

1 BILL NO. R-15-02-05

2
3 ANNEXATION RESOLUTION NO. R-_____

4
5 **A RESOLUTION of the Common Council setting forth the policy of the City in regard to the**
6 **U.S. 30 West – C Supervoluntary Annexation.**

7
8 WHEREAS, the annexation of territory to the City of Fort Wayne is a legislative
9 function; and

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

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

16 Part of the Southwest Quarter of Section 18 (road right-of-way, only), part of the
17 Southeast Quarter of Section 18 (road right-of-way, only), also part of the fractional
18 Northwest Quarter of Section 19, part of the Northwest Quarter of the Northeast Quarter
19 of Section 19, and part of the fractional Southwest Quarter of Section 19, Township 31
20 North, Range 12 East, Washington Civil Township, also part of the Northeast Quarter of
21 Section 24 (road right-of-way, only), and part of the Southeast Quarter of Section 24 (road
22 right-of-way, only), Township 31 North, Range 11 East, Lake Civil Township, Second
23 Principal Meridian, Allen County, Indiana, more particularly described as follows:

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25 Beginning at the intersection of the south line of the Northwest Quarter of the
26 Northeast Quarter of the aforesaid Section 19 with the west line of Kruse Homestead
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1 Addition according to the plat thereof as recorded in Plat Book 25, page 144, in the Office
2 of the Recorder of Allen County, Indiana, thence Westerly along the aforesaid line, also
3 being along the north line of the territory described in the "U.S. 30 West - A" annexation
4 ordinance (Ordinance No. X-01-14), a distance of 1,322 feet, more or less, to the southwest
5 corner of the aforesaid Northwest Quarter of the Northeast Quarter of Section 19; thence
6 continuing Westerly along the north line of the South Half of the fractional Northwest
7 Quarter of the aforesaid Section 19, also being along the north line of the territory
8 described in the "U.S. 30 West - B" annexation ordinance (Ordinance No. X-01-15), a
9 distance of 860 feet; thence Southerly, parallel with the east line of the aforesaid fractional
10 Northwest Quarter, along a west line of the territory described in the "U.S. 30 West - B"
11 annexation ordinance (Ordinance No. X-01-15) , into the right-of-way of U.S. Highway 30
12 (Indiana State Highway F Project No. 870(13) Columbia City-Fort Wayne Road, 1959), a
13 distance of 1,201 feet, more or less, to the south line of the aforesaid fractional Northwest
14 Quarter, also being the north line of the fractional Southwest Quarter of the aforesaid
15 Section 19; thence continuing Southerly, through the right-of-way of the aforesaid U.S.
16 Highway 30, parallel with the east line of the aforesaid fractional Southwest Quarter, along
17 a west line of the territory described in "U.S. 30 West - B" annexation ordinance
18 (Ordinance No. X-01-15), a distance of 100 feet, more or less, to the south right-of-way of
19 the aforesaid U.S. Highway 30; thence Westerly along the aforesaid south right-of-way and
20 the westerly projection of the aforesaid right-of-way, a distance of 633 feet, more or less,
21 to the southerly projection of the west right-of-way of Flaugh Road; thence Northerly along
22 the aforesaid projection, through and into the right-of-way of the aforesaid U.S. Highway
23 30, and along the aforesaid west right-of-way of Flaugh Road, a distance of 2,633 feet,
24 more or less, to the north line of the Northeast Quarter of Section 24, Township 31 North,
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1 Range 11 East; thence Easterly along the aforesaid north line, and the north line of the
2 fractional Northwest Quarter of the aforesaid Section 19, into and through the right-of-way
3 of Flaugh Road, a distance of 32 feet, more or less, to the east right-of-way of Flaugh Road;
4 thence continuing Easterly along the north line of the aforesaid fractional Northwest
5 Quarter, and the centerline of the right-of-way Washington Center Road, a distance of 995
6 feet, more or less, to the southwest corner of a parcel of land conveyed to Paul F. Schmidt,
7 Trustee of the Paul F. Schmidt Revocable Trust U/A by a deed recorded as Document
8 Number 2008054455 in the office of the aforesaid recorder; thence Northerly along the
9 west line of said Schmidt parcel, a distance of 55 feet, more or less, to the north right-of-
10 way of the aforesaid road; thence Easterly along said north right-of-way, a distance of
11 1,232 feet, more or less, to the point of intersection with the northerly projection of the
12 west line of a parcel of land conveyed to Jean L. Markey, Trustee of the Jean L. Markey
13 Revocable Living Trust by a deed recorded as Document Number 2008052555 in the office
14 of the aforesaid recorder; thence Southerly into the aforesaid right-of-way, along the
15 aforesaid projection, a distance of 48 feet, more or less, to the northwest corner of the
16 aforesaid Markey parcel of land, also being the north line of the Northeast Quarter of the
17 aforesaid Section 19; thence continuing Southerly, through said right-of-way, along the
18 west line of the aforesaid Markey parcel, a distance of 400 feet (recorded per the aforesaid
19 Document Number 2008052555) to the southwest corner of the aforesaid Markey parcel;
20 thence Easterly along the south line of said Markey parcel, a distance of 514.41 feet
21 (recorded per the aforesaid Document Number 2008052555), more or less, to the west line
22 of the aforesaid Kruse Homestead Addition; thence Southerly along the aforesaid west line,
23 a distance of 928 feet, more or less, to the point of beginning, containing 101 acres of land,
24 more or less. (See Map 1 Attached)
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3 **BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF**
4 **THE CITY FORT WAYNE, INDIANA:**

