

BILL NO. R-12-05-05 (AS AMENDED)

ANNEXATION RESOLUTION NO. R- 26-12

**A RESOLUTION of the Common Council setting
forth the policy of the City in regard to the Sedation
Dentistry Voluntary 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 an Ordinance for the annexation of the Sedation Dentistry Voluntary Annexation Area, more specifically described as follows, to-wit:

A parcel of land situated in the Northwest One-quarter of Section 27, Township 32

North, Range 12 East, Allen County, Indiana and more particularly described as follows:

Commencing at the southwest corner of said Northwest One-quarter as marked by a MAG nail found; thence North 01 degrees 33 minutes 40 seconds West (bearing basis for this description) along the west line of said Northwest One quarter, a distance of 242.59 feet to the point of beginning; BEGINNING at the above described point; thence North 88 degrees 26 minutes 20 seconds East, a distance of 290.78 feet; thence South 40 degrees 12 minutes 25 seconds East, a distance of 55.81 feet to a point of curve to the right having a radius of 100.00 feet; thence along said curve having an arc length of 23.71 feet and subtended by a chord of 23.66 feet

1 bearing South 33 degrees 24 minutes 49 seconds East to a point of
2 compound curve to the right having a radius of 50.00; thence southerly along
3 the arc, a distance of 33.65 feet and subtended by a chord of 33.01 feet
4 bearing South 07 degrees 20 minutes 34 seconds East; thence South 11
5 degrees 56 minutes 05 seconds West, a distance of 38.48 feet to a point of
6 curve to the left having a radius of 70.00 feet; thence along said curve having
7 an arc length of 16.49 feet and subtended by a chord of 16.45 feet bearing
8 South 05 degrees 11 minutes 13 seconds West; thence South 01 degrees 33
9 minutes 40 seconds East, a distance of 20.29 feet to a point of curve to the
10 right having a radius of 30.00 feet; thence along said curve having an arc
11 length of 14.77 feet and subtended by a chord of 14.62 feet bearing South 12
12 degrees 32 minutes 24 seconds West to a point on the northerly right-of-way
13 line of Union Chapel Road as described in Document Number 202066729;
14 thence South 01 degrees 08 minutes 39 seconds East, a distance of 76.22
15 feet to a point on the southerly right-of-way line of Union Chapel Road;
16 thence South 88 degrees 51 minutes 21 seconds West along said southerly
17 right-of-way line of Union Chapel Road, a distance of 103.84 feet to a point
18 on the east line of a 14 feet Alley as platted in McAdams Highland Grove
19 Addition, as recorded in Book 19, page 39 in the Office of the Recorder of
20 Allen County; thence South 01 degrees 33 minutes 40 seconds East along
21 said east alley line, a distance of 9.00 feet; thence South 88 degrees 51
22 minutes 21 seconds West along said southerly right-of-way line of Union
23 Chapel Road, a distance of 262.70 feet; thence North 01 degrees 33 minutes
24 40 seconds West a distance of 25.00 feet; thence South 88 degrees 51
25 minutes 21 seconds West, a distance of 20.00 feet to a point on the west
26 right-of-way of Coldwater Road; thence North 01 degrees 33 minutes 40
27 seconds West along said west right-of-way line, a distance of 242.15 feet;
28 thence North 88 degrees 26 minutes 20 seconds East, a distance of 60.00
29 feet to point of beginning, containing 2.36 acres, more or less.
30

**NOW, THEREFORE, BE IT THEREFORE, RESOLVED BY THE
COMMOM COUNCIL OF THE CITY FORT WAYNE, INDIANA:**

SECTION 1. That in the case of the Sedation Dentistry Voluntary
Annexation Area, it is the policy of the City of Fort Wayne to follow the
provisions of Section 38.02 of the City of Fort Wayne, Indiana, Cod of

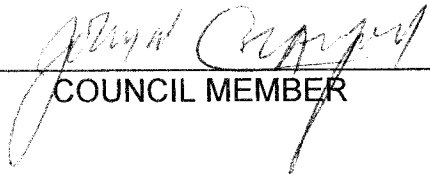
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Ordinances, with regards to the provision of non-capital and capital services to the annexation area.

SECTION 2: That it is the policy of the City of Fort Wayne to follow the annexation's FISCAL PLAN for said described territory, as prepared by the Division of Community Development, which is incorporated herein. Two copies of said FISCAL PLAN are on file in the office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

SECTION 3. That said FISCAL PLAN sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of the annexation, and the capital improvement services to be provided within three (3) years of the annexation effective date, June.16, 2012.

