaid Kruse Homestead Addition; thence Southerly along the aforesaid west line, a
4 distance of 1,124 feet, more or less, to the point of beginning, containing 34 acres of land,
5 more or less. (See Map 1 Attached)
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7
8 **BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF**
9 **THE CITY FORT WAYNE, INDIANA:**
10

11 SECTION 1. That a petition has been received by the City of Fort Wayne requesting
12 annexation of the area, signed by 100% of the landowners proposed to be annexed.
13

14 SECTION 2. That in the case of the U.S. 30 West – A Supervoluntary Annexation
15 Area, it is the policy of the City of Fort Wayne to follow the provisions of Section 38.02 of
16 the City of Fort Wayne, Indiana, Code of Ordinances, with regards to the provision of non-
17 capital and capital services to the annexation area.
18

19 SECTION 3: That it is the policy of the City of Fort Wayne to follow the annexation's
20 FISCAL PLAN for said described territory which is incorporated herein. Two copies of said
21 FISCAL PLAN are on file in the Office of the Clerk of the City of Fort Wayne and are available
22 for public inspection as required by law.
23

24 SECTION 4. That said FISCAL PLAN sets forth cost estimates of the services to be
25 provided, the methods of financing these services, the plan for the organization and
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1 extension of these services, delineates the non-capital improvement services to be
2 provided within one (1) year of the annexation, and the capital improvement services to be
3 provided within three (3) years of the annexation effective date, on or before February 28,
4 2015.
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6
7 SECTION 5. That, after adoption and any and all necessary approval by the Mayor,
8 this RESOLUTION to adopt the said FISCAL PLAN for the U.S. 30 West – A Supervoluntary
9 Annexation shall be in full force and effect.
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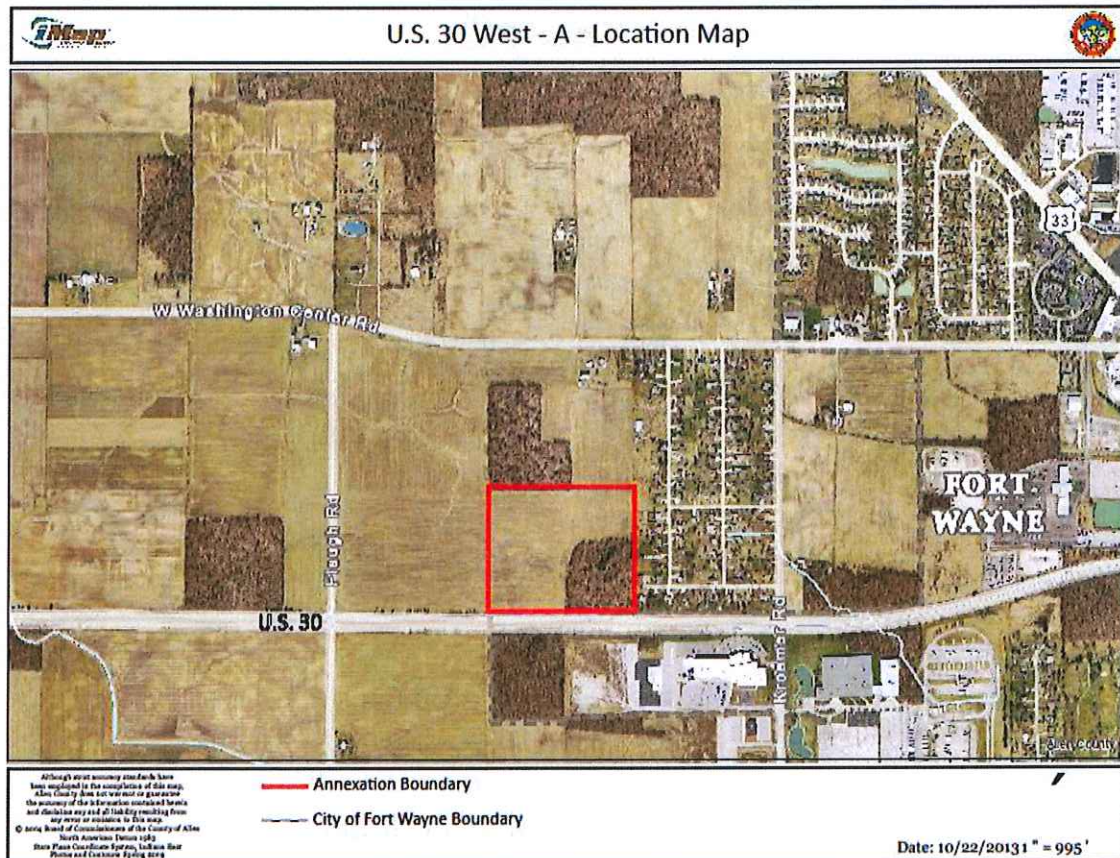
11 _____
12 COUNCIL MEMBER

13 APPROVED AS TO FORM AND LEGALITY

14 _____
15 Carol Helton, City Attorney
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US 30 WEST - A SUPERVOLUNTARY ANNEXATION

Fiscal Plan



CITY OF FORT WAYNE, INDIANA
Tom Henry, Mayor

October 2014

US 30 WEST - A SUPERVOLUNTARY ANNEXATION

Fiscal Plan

Tom Henry
Mayor
City of Fort Wayne

Justin Brugger
Executive Director
Redevelopment Commission

Fiscal Plan Prepared By:
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President
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Legal Description Prepared By:
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Program Manager - Capital Project Services
Fort Wayne City Utilities

