

RESOLUTION NO. 2005 - 02

**RESOLUTION ADOPTING A WRITTEN FISCAL PLAN ESTABLISHING
A POLICY FOR THE PROVISION OF SERVICES TO AN ANNEXED AREA**

WHEREAS, the City of Lebanon desires to annex a parcel of real estate containing approximately 1.6137 acres located in Center Township, Boone County, Indiana, more specifically described in Exhibit A to the fiscal plan attached hereto; and

WHEREAS, the city desires to adopt a fiscal plan and a definite policy for the provision of services to the annexed area; and

WHEREAS, such a plan has been developed and presented to the Common Council of the City of Lebanon, Indiana, entitled Annexation Fiscal Plan - Thomas Family Land.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA, as follows:

Section 1. The Common Council of the City of Lebanon hereby approves and adopts the Annexation Fiscal Plan, which plan is attached hereto and made a part hereof, and hereby approves and adopts the specific policies for implementation of the plan as set out therein.

Section 2. Any monies necessary for the provision of services as described and itemized in the attached plan shall be budgeted and appropriated from the applicable fund pursuant to State law and the City's budgetary procedures.

Section 3. It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities.

Adopted by the Council this 14 day of February, 2005.

COUNCIL MEMBERS

Andrea A. Nestor

Ray Beesley

Richard O. Acton

James H. Acton

Deborah S. Ottinger

Presented by me to the Mayor this 14 day of FEB, 2005.

Deborah S. Ottinger
Deborah S. Ottinger, Clerk-Treasurer

Approved by me this 14 day of FEB, 2005.

James H. Acton
James H. Acton, Mayor
City of Lebanon, Indiana

L-144069

CITY OF LEBANON, INDIANA
ANNEXATION FISCAL PLAN
THOMAS FAMILY LAND
NW CORNER OF SR 39 NORTH AND CR 250 NORTH

This Fiscal Plan relates to the proposed voluntary annexation into the corporate limits of the City of Lebanon of a parcel of real estate containing approximately 1.6137 acres located at the northwest corner of the intersection of State Road 39 North and County Road 250 North, more particularly described on Exhibit A attached hereto, hereinafter referred to as the "Territory."

The pending contract purchasers of the Territory propose to demolish the abandoned and run-down single-family residence on the site and construct thereon a new retail/commercial/professional office complex compatible with a Professional Business (PB) zoning classification. That classification was recommended for the Territory upon annexation by the Lebanon Plan Commission on January 18, 2005. Such a use is well-suited for this specific location and general area, which over the years has developed into a visible and highly-traveled intersection with nearby commercial and professional uses on the north side of Lebanon.

ARTICLE I – GENERAL ADMINISTRATION

The City of Lebanon Administration includes the Mayor, a seven (7) member City Council, and a Clerk-Treasurer. The City also employs a City Attorney, a Building Commissioner, a Street Commissioner, a Park Director, and a General Manager of its Municipal Utility. The administrative staff, as presently composed, has the capability of meeting the needs of the Territory upon annexation in the same manner and to the same extent it does with the rest of the community. The hiring of additional administrative personnel is not anticipated.

ARTICLE II – FIRE PROTECTION

The Territory is within the current service area of the Lebanon Fire Department. The City's new branch fire station is located approximately ¼ mile directly east of the Territory. The fire department is a modern, well-equipped department with a variety of special purpose firefighting vehicles and equipment. City water is available near the Territory with water pressure and hydrants sufficient to meet the fire department's needs for firefighting. The additional acreage in the Territory will not require the addition of any new firefighters to the department.

ARTICLE III – POLICE PROTECTION

The City of Lebanon Police Department currently consists of 29 regular officers. Based on the 2000 census of 14,222, there is currently a ratio of approximately one regular police officer for each 490 residents. The proposed use of the Territory will not directly bring any new residents to the City that would require the hiring of new regular police officers.