SECTION 4. That, after adoption and any and all necessary approval by the Mayor, this RESOLUTION to adopt the said FISCAL PLAN for the Union Chapel Dentistry Voluntary Annexation shall be in full force and effect.



COUNCIL MEMBER

APPROVED AS TO FORM AND LEGALITY



Carol Helton, CITY ATTORNEY

Read the first time in full and on motion by Chris Ford and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana, on _____ the _____ day of _____, 2012, at _____ o'clock _____ M., E.S.T.

DATED: 5-8-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>6</u>	<u>2</u>	<u>1</u>	_____
<u>BENDER</u>	<u>✓</u>	_____	_____	_____
<u>CRAWFORD</u>	_____	_____	<u>✓</u>	_____
<u>DIDIER</u>	<u>✓</u>	_____	_____	_____
<u>HARPER</u>	<u>✓</u>	_____	_____	_____
<u>HINES</u>	<u>✓</u>	_____	_____	_____
<u>JEHL</u>	_____	<u>✓</u>	_____	_____
<u>PADDOCK</u>	<u>✓</u>	_____	_____	_____
<u>SHOAFF</u>	<u>✓</u>	_____	_____	_____
<u>SMITH</u>	_____	<u>✓</u>	_____	_____

DATED: 5-22-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE (RESOLUTION) NO. B-26-12 on the 22nd day of May, 2012

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
[Signature]
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of May, 2012, at the hour of 3:00 o'clock P M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of MAY 2012, at the hour of 8:00 o'clock A M., E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-12-05-05 (AS AMENDED)

REPORT OF COMMITTEE ON REGULATIONS

JOHN CRAWFORD - CHAIR
MARTY BENDER - CO-CHAIR
ALL COUNCIL MEMBERS

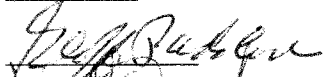
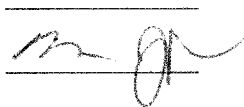
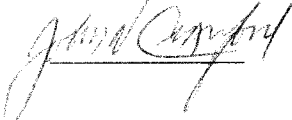

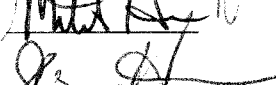
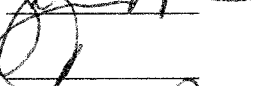

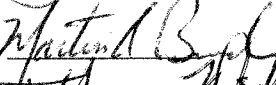
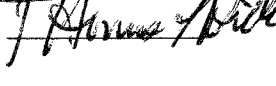
WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED A RESOLUTION OF THE COMMON COUNCIL SETTING FORTH THE POLICY OF THE CITY IN REGARD TO THE SEDATION DENTISTRY VOLUNTARY ANNEXATION HAVE HAD SAID RESOLUTION UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID RESOLUTION

DO PASS

DO NOT PASS

ABSTAIN

NO REC

SANDRA E. KENNEDY
CITY CLERK



MEMO

Planning & Policy

To: City of Fort Wayne Common Council

From: Dennis Donahue, Fort Wayne
Planning & Policy

Date: May 8, 2012

Subject: Union Chapel Dentistry Voluntary Annexation

Attached is the Fiscal Plan for the Union Chapel Dentistry Voluntary Annexation for which a Public Hearing was held on April 24, 2012. Other significant dates regarding this annexation, as verified by the City Clerk's Office, are as follows:

Fiscal Plan Resolution Introduction (R-12-05-05)	5/8/12
Resolution Discussion	5/15/12
Resolution Passage	5/22/12
Annexation Ordinance Introduction (X-12-05-20)	6/12/12
Ordinance Discussion	6/19/12
Ordinance Passage	6/26/12