October 2014

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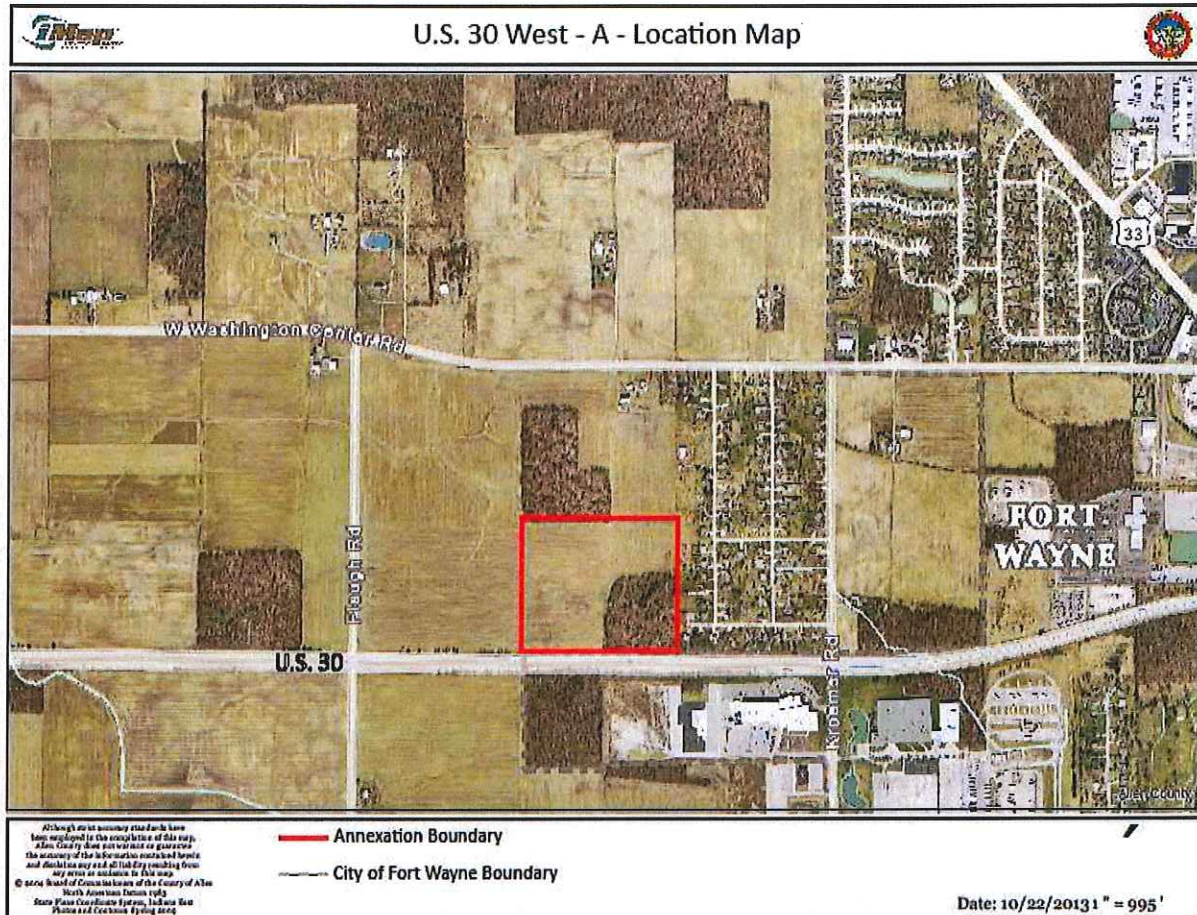
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SECTION ONE: Basic Data

A. LOCATION

The US 30 West – A Annexation area is located west of the City of Fort Wayne, north of US 30, south of Washington Center Road, east of Flaugh Road and west of the Kruse Homestead Subdivision and Kroemer Road.



B. SIZE

The US 30 West – A Annexation area contains approximately 34 acres.

C. POPULATION

The population is zero (0) persons.

D. BUILDINGS

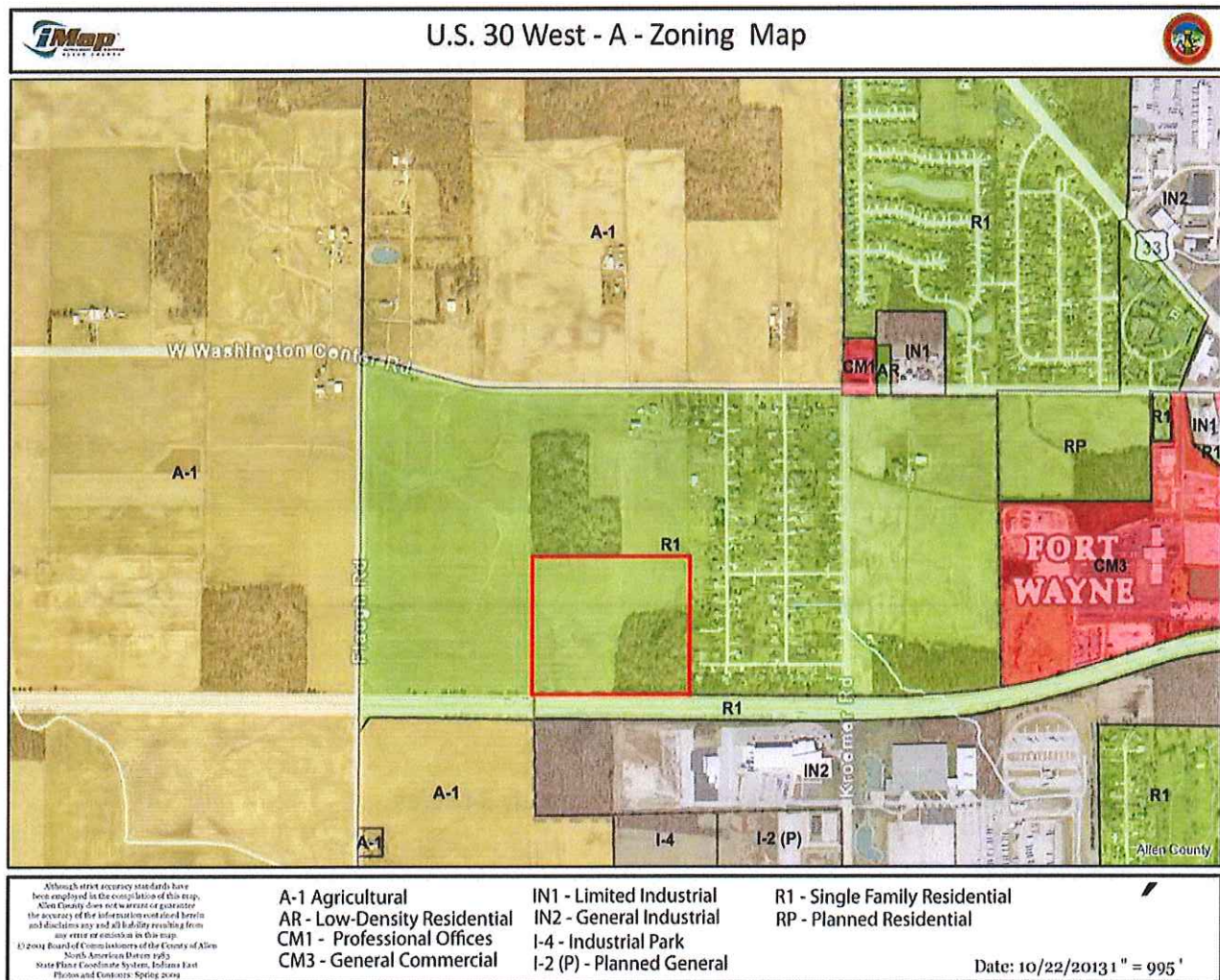
There are currently no buildings within the annexation area.