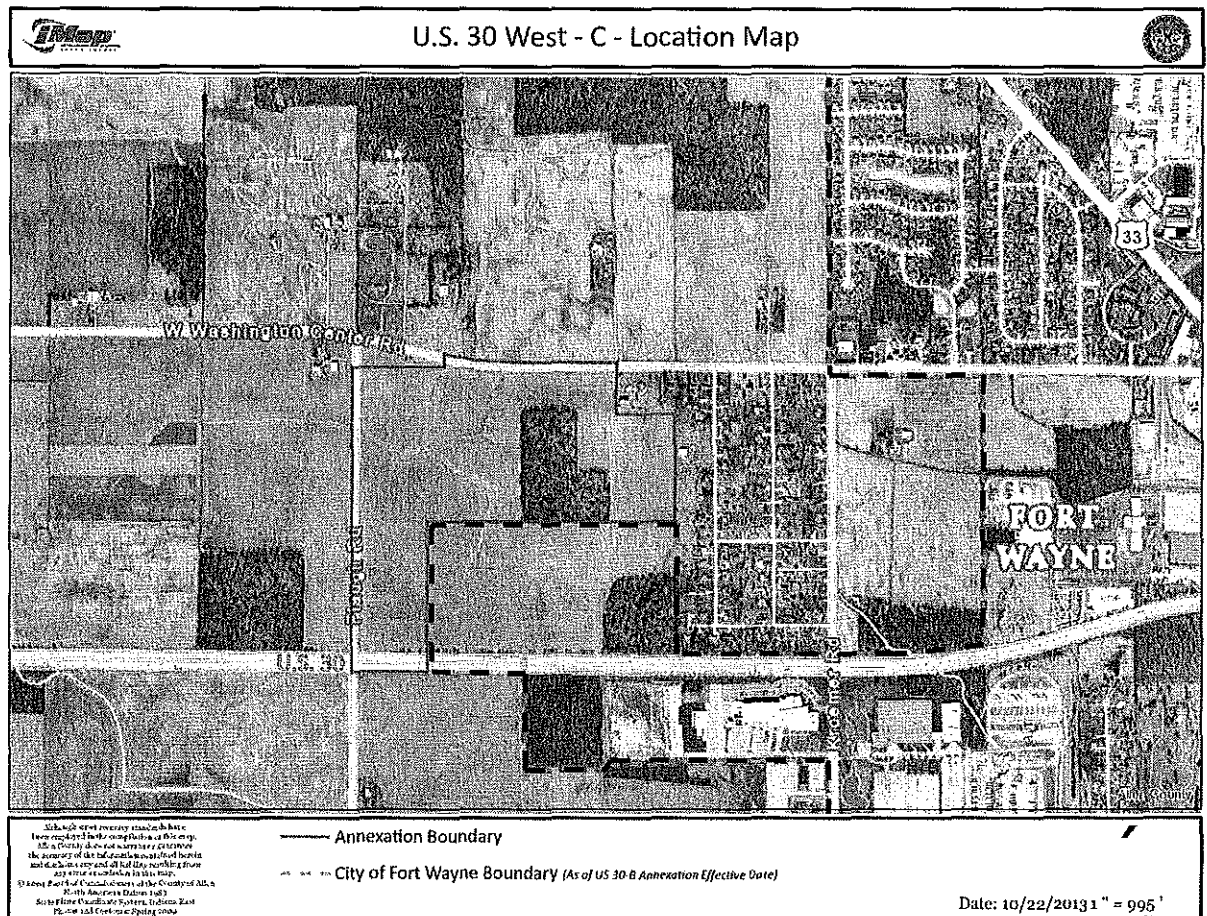
5 SECTION 1. That a petition has been received by the City of Fort Wayne requesting
6 annexation of the area, signed by 100% of the landowners proposed to be annexed.
7

8 SECTION 2. That in the case of the U.S. 30 West – C Supervoluntary Annexation
9 Area, it is the policy of the City of Fort Wayne to follow the provisions of Section 38.02 of
10 the City of Fort Wayne, Indiana, Code of Ordinances, with regards to the provision of non-
11 capital and capital services to the annexation area.
12

13 SECTION 3: That it is the policy of the City of Fort Wayne to follow the annexation's
14 FISCAL PLAN for said described territory which is incorporated herein. Two copies of said
15 FISCAL PLAN are on file in the Office of the Clerk of the City of Fort Wayne and are available
16 for public inspection as required by law.
17