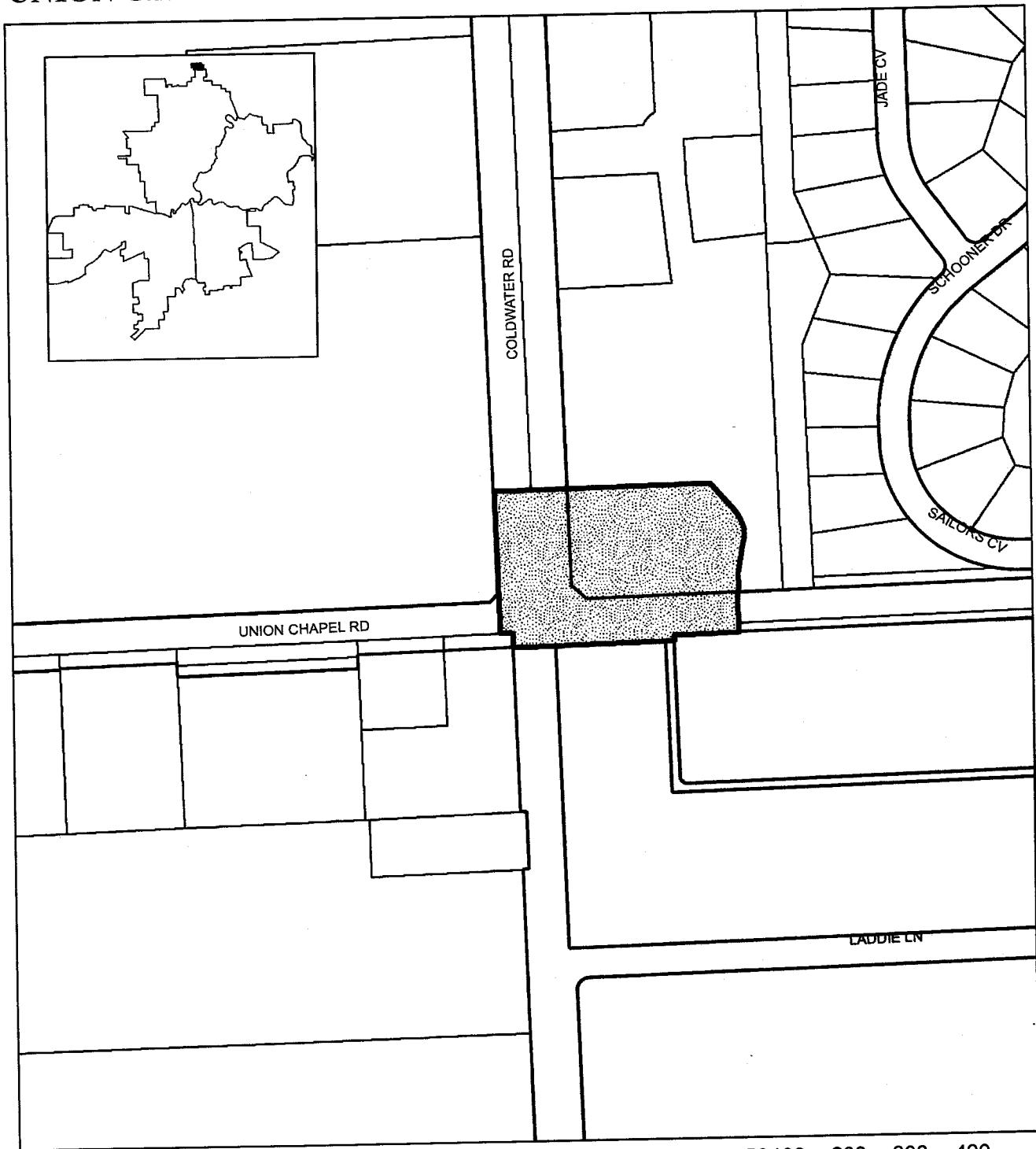
Members of the Planning & Policy staff will be present at the Discussion sessions of the City Council meetings to present the plan and answer any questions you may have regarding this annexation.

The proposed annexation area is approximately 2.3 acres. The area's land use is currently vacant, with zero residents and zero structures. The present assessed value of the area is \$196,400. The expected net revenue loss is \$2,091 during the first five years after annexation. The short term revenue loss reflects the impact of tax abatement for which the petitioner has applied. When property taxes on the proposed development are fully phased-in, revenue from the annexation is expected to exceed costs by \$10,000 annually.

The proposed effective date, based on mayoral signature, is on/or around June 29, 2012. City taxes would be first payable in 2014.

If you have any questions, please feel free to call me at 427-2141.