E. PATTERNS OF LAND USE

Land use in this area agricultural and undeveloped land.

F. ZONING

The US 30 West – A Annexation area currently contains one zoning classification, R1: Single Family Residential. The City of Fort Wayne Zoning Ordinance establishes predetermined zoning conversions from Allen County zoning to Fort Wayne zoning as a result of annexation. In this case, the zoning will remain R1: Single Family Residential. Any other change in zoning of the property after annexation would have to go through the rezoning process with the Fort Wayne Plan Commission.



G: SOIL & TOPOGRAPHY

According to the National Resource Conservation Service National Cooperative Soil Survey, soil in the area primarily consists of a mixture of Morley Silt Loam (deep, well-drained), Blount Silt Loam (deep, poorly-drained), and Pewamo Silty Clay Loam (deep very poorly-drained) soils. Land is flat with slopes ranging from 0 to 6 percent.

H. ASSESSMENT

The net assessed value for the proposed U.S. 30 West – A Annexation is estimated at \$60,600 and was derived from Allen County Assessor's Office property information available through the Allen County I-Map System as of October 2014 for assessment year 2014.

I. TAX RATES PER \$100 IN ASSESSED VALUATION

Following is an estimation of the change in tax rates after annexation. Final tax rates are not available until after they are published by the Auditor's Office on a yearly basis.

Table 1: Tax Rate Conversions

EXISTING TAXING DISTRICT AND RATE	TAXING DISTRICT AND RATE AFTER ANNEXATION	CHANGE IN RATE	PERCENT CHANGE
Washington 1.9487	Fort Wayne Washington 3.3674	1.2802	73%

Source: Allen County Auditor's Office, Tax Rates 2013 payable 2014.

J. COUNCIL DISTRICT

The U.S. 30 West – A Annexation area will initially be assigned to City Council District 3, subject to any later statutorily required reapportionment.

SECTION TWO: State Law Requirements

When pursuing an annexation, a municipality must be sure that the proposed annexation is in accordance with state law. The existing Indiana Statute, (Indiana Code 36-4-3) states that an annexing municipality must meet one of two options.

Option 1: The territory to be annexed should be at least one-eighth contiguous (12.5%) to the municipality, and that it must meet one of the following three conditions:

- a. The resident population density of the territory sought to be annexed is at least three (3) persons per acre.
- b. Sixty percent (60%) of the territory is subdivided into lots or parcels not larger than one (1) acre.
- c. The territory is zoned for commercial, business or industrial uses.

Option 2: The boundaries of the annexation area must be at least one-fourth (25%) contiguous to the municipality and the area is needed and can be used by the municipality for its development in the reasonably near future.

The proposed U.S. 30 West – A Annexation area meets the contiguity requirements in that it is over twenty-five percent contiguous to the City of Fort Wayne, being 27% contiguous to city boundaries. The annexation will also contribute to the growth and economic development of the city as explained in Section Three.

Indiana Code 36-4-3-5.1 details how a super-voluntary annexation can occur if 100 percent of the property owners petition for an ordinance annexing the area. A petition for annexation has been received by the Fort Wayne City Council, and is signed by 100% of the landowners of the proposed annexation area.

Municipalities must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods of financing such services. This fiscal plan has been prepared to meet this requirement.