18 SECTION 4. That said FISCAL PLAN sets forth cost estimates of the services to be
19 provided, the methods of financing these services, the plan for the organization and
20 extension of these services, delineates the non-capital improvement services to be
21 provided within one (1) year of the annexation, and the capital improvement services to be
22 provided within three (3) years of the annexation effective date, on or before May 31,
23 2015.
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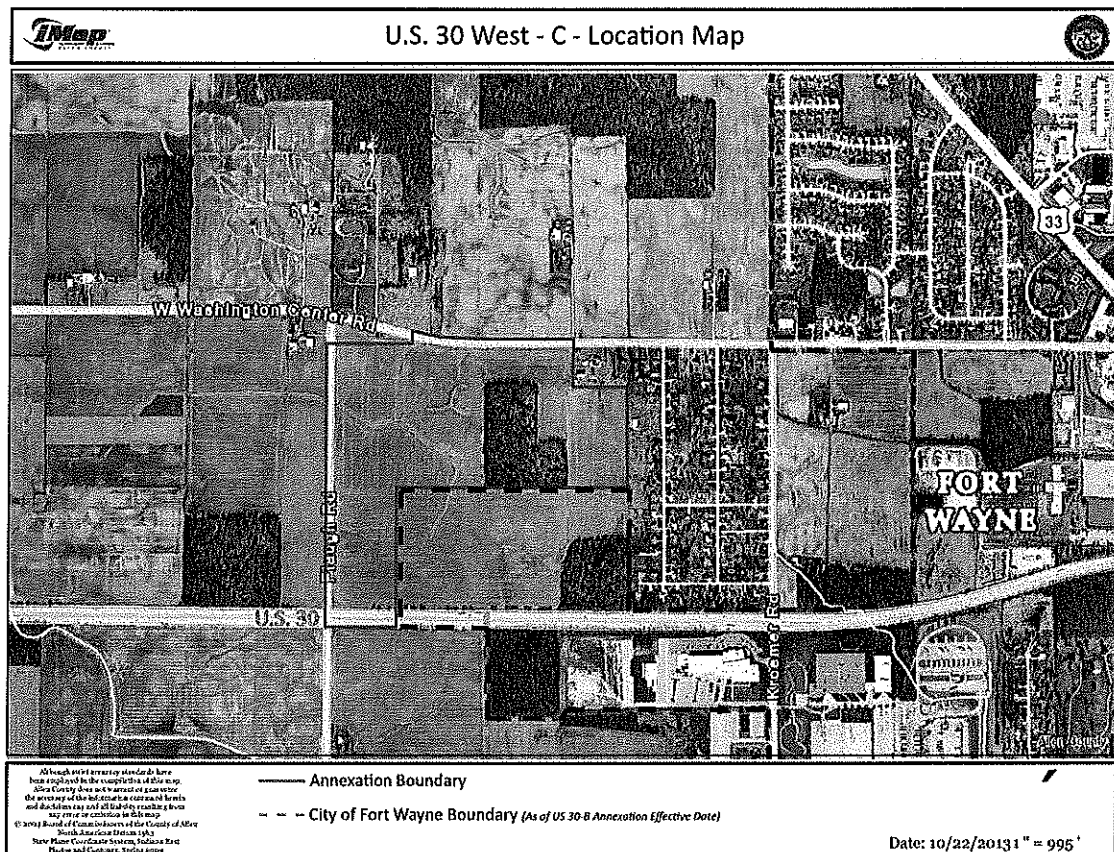
MAP 1



US 30 WEST - C

SUPERVOLUNTARY ANNEXATION

Fiscal Plan



CITY OF FORT WAYNE, INDIANA
Tom Henry, Mayor

February 2015

US 30 WEST - C SUPERVOLUNTARY ANNEXATION

Fiscal Plan

Tom Henry
Mayor
City of Fort Wayne

Justin Brugger
Executive Director
Redevelopment Commission

Fiscal Plan Prepared By:
Kristi Sturtz
President
Sturtz Public Management Group, LLC

Legal Description Prepared By:
DeWayne Nodine, PLS
Program Manager - Capital Project Services
Fort Wayne City Utilities