UNION CHAPEL DENTISTRY Voluntary Annexation LOCATION

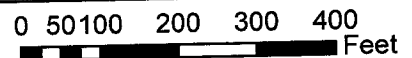


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City Limits (in Yellow)

ANNEXATION NAME

- NORTH II
- Union Chapel Dentistry



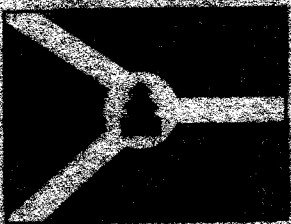
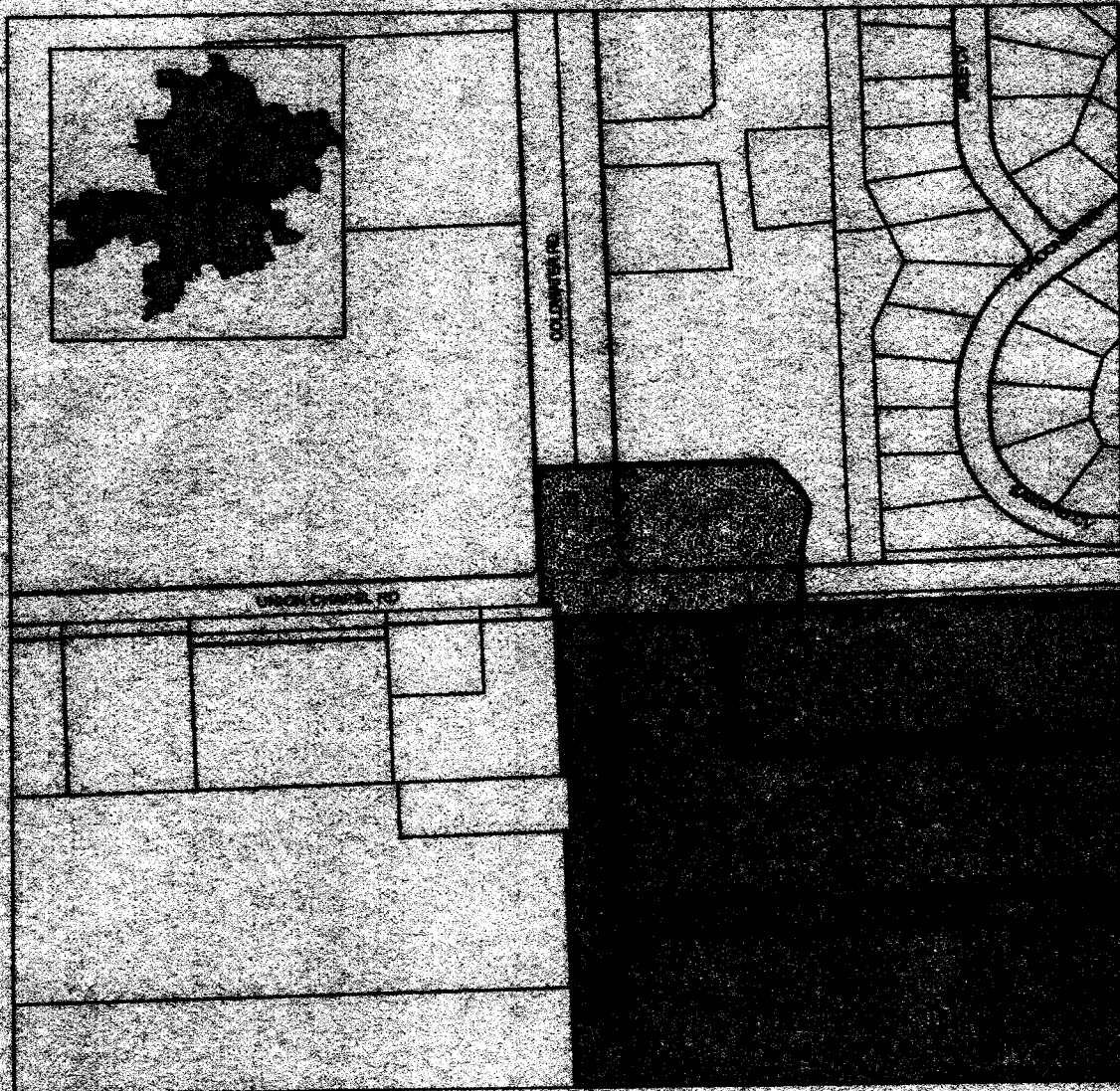
UNION CHAPEL
DENTISTRY
VOLUNTARY
ANNEXATION
February 20, 2018
Planning & Policy
City of Union Chapel, North Carolina