SECTION THREE: Need for Annexation

A. FORT WAYNE GROWTH

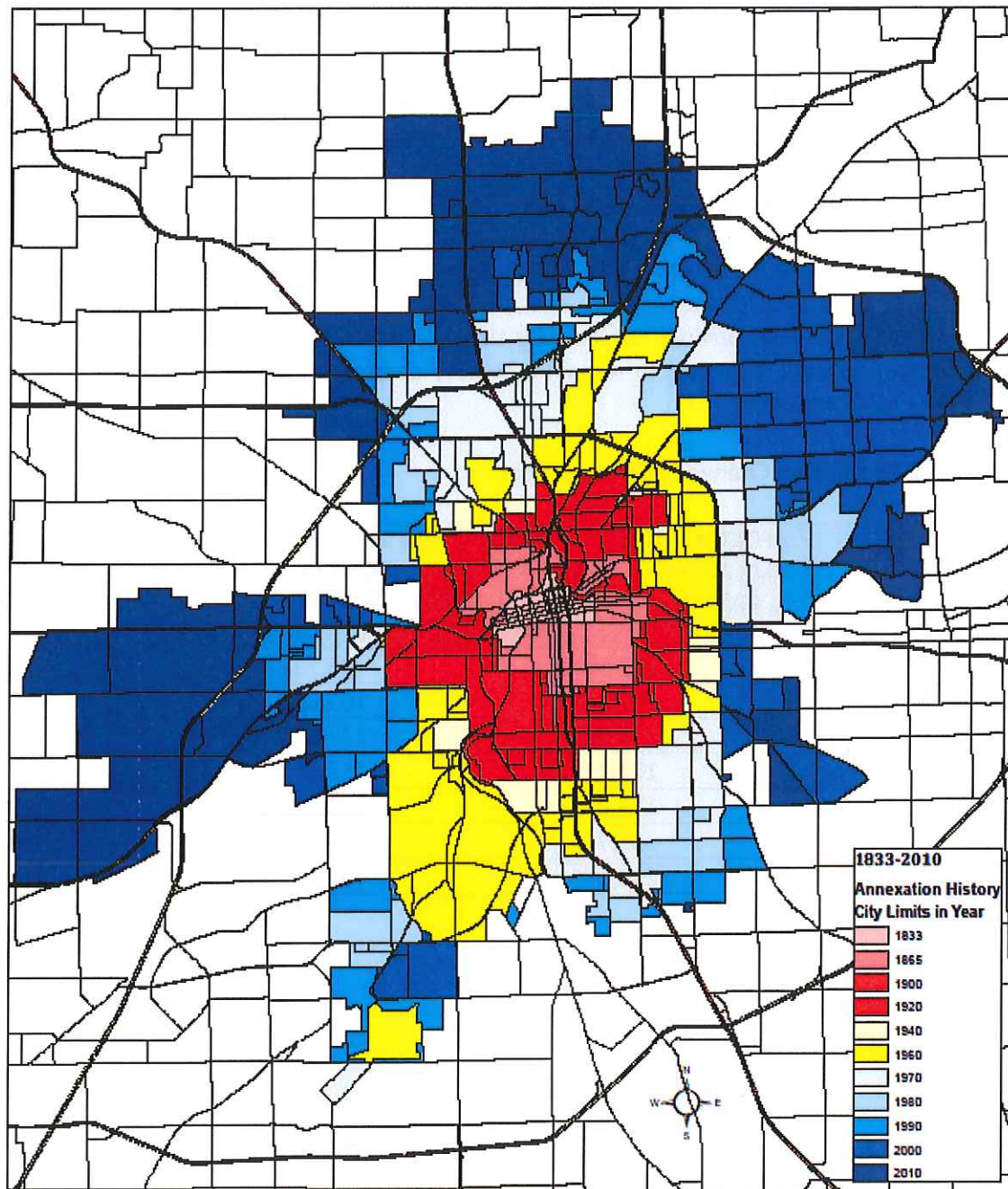
Annexation has played a major role in Fort Wayne's history. Since the City's incorporation, annexation has been a tool utilized to capture contiguous growth. Since the early 1950's, when housing policies encouraged significant suburban migration, Fort Wayne has had an aggressive annexation policy. Examining the population decrease within the old city boundaries exemplifies suburban migration and the loss of persons since 1950. The 1950 Fort Wayne Census population was 133,607 persons. By 2010, the same area that encompassed the 1950 Fort Wayne Census territory decreased in population by 42.6 percent or 56,876 persons. It is easy to imagine how difficult it would be for the City to provide services to the poorest sector of the community with this deteriorated tax base. It is also obvious to see why the City needs to continue to implement an aggressive annexation policy if it desires to remain a healthy community. See Table 2: Fort Wayne Population Changes by Census Year.

Table 2: Fort Wayne Population Changes by Census Year

CENSUS BASE YEAR	FORT WAYNE POPULATION BY CENSUS BASE YEAR	YEAR 2010 CENSUS POPULATION WITHIN RESPECTIVE CENSUS BASE YEAR BOUNDARIES	% CHANGE IN POPULATION
1950	133,607	76,731	42.6%
1960	161,776	105,612	34.7%
1970	178,269	132,213	25.8%
1980	172,391	148,753	13.7%
1990	173,072	162,718	6.0%
2000	205,727	196,719	4.4%
2010	253,691	253,105	0.0%