February 2015

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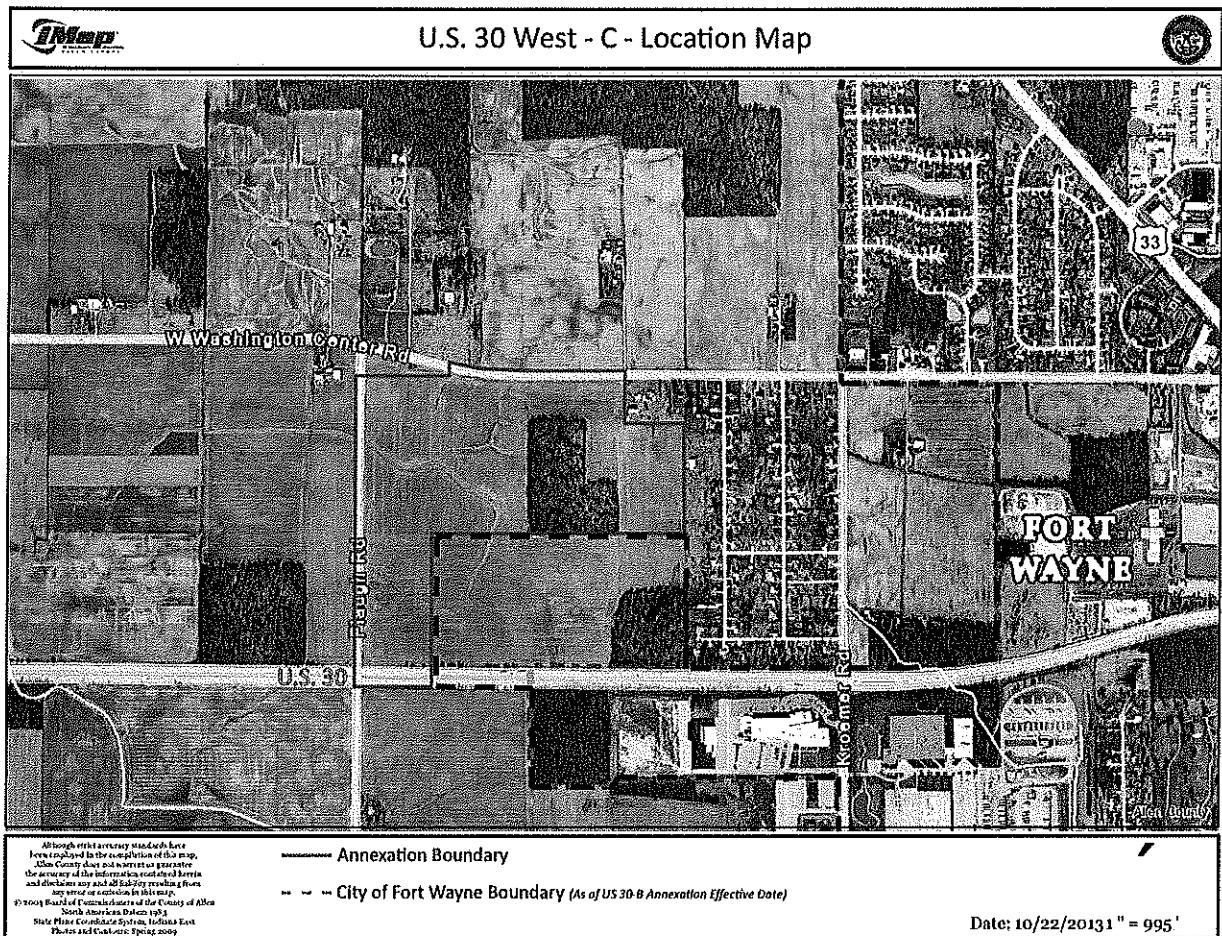
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SECTION ONE: Basic Data

A. LOCATION

The U.S. 30 West - C 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 U.S. 30 West - C Annexation area contains approximately 101 acres.

C. POPULATION

The population is zero (0) persons.

D. BUILDINGS

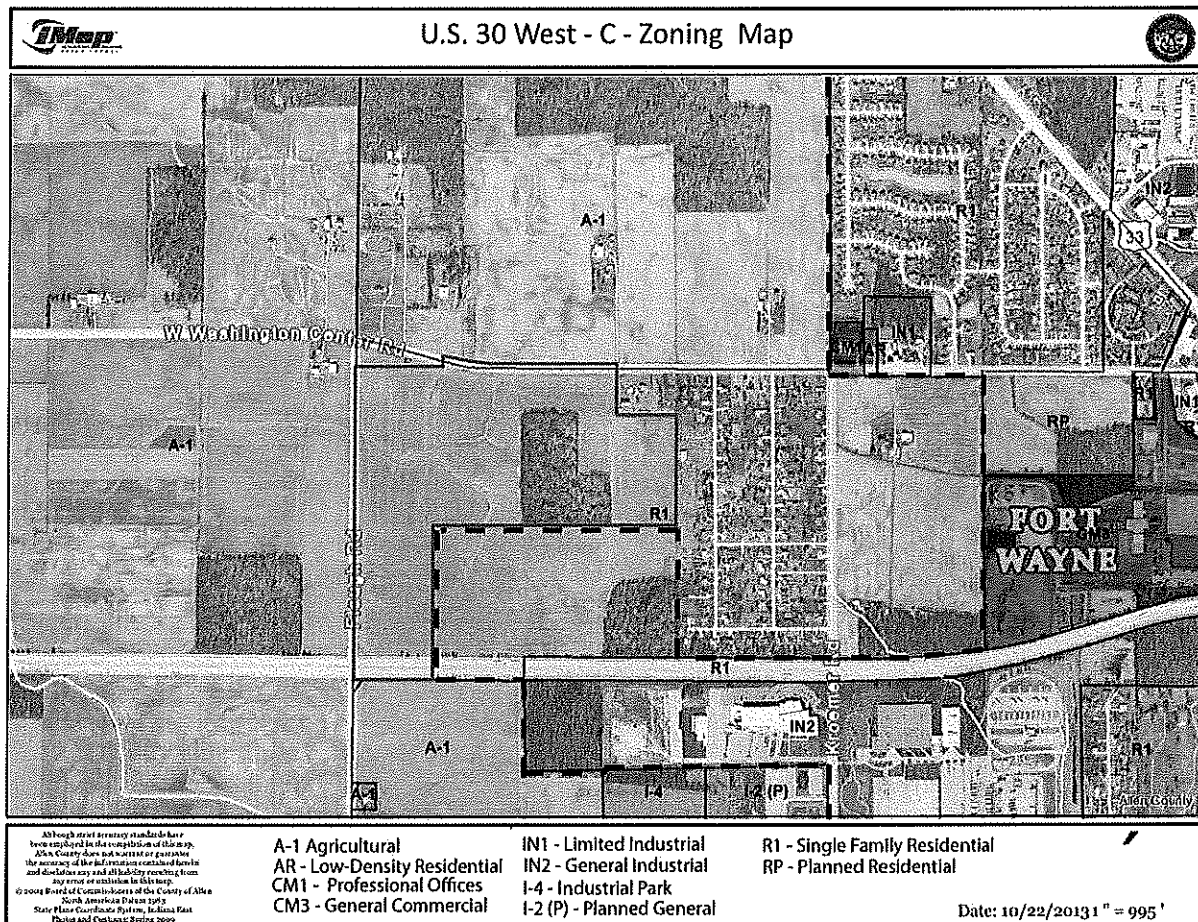
There are currently no buildings within the annexation area.