UNION CHAPEL DENTISTRY VOLUNTARY ANNEXATION

FISCAL PLAN



CITY OF FORT WAYNE, IN
Mayer Tom Henry

DIVISION OF COMMUNITY DEVELOPMENT
May 2012

UNION CHAPEL DENTISTRY VOLUNTARY ANNEXATION

Tom Henry
Mayor
City of Fort Wayne

John Urbahns
Director
Division of Community Development

Pam Holocher
Deputy Director
Department of Planning & Policy

Paul Spoelhof
Senior Planner
Department of Planning & Policy

Fiscal Plan, Maps & Graphics prepared by
Dennis Donahue
Department of Planning & Policy

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SECTION ONE

BASIC DATA

A. LOCATION

The proposed Union Chapel Dentistry Voluntary Annexation area is bounded on the west by Coldwater Road (*also known as U.S. 27*), Watersong Professional Village to the north, Watersong Subdivision (Sec. 1) to the east, and Union Chapel Road (existing Fort Wayne city limits) to the south. Land use in this proposed area is currently vacant and is surrounded by residential with commercial and office space. The annexation is located in Section 27 of Perry Township, and the Northwest Allen County School District in Allen County, Indiana.

B. SIZE

According to recorded plats and deeds in the Allen County Auditor's office, and survey work completed by *Dickmeyer & Associates* for the petitioner, the Union Chapel Dentistry Voluntary Annexation area contains approximately **2.31** acres.

C. POPULATION

The current population of the Union Chapel Dentistry Voluntary Annexation area is zero (0) persons. Based on existing zoning, proposed future rezoning and proposed subsequent development, the area will not be built with residential housing.