**Data based on 2010 Census data.*

CITY OF FORT WAYNE ANNEXATION HISTORY

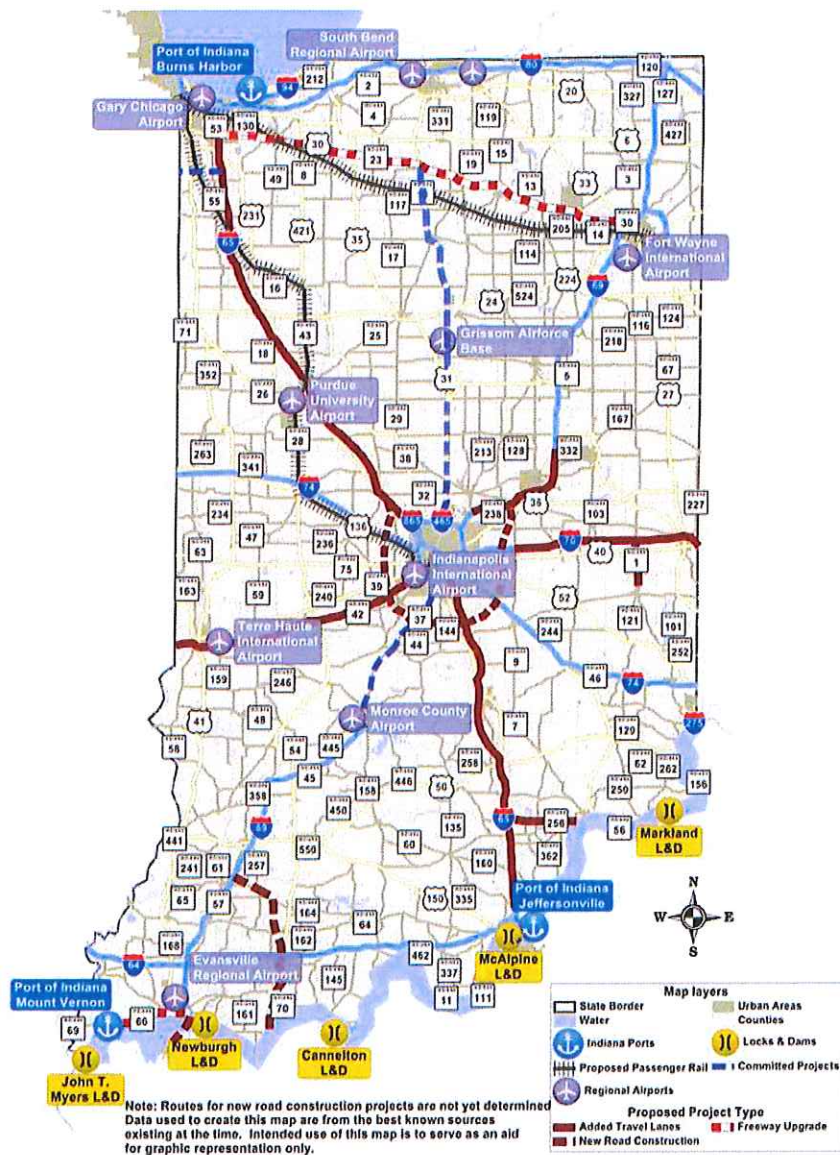


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B. ECONOMIC DEVELOPMENT

The City of Fort Wayne Redevelopment Commission is interested in the annexation and subsequent purchase of land in anticipation of a future corporate park development similar to the adjacent Sweetwater Sound development. In 2014, the U.S. 30 Corridor between Fort Wayne and Valparaiso, Indiana has been identified by the Governor's Blue Ribbon Panel as a top priority project for the State of Indiana to enhance the statewide transportation system. Funds have been appropriated to study and further develop the project by the state. Initial recommendations are to convert the existing 4 lane highway to a 4 lane full access controlled freeway with interchanges at major intersections to improve safety and mobility in addition to expediting long distance trips and freight movement.



Source: Blue Ribbon Panel on Transportation Infrastructure Final Report to Governor Pence, July 9, 2014

Existing adjacent industry, in addition to the focus on U.S. 30 Corridor improvements, make development at the location of this proposed annexation desirable. The involvement and investment of the City of Fort Wayne Redevelopment Commission will ensure that high quality development will take place within the proposed annexation area.

C. CONCLUSION

The City of Fort Wayne should annex the US 30 West - A Annexation area because it meets state law contiguity requirements, will support Fort Wayne's growth policy, and will support economic development.

SECTION FOUR: Municipal Services

This section of the U.S. 30 West – A Annexation Fiscal Plan forecasts the costs and methods of financing services for the annexation area. The plan also describes how and when the City plans to extend services that are non-capital and capital in nature. The following section demonstrates how the City will satisfy the requirements of the Indiana State law in provision and financing of services, in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the U.S. 30 West – A Annexation area, the costs of providing services, and funding sources. It should be noted that the costs of providing municipal services have been rounded off to the nearest dollar and are calculated at the current dollar value.

Indiana Code (36-4-3-13) states that planned services of a capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries, shall be provided to the annexed territory within one (1) year after the effective date of annexation and that they shall 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, are to be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services that 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.

The City of Fort Wayne has adopted uniform service standards within its corporate limits to guarantee that the annexation area will receive non-capital and capital services within the time limitations as set in state law in a manner equivalent in standard and scope to other areas within the corporate boundaries of the City. For the U.S. 30 West – A Annexation, all non-capital services will be provided immediately upon annexation, and all capital improvements will be made within the first year after annexation.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department (FWPD) include the preservation of life and property, prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day to day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security within the community. The Police Department is involved in legal work and the protection of constitutional rights. The Police Department also performs traffic control, promotes civil order, and provides educational and technical assistance in the area of crime prevention and neighborhood services.

The proposed annexation area will be incorporated into Adam District in the Northwest Police Division, Northwest Quadrant. This is in the Northwest Area Partnership (NEAP).

No additional staff or equipment is needed upon annexation of the U.S. 30 West - A annexation area. Due to the minimal number of calls in this area, law enforcement services can be provided by absorbing calls into the existing workload. No new police facility will be required for this annexation. Funding for police services in the annexation will be derived primarily from local property taxes through the general fund.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

B. FIRE DEPARTMENT

The Fort Wayne Fire Department (FWFD) will be responsible for providing fire protection services to the U.S. 30 West - A Annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and inspection, arson investigation, EMS support to response on life hazards, hazardous material and scuba response, hydrant maintenance, and public education.

Once annexed, Station 6 will provide primary response calls to the annexation area. This station is located at 1500 W. Coliseum Blvd. and is approximately 2.5 miles from the area. Response time from Station 6 is projected at approximately 5-7 minutes. Station 6 currently has one Class A Pumper/Engine.

Secondary response would be provided by Station 15 located at 1415 Northland Boulevard. This station would respond in the event the primary responding engine is out of service or as an addition to the primary station in the event of a full response.

Given the limited population, ten or less calls are estimated per year. No additional personnel, equipment, or fire station construction is needed to service this annexation.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

C. EMERGENCY MEDICAL SERVICE (EMS)

Currently, the Three Rivers Ambulance Authority provides ambulance service for the City of Fort Wayne. The U.S. 30 West - A Annexation area would receive full advanced life support ambulance service immediately following annexation.

A number of ambulances are stationed throughout the City, twenty-four hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area would be dispatched to the annexation area. For some emergencies, Station 6 of the Fort Wayne Fire Department will provide extra assistance.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown in Table 3.

Table 3: EMS Fees

SERVICE	FEE
Non-emergency transfers, scheduled in advance	\$1,092.00
Non-emergency transfers, unscheduled	\$1,092.00
ALS & BLS Emergency Base	\$1,362.00
Emergency & Non-Emergency Mileage	\$16.00
Response, no haul with supplies	\$394.00
Neonates	\$1,092.00
LDT P3 & LDT P4	\$1,092.00
Mutual Aid	\$1,362.00

Source: Three Rivers Ambulance Authority

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

D. SOLID WASTE DISPOSAL

The Fort Wayne Solid Waste Department provides oversight and manages contracts for residential garbage and curbside recycling collections within the City of Fort Wayne. Currently, Republic Services, Inc. provides residential garbage (including yard waste), and recycling collection. City trash collection occurs weekly and recycling collection is every other week. These services are paid for through a \$9.95 per month garbage user fee per single-family household, and \$19.90 for buildings with two (2) to four (4) units. Commercial and industrial buildings and institutions such as schools, churches, and non-profits, as well as residential buildings with more than four (4) units will not receive City Solid Waste services. All costs for Solid Waste services are based on user fees.