E. PATTERNS OF LAND USE

Land use in this area agricultural and undeveloped land.

F. ZONING

The U.S. 30 West - C 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 - C Annexation is estimated at \$158,500 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 - C 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.

Upon the annexation effective date, the proposed U.S. 30 West - C Annexation will meet the contiguity requirement by being 32% 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

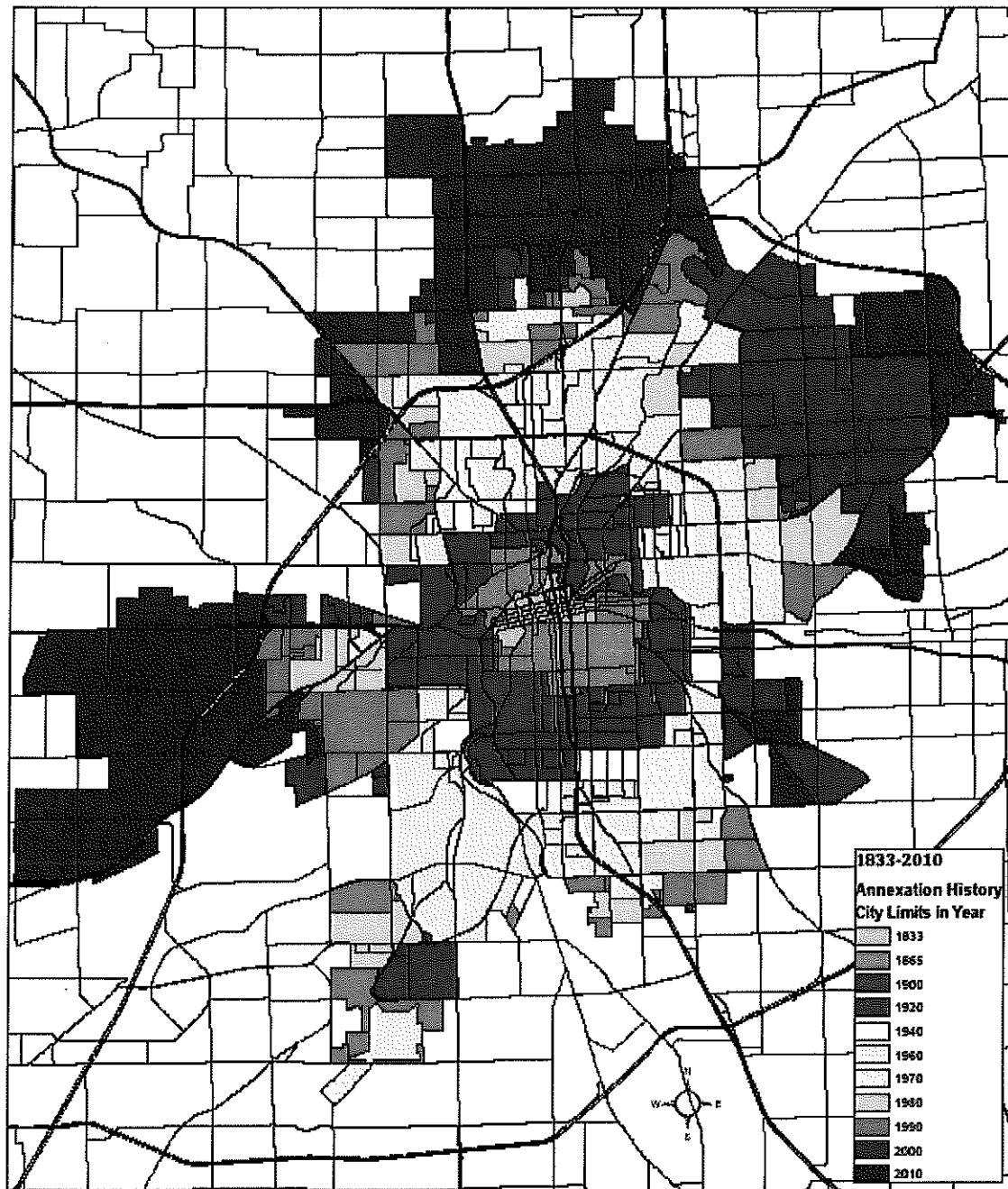
Annexation has played a major role in Fort Wayne's history. Since the City's incorporation, annexation has been a tool utilized to capture contiguous growth. Since the early 1950's, when housing policies encouraged significant suburban migration, Fort Wayne has had an aggressive annexation policy. Examining 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