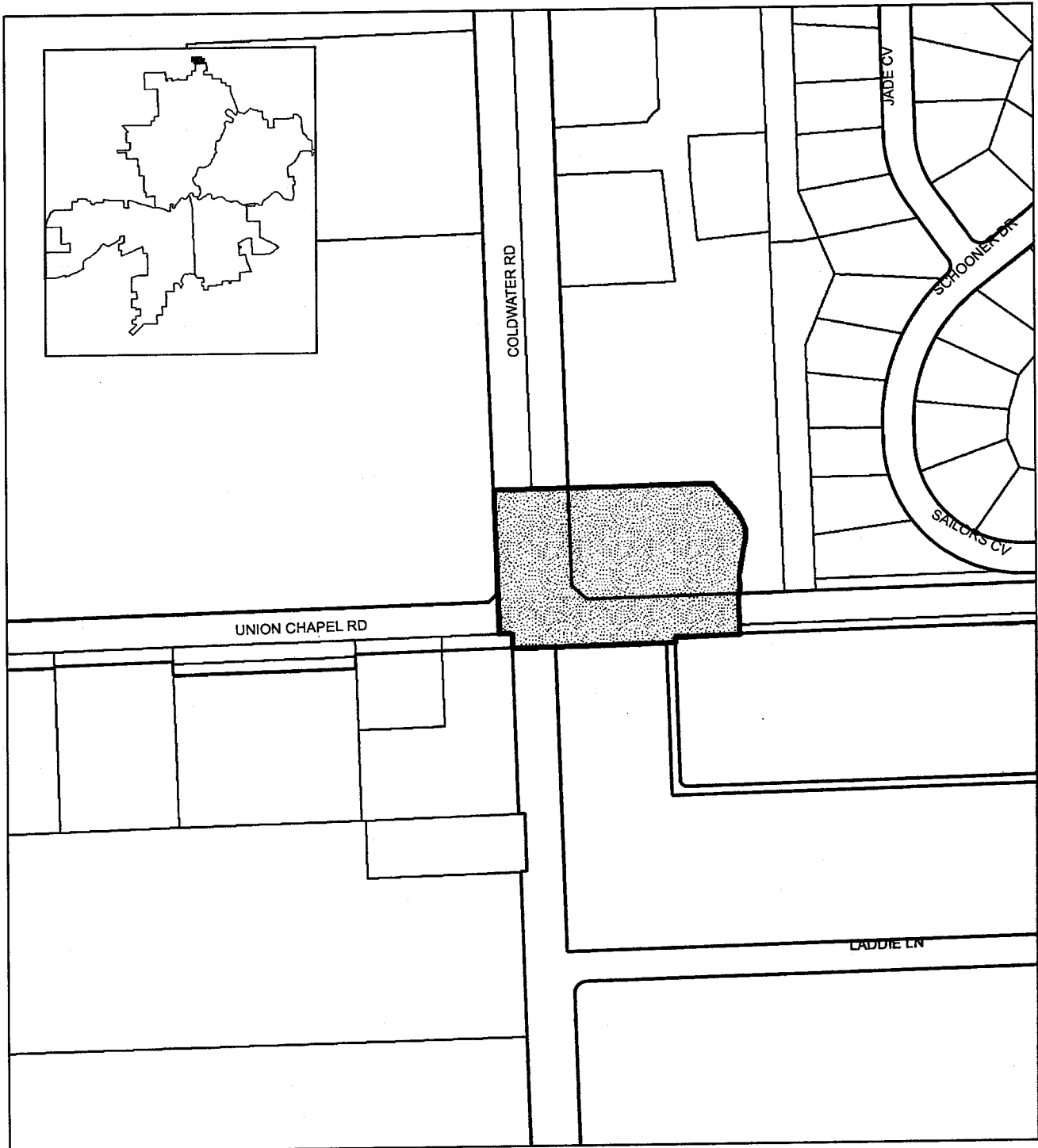
D. BUILDINGS

Table 1. Type and Number of Buildings

TYPE	CURRENTLY	PROJECTED
Single-Family Residences	0	0
Commercial/Industrial Buildings	0	1-2*
Agricultural Buildings	0	0
Total	0	1-2

* It should be noted that since the area is currently zoned for Planned Professional and Personal Services, any residential development would require a rezoning approval. The projected 1-2 commercial buildings are based on preliminary, conceptual plans from the owner of the property.


UNION CHAPEL DENTISTRY Voluntary Annexation LOCATION



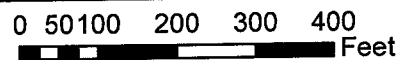
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City Limits (in Yellow)

ANNEXATION NAME

 NORTH II

 Union Chapel Dentistry



**UNION CHAPEL
DENTISTRY
VOLUNTARY
ANNEXATION**
February 20, 2013
Planning & Policy
City of Union Chapel, North Carolina



MAP 1.

E. PATTERNS OF LAND USE

Table 2. Land Use Acreages and Percentages

LAND USE	ACRES	PERCENT
Agriculture	0	0
Undeveloped/Vacant	1.13	48.9
Single-Family Residential	0	0
Right-of-Way	1.18	51.1
Total	2.31	100%

F. ZONING

The property is currently zoned Planned Professional and Personal Services (C-1A-P), which converts to Professional Offices and Services (CM1) effective immediately upon annexation. (See *Map 2*)

Table 3. Applicable City and County Zoning Classifications

Current County Zoning Classification	Current City Zoning Classification
<i>C-1A(P) Planned Professional & Personal Services</i>	<i>CM1 Professional Offices & Services</i>