The Solid Waste Department also provides other programs including the City's "Great American Clean-Up", backyard composting, and assistance in neighborhood clean-up efforts as well as other numerous activities. These supplementary programs are supported through the Solid Waste Fund which receives contributions/materials from hardware stores, non-profit organizations, and private donors.

Since there are no residential dwellings in this annexation, no solid waste service needs are anticipated.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

E. TRAFFIC ENGINEERING

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Services that could be provided by the department may include surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stoplights, control signs, and fire alarm systems. Since there are no roadways part of the proposed annexation area that will become the city's responsibility, no costs are anticipated.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

F. STREETS AND ROADS

The Fort Wayne Street Department will be responsible for the general maintenance of all of the *public* streets designated in the City's right of way in the annexation area immediately after the effective date of the annexation. General maintenance includes snow and ice removal, street sweeping, minor ditch maintenance, right-of-way mowing, leaf pick-up, guardrail repair, and surface maintenance. The Street Department will also provide engineering services and construction

supervision for all *public* streets, alleys, and sidewalks within the City's right of way that will be constructed within the proposed annexation area.

At this point, there appears to be no existing roadway infrastructure within the proposed annexation and no costs are anticipated.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

G. PARKS AND RECREATION

New residents will have access to City park facilities such as swimming pools, ball diamonds, picnic areas, golf courses, indoor and outdoor skating. Buckner Park is the closest parks to the annexation area.

Other Fort Wayne parks and recreational activities include athletic leagues; youth sports, senior citizen activities, special events, cultural arts, and instructional programs. These activities are currently available to all City residents within the City's 2,805 acres of parkland and greenspace.

The City of Fort Wayne Parks and Recreation also cares for street trees within the public right-of-way. No additional capital or annual costs are expected as a result of this potential annexation.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

H. Water

There are currently no public water mains or water customers located within this area. City Utilities has a preliminary plan that includes water main sizing and locations that would provide the base distribution network for this region that includes this specific area. Implementation of the plan or parts of the plan would likely be triggered by need/demand that would be generated by development. The extension of water into the area would follow the following process: Petition, Development Plan/Site Plan Routing, Water Main Construction Contract. There are no fire hydrants located in this area.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

I. SANITARY SEWERS

There are currently no public sanitary sewer mains or sanitary sewer customers within this area. City Utilities has a preliminary plan that includes sanitary sewer sizing and locations that would provide the base collection system for this region that includes this specific area. Implementation of the plan or parts of the plan would likely be triggered by need/demand that would be generated by development. Extension of sewer into the area could happen through petition, development of a development plan/site plan approved through the routing process, and a sanitary sewer main construction contract.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

J. STORMWATER SEWERS

By ordinance, the City's Stormwater Utility has jurisdiction and authority within the municipal limits of Fort Wayne; therefore, the Stormwater Utility would assume ownership and jurisdiction of public stormwater facilities, if any, within this area upon annexation. No facilities have been identified.

Stormwater management can and does occur "naturally" based on topography, the existence of planned or unplanned ditches, swales, etc. This "natural system" will continue to exist after annexation.

City Utilities does not have a stormwater master plan for this area and does not have any stormwater improvements planned. Installation of a planned, public stormwater management system will be required for development in this area. Property owners can request stormwater management improvements – inquiries should be initiated via 311.

Regulatory requirements of the Utility's Stormwater NPDES permit would extend to this area. This includes responsibility for requiring erosion & sediment control for land disturbing activities; public outreach & awareness efforts; mapping and field data collection among other requirements. City Utilities will also locate, identify, evaluate and collect certain data for existing stormwater conveyance systems as well as provide administrative oversight in identifying new stormwater customers, assigning a billing calculation and establishing billing accounts.

The current stormwater utility fee is \$3.65 per equivalent residential unit (ERU) of impervious (hard) surface. One ERU equals 2,500 square feet. Residential properties (single family to 4-plex) are charged a flat rate based on 1 ERU. Non-residential properties are assigned an ERU multiple based on the property's individually measured impervious area. No customers have been identified in the area at this time.

Any jurisdiction or authority the Allen County Surveyor's office holds over the storm drainage system in this area prior to annexation may remain in place after annexation; consequently the Surveyor's

Office will remain responsible for maintaining and operating those components of the drainage system.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

K. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits to reduce night accidents, facilitate traffic flow, foster public safety, and inspire community spirit and growth. Therefore, the City will maintain and pay energy costs for existing lights and add lights to unlit intersections.

There are currently no street lights within the annexation area. The only adjacent road is U.S. 30. No additional streetlights will be installed at the time of future annexation. The need for lights will be evaluated as development occurs.

Capital Cost:	\$ 0.00
Estimated Annual Cost	\$ 0.00

L. ANIMAL CONTROL

The Fort Wayne Department of Animal Care and Control will provide various services to the U.S. 30 West - A Annexation area immediately upon the effective date of annexation. The services include, but are not limited to the sheltering of stray animals, response to public animal complaints and emergencies, 24-hour service (seven days a week, 365 days a year); canvassing for unconfined strays, trap rental, pet adoption, administration of the State Health Codes relative to animals, and a humane education program.

The costs to provide services to the proposed annexation area would be negligible.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

M. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the annexation area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's office, the Board of Zoning Appeals, the Barrett Law process, and many others. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of such services cannot be directly related to the size and population of an area. Therefore, this plan does not include cost estimates. Expansion of administrative functions occurs as necessary to support the entire City's needs. Funding comes from a variety of sources including the General Fund and State and Federal Governments.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 0

N. NEIGHBORHOOD CODE ENFORCEMENT

The Department of Neighborhood Code Enforcement's role is to conduct minimum housing inspections, zoning enforcement, solid waste enforcement, abandoned vehicle inspections, and weed ordinance enforcement within the City of Fort Wayne. Existing resources within the Neighborhood Code Enforcement Department are sufficient enough to serve the U.S. 30 West - A Annexation area and additional expenses will not be incurred.