ARTICLE IV – SANITARY SEWERS

The City of Lebanon owns and operates a municipal sanitary sewer collection system and wastewater treatment plant. The Territory is adjacent to property currently being served by existing sanitary sewers and additional extensions and expansions of the City's system beyond that already planned will not be necessary to provide adequate service to the Territory. It is uncertain which party would bear the cost of accessing the neighboring sanitary lines, but any costs incurred by the City should at least be partially recouped from future hook-ups of adjacent lands.

ARTICLE V – PUBLIC WATER FACILITIES

The City of Lebanon owns and operates a municipal water distribution system and water treatment plant. The Territory is currently adjacent to property currently being served by existing water mains and additional extensions or expansions of the City's water system beyond those already planned will not be necessary to provide adequate service to the Territory.

ARTICLE VI – MUNICIPAL ELECTRIC FACILITIES

The City of Lebanon owns and operates a municipal electric distribution system. The City's distribution lines are already located adjacent to the Territory. The municipal electric utility already serves this Territory and no additional costs and no additional costs are anticipated from the annexation of the Territory. The City has both the physical and financial capabilities of providing electrical utility service to the Territory.

ARTICLE VII – ROADS AND STREETS

No additional roads or streets are needed to serve the Territory.

ARTICLE VIII – STORM DRAINAGE FACILITIES

Connections to nearby storm drainage facilities will be at the developer's expense.

FISCAL PLAN FOR ANNEXATION – ESTIMATED REVENUES & COSTS

KEY ASSUMPTIONS

TOTAL ACREAGE	1.6137 acres
TOTAL ESTIMATED NET ASSESSED VALUE OF LAND AND IMPROVEMENTS FOLLOWING COMMERCIAL DEVELOPMENT (based on conservative estimate of anticipated commercial project with no tax abatement anticipated)	\$500,000
CORPORATE TAX RATE (2003 pay 2004)	\$0.5106 per \$100 of AV

ESTIMATED IMPACT ON GENERAL FUND

ESTIMATED ANNUAL PROPERTY TAX REVENUES TO CITY OF LEBANON	\$2,580
ESTIMATED INCREMENTAL OPERATING COSTS: No additional Administrative Staff No additional Police Officers No additional Fire Fighters	-0-

ESTIMATED IMPACT ON UTILITIES

	<u>ELECTRIC</u>	<u>WATER</u>	<u>SEWER</u>
ESTIMATED CAPITAL COSTS TO CITY	\$ -0-	\$ -0-	\$ unk
TOTAL ESTIMATED ANNUAL REVENUES	\$ unk	\$ unk	\$ unk
ESTIMATED MARGINAL COSTS	\$ unk	\$ unk	\$ unk
ESTIMATED NET MARGINAL REVENUES	\$ unk	\$ unk	\$ unk

**LEGAL DESCRIPTION
THOMAS FAMILY LAND**

Part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 19 North, Range 1 West, Center Township, Boone County, Indiana, more fully described by: Commencing at the Southeast corner of the Northeast Quarter of said Section 24; thence along the approximate center line of County Road 250 North (Anderson Lane) and the Quarter Section line, North 89°38'29" West 2075.11 feet to the Point of Beginning; thence continue along the center line of said County Road 250 North and the Quarter Section line, North 89°38'29" West 88.23 feet; thence along the East described line of the Gary A. Stewart and K. Kay Stewart Property, recorded as Instrument #9707864, Boone County Recorder's Office, North 00°09'49" East 321.08 feet; thence along the South described line of the John W. Nesbitt and Doris Irene Nesbitt Property, recorded in Deed Record 186, Page 85, North 89°52'51" East 202.49 feet; thence along the West right of way line of State Road 39 recorded in Deed Record 239, Pages 169-170, South 10°24'33" East 289.29 feet; thence along a North described line of said right of way line; South 82°19'59" West 168.85 feet; thence along the West described line of said right of way line, South 00°21'31" West 15.00 feet to the Point of Beginning, containing 1.6137 Acres, more or less.

EXHIBIT A