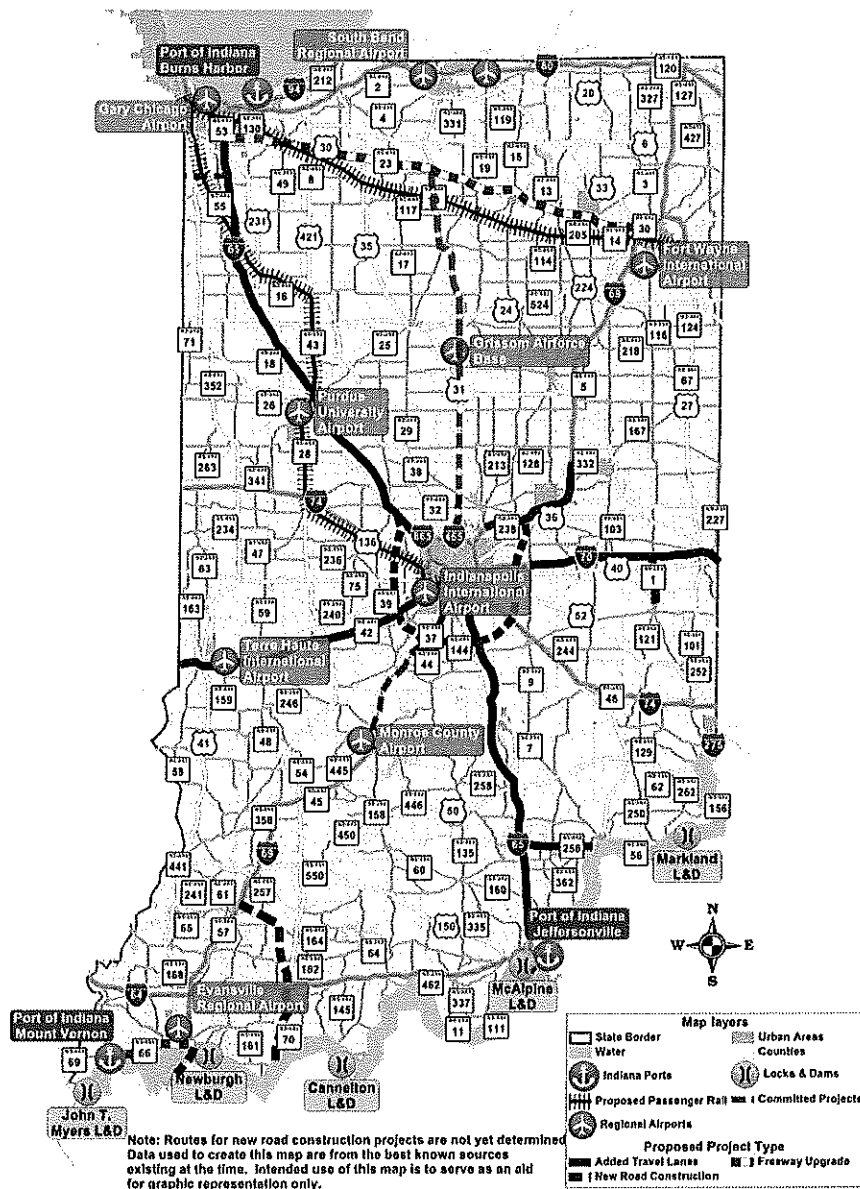


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B. ECONOMIC DEVELOPMENT

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 U.S. 30 West - C 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 - C 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 - C 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 - C 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 - C 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 - C 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 to 3 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 - C 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. Minimal 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.

There is approximately .933 miles of local streets that will be included in this annexation. Estimated annual maintenance cost is \$15,000 per mile for an estimated fiscal impact of \$13,995.00.

Capital Cost:	\$ 0
Estimated Annual Cost	\$ 13,995.00

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 park 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. Street tree planting is possible along the right-of way. The cost would be minimal and would be absorbed by the Parks and Recreation Department.

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. Three new streetlights will be installed to meet the City's standards as a cost of \$5,578 and will cost approximately \$562 to operate annually.

Capital Cost:	\$ 5,578.00
Estimated Annual Cost	\$ 562.00

L. ANIMAL CONTROL

The Fort Wayne Department of Animal Care and Control will provide various services to the U.S. 30 West - C 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 - C 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' positions will be eliminated from other governmental agencies due to this 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 - C 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 - C 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 \$158,500. 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 City's portion of property tax revenue is estimated at \$1,395.00.

Additional revenue is anticipated to be received from the Local Roads and Streets (LR&S) Funds. These funds are allocated based on the City's total road mileage. The addition of .933 miles of local streets in the annexation area will bring in an estimated \$2,001.00 annually.

In addition to property taxes and LR&S 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), Motor Vehicle Highway Funds 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	\$13,995.00
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	\$5,578.00	\$562.00
Animal Control	\$0.00	\$0.00
Administrative Services	\$0.00	\$0.00
Township Debt	\$0.00	\$0.00
Total	\$5,578.00	\$14,557.00

C. FIVE YEAR SUMMARY

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

Assuming the area is annexed on or before May 31, 2015, assessment will occur in 2016, with revenues being collected in 2017. Since revenues are not collected for one year after the effective date of annexation, the City will not receive revenue in 2015 or 2016 and initial capital expenses incurred the first year after annexation and pro-rated annual service cost increases will result in a net expense of \$14,070.00. Thereafter, the annexation will result in a net expense of \$11,161 per year until development occurs which is anticipated to more than offset the investment expense within the community through increased property and income taxes as well as jobs within the community. Table 7 details the revenues minus the expenses for the U.S. 30 West - C annexation area for a 5 year period.