Capital Cost:	\$ 0
Estimated	\$ 0

O. LIABILITY FOR TOWNSHIP DEBT

According to the Indiana Department of Local Government Finance (DLGF), the Township Debt Service is still an obligation of the Township even though the City of Fort Wayne has annexed part of that Township. The DLGF will include a debt service rate for the Township that still includes the assessed valuation of the annexed area because those residents or property owners still have a responsibility for that debt that was incurred before the proposed annexation. It will be a rate on the Township side and not the responsibility of the City of Fort Wayne. The DLGF will use the annexed area's assessed valuation in calculating the debt service rate for the Township, and spread that over the taxpayer's bill of the annexed area. According to the Allen County Auditor's Office, Washington Township does not have any debt to account for.

Capital Cost:	\$ 0
Estimated	\$ 0

P. PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

Due to the small size, no governmental employees will be eliminated from other governmental agencies due to this proposed annexation.

SECTION FIVE: Financial Summary and Recommendation

The purpose of this section is to project the revenues and expenditures from the proposed U.S. 30 West – A annexation. This section also provides a five-year summary of the expenditures compared with the revenues for the years 2015 to 2019.

A. REVENUES

Property taxes are the main source of revenue to be received from the U.S. 30 West – A Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Washington Township Assessor. The formula for computing tax revenue is shown in the following table:

Table 4: Tax Revenue Formula

$\frac{V-E}{100} \times (t) = TR$
Where:
V = Assessed Valuation
E = Home Mortgage Deduction (\$3,000), Standard Homestead Deduction (\$45,000), Supplemental Deduction for homestead properties (35% of remaining AV), Abatements, Exemptions, Subject to Tax Cap (1% Residential Use, 2% Agricultural & Rental Use, 3% Business & Industry)
t = City Tax Rate

The estimated gross and net assessed valuation of the annexation area varies by year based on anticipated growth and development. To calculate the anticipated property tax revenue to the City of Fort Wayne, which will be generated from the annexation, projected values of land, improvements, and personal property were obtained from property record cards. The net assessed valuation of the annexation area is estimated to be \$60,600. This figure includes all related deductions, abatements and exemptions. Property taxes can then be determined by applying the City's portion of the estimated tax rate from Table 5.

Table 5: Taxing District Rate

Tax Item	Fort Wayne Washington
Corporation General	.7700
Sanitary Officer Pension	.0063
Fire	.4883
Park	.1824
Redevelopment General	.0078
Cum Capital Development	.0167
Community Services Fund	.0001
Grand Total Rate	1.4716

SOURCE: Allen County Auditor's Office
Tax Rates 2013 payable 2014

There is no taxable personal property to be attributed to this annexation area. The total property tax revenue is estimated at \$533.00.

Additional revenue will not be received at this time from the Motor Vehicle Highway (MVH) fund and from the Local Roads and Streets (LR&S) Funds. These funds are allocated based on the City's total population and road mileage. The lack of population and streets within this annexation area cause no impact to this funding source.

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), the County Economic Development Income Tax (CEDIT), the Local Option Income Tax (LOIT) and the Alcoholic Beverage Tax. Population is a key element to impact these sources, of which this annexation has none at this time.

B. EXPENDITURES

Expenditures, which were reported in the section on Municipal Services, are summarized in Table 6. Capital costs are one-time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine City procedures, which often require petitioning. Table 6 details the costs that will be incurred by each department subsequent to the annexation of the annexation area.

Table 6: Expenditures

Department	Capital Cost	Annual Cost
Police	\$0.00	\$0.00
Fire	\$0.00	\$0.00
EMS	\$0.00	\$0.00
Solid Waste Disposal	\$0.00	\$0.00
Traffic Control	\$0.00	\$0.00
Streets & Roads	\$0.00	\$0.00
Parks & Recreation	\$0.00	\$0.00
Water	\$0.00	\$0.00
Sanitary Sewer	\$0.00	\$0.00
Storm Sewers	\$0.00	\$0.00
Street Lighting	\$0.00	\$0.00
Animal Control	\$0.00	\$0.00
Administrative Services	\$0.00	\$0.00
Township Debt	\$0.00	\$0.00
Total	\$0.00	\$0.00

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the U.S. 30 West – A annexation area for the first five years after it is incorporated into the City of Fort Wayne.

Property tax revenue from the annexation area will not be collected until 2016. Assuming the area is annexed on or before February 28, 2015, assessment will occur in 2015, with revenues being collected in 2016. Since revenues are not collected for one year after the effective date of annexation, the City will not receive revenue in 2015; however the City will have positive gains by 2016. Table 7 details the revenues minus the expenses for the U.S. 30 West – A annexation area for a 5 year period.

Table 7: Revenues Minus Expenses

Year	Expenditures	Property Tax Revenue	Balance
2015	\$0.00	\$0	\$0
2016	\$0.00	\$533.00	\$533.00
2017	\$0.00	\$1,066.00	\$1,066.00
2018	\$0.00	\$1,599.00	\$1,599.00
2019	\$0.00	\$2,132.00	\$2,132.00

D. RECOMMENDATION

This fiscal plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the U.S. 30 West – A Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on or before February 28, 2015.

APPENDIX: Legal Description

"U.S. 30 West – A" Annexation Territory:

Part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 31 North, Range 12 East, Washington Civil Township, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at the intersection of the West line of Kruse Homestead Addition according to the plat thereof as recorded in Plat Book 25, page 144, in the Office of the Recorder of Allen County, Indiana, with the north right-of-way of U.S. Highway 30 (Indiana State Highway F Project No. 870(13) Columbia City-Fort Wayne Road, 1959); thence Westerly along the aforesaid north right-of-way, said north right-of-way also being a north boundary of the North American Annexation (Ordinance No. X-01-97); a distance of 1,314 feet, more or less, to its intersection with the west line of the aforesaid Northeast Quarter, thence Northerly along the aforesaid west line, a distance of 1,119 , more or less, to the north line of the aforesaid Southwest Quarter of the Northeast Quarter; thence Easterly along the aforesaid north line, a distance of 1,322 feet, more or less, to the west line of the aforesaid Kruse Homestead Addition; thence Southerly along the aforesaid west line, a distance of 1,124 feet, more or less, to the point of beginning, containing 34 acres of land, more or less. Contiguity factor = (1,314 feet divided by 4,879) feet multiplied by 100% = 27%.

