

STATE OF INDIANA) BEFORE THE COMMON COUNCIL
) SS:
COUNTY OF BOONE) OF THE CITY OF LEBANON, INDIANA

RESOLUTION NO. 05- 12

RESOLUTION AND FISCAL PLAN
INDIANAPOLIS AVENUE ANNEXATION

The following is a fiscal plan and approving resolution for the annexation of real estate adjacent and contiguous to the boundaries of the City of Lebanon on the southeastern boundary of said City and commonly referred to as Indianapolis Avenue and abutting properties along a corridor running from southeast to northwest and said area encompassing the Boone County Fairgrounds and adjoining property to the southeast and the Boone County REMC to the northwest therefrom. A diagram of the properties sought to be annexed is attached hereto and made a part hereof. Although the real estate is being annexed into the City of Lebanon in a cooperative effort between certain landowners and the City, this annexation has been deemed to be an involuntary annexation in order to give requisite notice and substantial time periods for remonstrance. This annexation is pursuant to the involuntary annexation procedures contained in the Indiana statutes. The property annexed is to be assigned zoning classifications of special use, planned business, and residential (SF-3) use. For the most part, the City has made available to the area municipal utilities and other municipal services which are accessible and consist of electric, water and sewer.

1. **Location.** The location of the annexation area is set out above. From and after the time of the annexation policy of the City adopted in 1987, the character and topography of the land is substantially unchanged. Land consists of both business and residential use with a substantial portion devoted to Boone County uses. The business use consists of a number of service establishments, including auto and farm implement sales and service; government buildings; business and professional service offices and other associated uses. Much of the property has been annexed in parcels at earlier times and City services have been provided to those areas.

The annexed area currently consists of 250 acres.

2. **Topography.** The topography of the annexation area is generally flat. It is entirely compatible with the surrounding area and its history has been as stated above. It is largely a business corridor which is reasonably perceived as a part of the City of Lebanon from and after Exit #138 as Indianapolis Avenue approaches the southeast portion of the City. There are no rolling hills.

3. **Patterns of Land Use.** The land has generally been used for business and agricultural service purposes. From and after 1987, new businesses have developed and existing businesses have grown with additions and expansions. There is adequate access to the real estate for appropriate hook up of electricity, gas, sanitary and storm sewers, and water utilities.

4. **Zoning Classification.** Because part of the property to be annexed is owned by Boone County, the County has requested that the Common Council of the City approve a special use zoning classification. The purpose of this special use classification is to allow the County to handle its own building, remodeling and rebuilding of various structures located on County land without the necessity to seek City building permits. Of course, should the property be sold to a third party, the property then would be rezoned and all further licensing will be through the City of Lebanon.

Planned business is the appropriate zoning classification for the bulk of the land sought to be annexed outside of the County property. The current use of said area is consistent with the planned business zoning classification.

There are two streets, North Allen Drive and South Allen Drive, that consist of residences which should be preserved as residences. The appropriate zoning classification for these two residential areas is SF-3.

All of the zoning classifications are compatible with other land in the area which has been annexed and zoned appropriately and is further consistent with all contiguous land use and development.

5. **Compliance with Policy.** In November of 1987, the Common Council of the City of Lebanon adopted certain annexation policies for future growth and development of the City. Included therein was reference to the Indianapolis Avenue corridor with the planned annexation of said area at some future date. It is suggested that the Common Council by resolution adopt this particular fiscal plan as guiding the concerns in the

recently annexed area and thereafter adopt by resolution specific plans for other areas developed as the City of Lebanon continues to grow and expand its boundaries.

6. **Population Density**. The majority of the land sought to be annexed is not residential in nature and the population density is low in areas which are currently zoned residential. As stated above, most of the annexed land is business and service land which does not consist of family dwellings. Fire and police protection is available in the general area and additional services such as street construction, storm sewer facilities, water, gas, telephone and electricity are available within the annexed area.