Table 7: Revenues Minus Expenses

Year	Expenditures	Property Tax Revenue	LR&S Funds	Balance
2015	\$14,070.00	\$0.00	\$0.00	(\$14,070.00)
2016	\$14,557.00	\$0.00	\$0.00	(\$28,627.00)
2017	\$14,557.00	\$1,395.00	\$2,001.00	(\$39,788.00)
2018	\$14,557.00	\$1,395.00	\$2,001.00	(\$50,949.00)
2019	\$14,557.00	\$1,395.00	\$2,001.00	(\$62,110.00)

D. RECOMMENDATION

This fiscal plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the U.S. 30 West - C 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 May 31, 2015.

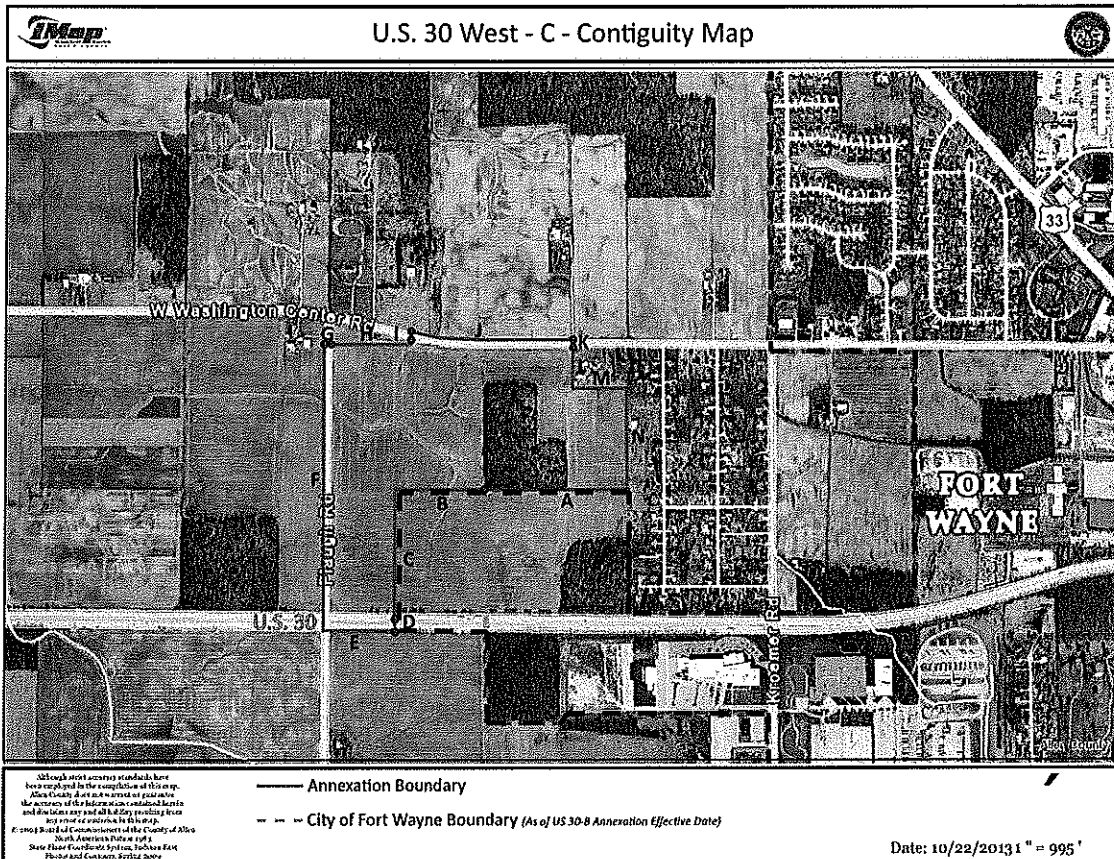
APPENDIX: Legal Description

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

Part of the Southwest Quarter of Section 18 (road right-of-way, only), part of the Southeast Quarter of Section 18 (road right-of-way, only), also part of the fractional Northwest Quarter of Section 19, part of the Northwest Quarter of the Northeast Quarter of Section 19, and part of the fractional Southwest Quarter of Section 19, Township 31 North, Range 12 East, Washington Civil Township, also part of the Northeast Quarter of Section 24 (road right-of-way, only), and part of the Southeast Quarter of Section 24 (road right-of-way, only), Township 31 North, Range 11 East, Lake Civil Township, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at the intersection of the south line of the Northwest Quarter of the Northeast Quarter of the aforesaid Section 19 with 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, thence Westerly along the aforesaid line, also being along the north line of the territory described in the "U.S. 30 West – A" annexation ordinance (Ordinance No. X-01-14), a distance of 1,322 feet, more or less, to the southwest corner of the aforesaid Northwest Quarter of the Northeast Quarter of Section 19; thence continuing Westerly along the north line of the South Half of the fractional Northwest Quarter of the aforesaid Section 19, also being along the north line of the territory described in the "U.S. 30 West – B" annexation ordinance (Ordinance No. X-01-15), a distance of 860 feet; thence Southerly, parallel with the east line of the aforesaid fractional Northwest Quarter, along a west line of the territory described in the "U.S. 30 West – B" annexation ordinance (Ordinance No. X-01-15), into the right-of-way of U.S. Highway 30 (Indiana State Highway F Project No. 870(13) Columbia City-Fort Wayne Road, 1959), a distance of 1,201 feet, more or less, to the south line of the aforesaid fractional Northwest Quarter, also being the north line of the fractional Southwest Quarter of the aforesaid Section 19; thence continuing Southerly, through the right-of-way of the aforesaid U.S. Highway 30, parallel with the east line of the aforesaid fractional Southwest Quarter, along a west line of the territory described in "U.S. 30 West – B" annexation ordinance (Ordinance No. X-01-15), a distance of 100 feet, more or less, to the south right-of-way of the aforesaid U.S. Highway 30; thence Westerly along the aforesaid south right-of-way and the westerly projection of the aforesaid right-of-way, a distance of 633 feet, more or less, to the southerly projection of the west right-of-way of Flaugh Road; thence Northerly along the aforesaid projection, through and into the right-of-way of the aforesaid U.S. Highway 30, and along the aforesaid west right-of-way of Flaugh Road, a distance of 2,633 feet, more or less, to the north line of the Northeast Quarter of Section 24, Township 31 North, Range 11 East; thence Easterly along the aforesaid north line, and the north line of the fractional Northwest Quarter of the aforesaid