**PETITION FOR AND CONSENT TO ANNEXATION INTO THE
CITY OF FORT WAYNE, INDIANA**

The undersigned hereby certify that they own land located outside of the City of Fort Wayne, Indiana, and hereby request and consent to the adoption of an ordinance, annexing to the City of Fort Wayne, Indiana, the territory, containing that land. The territory sought to be annexed is legally described as follows, to wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 31 North, Range 12 East, Washington Civil Township, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at the intersection of the West line of Kruse Homestead Addition according to the plat thereof as recorded in Plat Book 25, page 144, in the Office of the Recorder of Allen County, Indiana, with the north right-of-way of U.S. Highway 30 (Indiana State Highway F Project No. 870(13) Columbia City-Fort Wayne Road, 1959); thence Westerly along the aforesaid north right-of-way, said north right-of-way also being a north boundary of the North American Annexation (Ordinance No. X-01-97); a distance of 1,314 feet, more or less, to its intersection with the west line of the aforesaid Northeast Quarter, thence Northerly along the aforesaid west line, a distance of 1,119 , more or less, to the north line of the aforesaid Southwest Quarter of the Northeast Quarter; thence Easterly along the aforesaid north line, a distance of 1,322 feet, more or less, to the west line of the aforesaid Kruse Homestead Addition; thence Southerly along the aforesaid west line, a distance of 1,124 feet, more or less, to the point of beginning, containing 34 acres of land, more or less.

Executed 27 day of Sept, 2014.

Signed

Edna Hockemeyer

General Partner

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COMMUNITY DEVELOPMENT

Thomas C. Henry, Mayor

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City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne IN 46802
260.427.1127

www.fwcommunitydevelopment.org

To: Fort Wayne City Council Members

From: Justin Brugger, Executive Director
Fort Wayne Redevelopment Commission 

Re: U.S. 30 West (A, B, & C) Annexation Ordinances

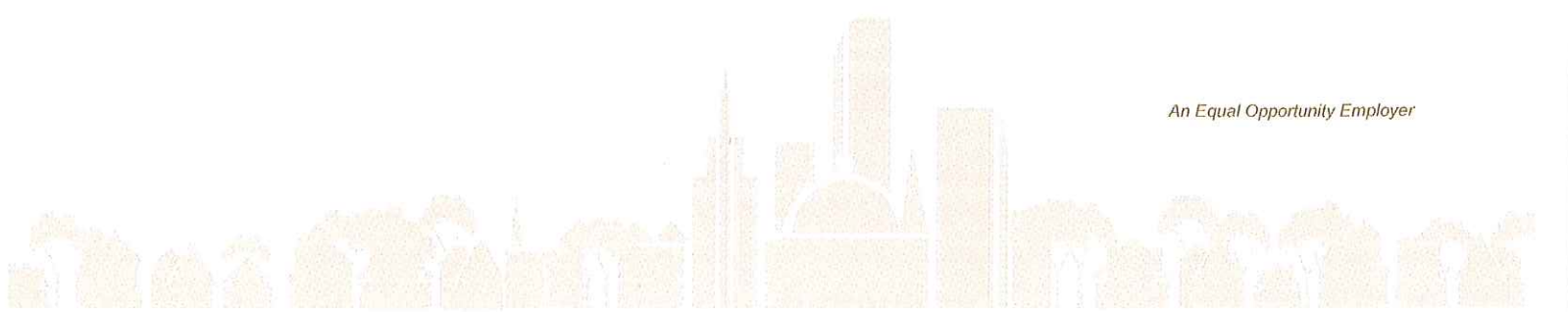
Date: October 7, 2014

The process to consider adoption of three annexation fiscal plan resolutions and ordinances titled U.S. 30 West (A, B, & C) is being initiated at the Oct. 14, 2014, council meeting. Petitions have been received by the property owner holding 100% of the property for each annexation making the annexations super-voluntary per Indiana Code 36-4-3-5.1. It is the desire of the Fort Wayne Redevelopment Commission to purchase this property for the purpose of the future development of a corporate park similar to the nearby Sweetwater Sound development. The land needs to be part of the city for this purchase to occur.

A public hearing has been set for November 4, 2014, and a vote on the resolutions and ordinances is scheduled for November 25, 2014. The super-voluntary process includes a 30 day appeal. The annexations are presented with staggered effective dates to provide for the 25% contiguity required for each subsequent annexation. All annexations will be effective on or before January 29, 2015.

An annexation timeline has been provided for your knowledge. If you have any questions regarding the ordinance, please feel free to contact me at 427-1117.

An Equal Opportunity Employer



U.S. Highway 30 West Annexations Timeline

Summer 2014	Sign option agreement
August-September 2014	Develop three annexation fiscal plans
October 2, 2014	Petitions, Resolutions, Fiscal Plans and Ordinances to Stephanie Crandall
October 9, 2014	Petitions, Resolutions, Fiscal Plans and Ordinances to Diane Brown
October 14, 2014	File super-voluntary annexation petitions with City Council
October 14, 2014	Introduce resolutions to adopt fiscal plans and annexation ordinances at City Council (within 30 days of petition)
Week of October 14, 2014	Notice of public hearings in the newspaper (minimum of 20 days prior to public hearing)
October 16, 2014	Neighborhood Meeting
November 4, 2014	Public hearings at City Council (within 30 days of petition) and discussion. We will need to get this in the queue with the newspaper prior to the resolution intro to meet the timing.)
November 25, 2014	Approval of resolutions to adopt the fiscal plan and annexation ordinances at City Council (a minimum of 14 days after public hearing). Fiscal plan resolutions must be passed first.
Prior to December 1, 2014	Publish ordinances in newspaper and file in Recorder's Office.
January 1, 2015	Annexation A effective date (minimum of 30 days from publication)
January 15, 2015	Annexation B effective date
January 29, 2015	Annexation C effective date
TBD	Acquire Land
TBD	Rezone Land
TBD	Bond for Infrastructure