7. **General Relationship to City Services**. As noted above, there are existing City services being provided to spot areas contained within the annexed area. It may be necessary, however, to extend some water, sewage and/or storm sewer lines to a number of the businesses included within the annexation. Because of the existing infrastructure, the cost of such extension is minimal.

8. **Provision of Services**. Sanitary sewer, water, fire hydrants, storm drainage, and street and road maintenance are items recognized as being necessary in any annexed territory. It is the intention of the City to maintain the existing infrastructure and keep the area attractive to potential other business users seeking to locate along the Indianapolis Avenue corridor. The City has now provided utility services to the area all along the Indianapolis Avenue corridor and, as stated, the cost of extension is minimal.

The cost of electrical service to the annexed area is minimal because existing customers are located all along the Indianapolis Avenue corridor.

9. **Police and Fire Protection**. Police and fire services serve the area for those parcels which were earlier annexed. The impact on police and fire services is minimal. It is not anticipated that any additional officer overtime or vehicle costs will be incurred as a consequence of this annexation. Current police and fire units remain available to serve the annexed area and the existing businesses within the annexed area have employed fire safety measures to lessen the impact upon the City's expense in providing fire services.

Additionally, with respect to police services, a number of the businesses have security alarms and other security devices which they individually maintain and this will lessen the fiscal impact on the City of Lebanon with regard to police protection.

10. Animal Control, Refuse Collection, Parks and Recreation. The annexed area is intended for the continued use of business and the development thereof. No industrial uses are planned and therefore there does not appear to be an adverse effect upon the environment.

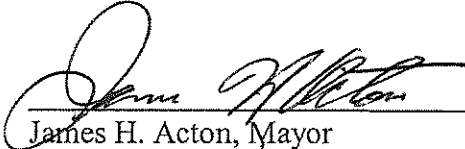
The refuse and trash collection will be supplied by private outside contractors to the various businesses which are located along the corridor.


The annexed area will of course be located within the City and therefore the existing City parks and recreational areas are available to the entire annexed area. As a matter of location, Lebanon's Abner Longley Park has long been utilized by residents within the annexed area and all other recreational facilities are available to the annexed area.

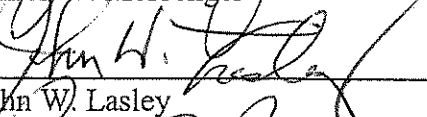
There is no reason to believe that there will be any burden on animal control with respect to this annexation.

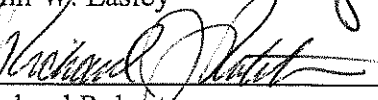
11. Street and Road Maintenance. The streets consist of Indianapolis Avenue, North Allen Drive, South Allen Drive, roads contained within the Boone County Fairgrounds property, and the other county properties. The streets are currently lighted although it may be necessary to add street signs, streetlights and curbs as the area develops. By making Indianapolis Avenue a part of the City of Lebanon, future fiscal consideration can be given to beautification and development of Indianapolis Avenue as part of the City's overlay district and approach to the downtown area.

This fiscal plan is now adopted by the Common Council of the City of Lebanon this 24 day of OCTOBER, 2005.


James H. Acton, Mayor


James W. Messenger


John W. Lasley


Richard Robertson

ABSENT

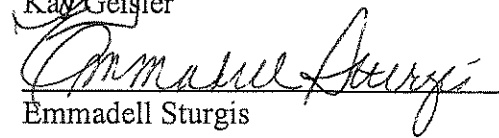
Andrea Hester



Jeremy J. Lamar

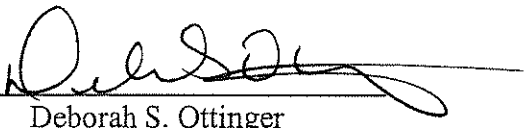


Kay Geisler



Emmadell Sturgis

Attest:



Deborah S. Ottinger
Clerk/Treasurer