Section 19, into and through the right-of-way of Flaugh Road, a distance of 32 feet, more or less, to the east right-of-way of Flaugh Road; thence continuing Easterly along the north line of the aforesaid fractional Northwest Quarter, and the centerline of the right-of-way Washington Center Road, a distance of 995 feet, more or less, to the southwest corner of a parcel of land conveyed to Paul F. Schmidt, Trustee of the Paul F. Schmidt Revocable Trust U/A by a deed recorded as Document Number 2008054455 in the office of the aforesaid recorder; thence Northerly along the west line of said Schmidt parcel, a distance of 55 feet, more or less, to the north right-of-way of the aforesaid road; thence Easterly along said north right-of-way, a distance of 1,232 feet, more or less, to the point of intersection with the northerly projection of the west line of a parcel of land conveyed to Jean L. Markey, Trustee of the Jean L. Markey Revocable Living Trust by a

deed recorded as Document Number 2008052555 in the office of the aforesaid recorder; thence Southerly into the aforesaid right-of-way, along the aforesaid projection, a distance of 48 feet, more or less, to the northwest corner of the aforesaid Markey parcel of land, also being the north line of the Northeast Quarter of the aforesaid Section 19; thence continuing Southerly, through said right-of-way, along the west line of the aforesaid Markey parcel, a distance of 400 feet (recorded per the aforesaid Document Number 2008052555) to the southwest corner of the aforesaid Markey parcel; thence Easterly along the south line of said Markey parcel, a distance of 514.41 feet (recorded per the aforesaid Document Number 2008052555), more or less, to the west line of the aforesaid Kruse Homestead Addition; thence Southerly along the aforesaid west line, a distance of 928 feet, more or less, to the point of beginning, containing 101 acres of land, more or less. Contiguity factor = (3,483 feet divided by 10,953.41 feet) multiplied by 100% = 32%.



Total Perimeter: 10,953.41 ft.

Contiguity Percentage with City: 32%

Contiguity with City:

3,483 ft. / 10,953.41 ft. = .32

A:	1,322 ft.
B:	860 ft.
C:	1,201 ft.
D:	100 ft.
Total	3,483 ft.

Non-Contiguity with City:

E:	633 ft.
F:	2,633 ft.
G:	32 ft.
H:	995 ft.
I:	55 ft.
J:	1,232 ft.
K:	48 ft.
L:	400 ft.
M:	514.41 ft.
N:	928 ft.
Total	7,470.41 ft.



COMMUNITY DEVELOPMENT

Thomas C. Henry, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne IN 46802
260.427.1127 • 311
www.fwcommunitydevelopment.org

To: Fort Wayne City Council Members

From: Justin Brugger, Executive Director
Fort Wayne Redevelopment

Re: U.S. 30 West-B Annexation

Date: February 5, 2015

The process to consider adoption of an annexation fiscal plan resolution and ordinance titled U.S. 30 West-C is being initiated at the February 10, 2015 City Council meeting. A petition has been received by the property owner holding 100% of the property for this annexation making it 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 adjacent Sweetwater Sound development. The land needs to be part of the city for this purchase to occur. This annexation is the third of three annexations that will need to occur prior to land acquisition.

A public hearing will be held on March 3, 2015 and a vote on the resolution and ordinance is scheduled for March 24, 2015. The super-voluntary process includes a 30 day appeal. The annexation would be effective 31 days after publication of an approved ordinance, or approximately April 26, 2015.

If you have any questions regarding the ordinance, please feel free to contact me at 427-1117.