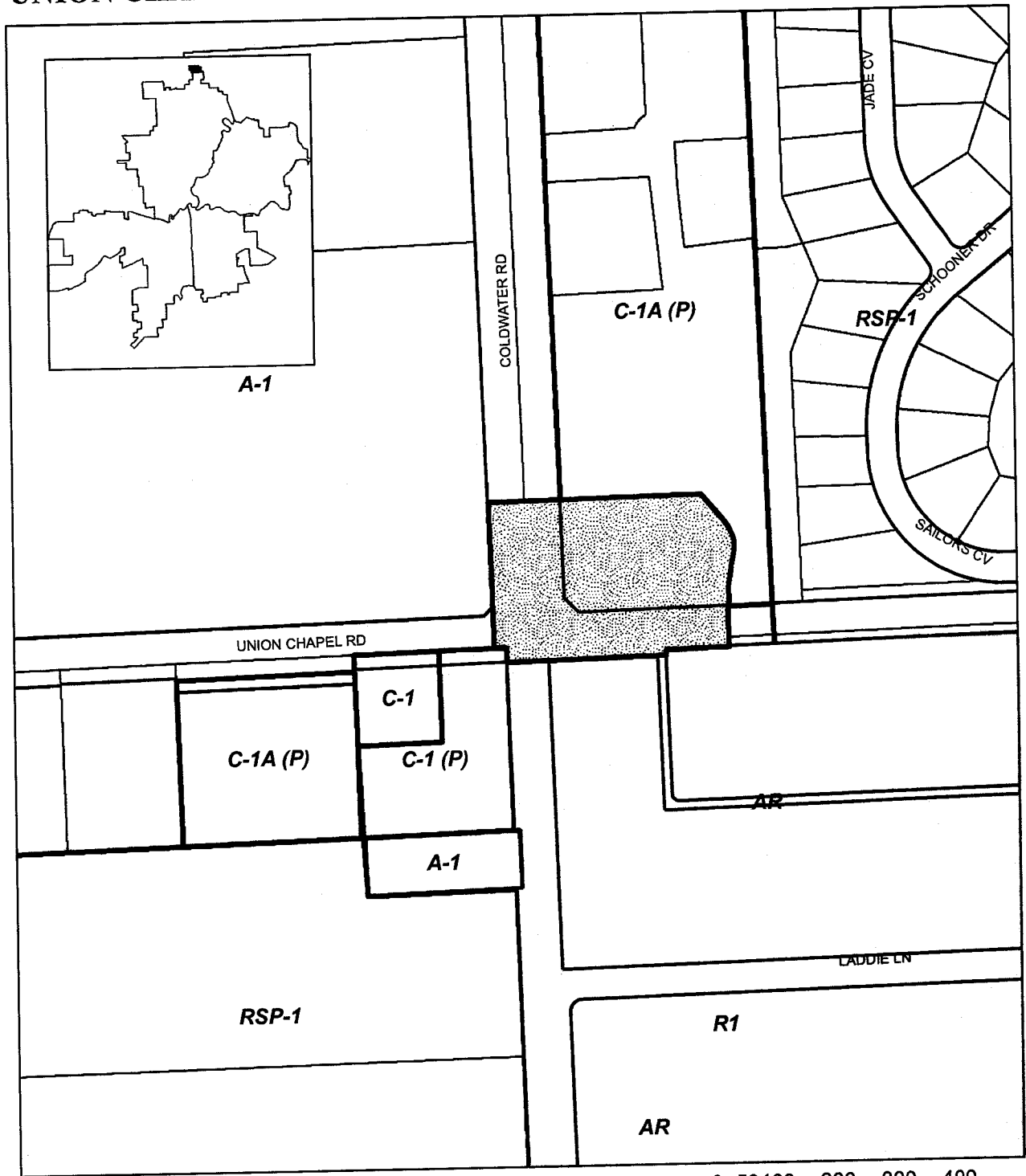
G. TOPOGRAPHY

With reference to the United States Department of Agriculture's *Allen County Soil Survey, 1969*, the Union Chapel Dentistry Voluntary Annexation area contains the following soils: Miami black clay loam (Mb) sands, and gravel. It has been determined by using the U.S. Geological Survey maps that this area has deep, well drained, nearly level to moderately sloping, medium textured and moderately coarse textured soils on stream terraces and beach ridges. The elevation ranges are from 844' -848' above sea level; in an area that is not in a Special Flood Hazard Area (SFHA) as determined by the National Flood Insurance Program (NFIP).

H. ASSESSMENT

The current total assessed value for the proposed Union Chapel Dentistry Voluntary Annexation area is **\$196,400**. This amount was derived from the Allen County Assessor's Office, and the Allen County/City of Fort Wayne's Digital UNIX System as of March 30, 2012.

UNION CHAPEL DENTISTRY Voluntary Annexation ZONING



Legend

City Limits (in Yellow)

ANNEXATION NAME

NORTH II

Union Chapel Dentistry

Zoning District

Designation

A-1 Agricultural (converts to AR Low Intensity)

AR Low Intensity Residential

C-1

C-1 (P)

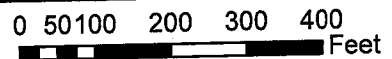
C-1A (P) (converts to CM1)

CM1 Professional Offices & Services

R1 Single Family Residential

RP Planned Residential

RSP-1 Planned Single Family



UNION CHAPEL
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ANNEXATION
February 20, 2018
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MAP 2.

I. TAX RATE

Table 4. Grand Total Rate* Conversions

TAXING DISTRICT	EXISTING NET RATE	RATE AFTER ANNEXATION	CHANGE IN RATE	PERCENT CHANGE
Perry 57	2.2744			
FW Perry 91		3.6028	1.3284	58.40

**Tax Rates 2011 payable 2012, Allen County, IN Auditor's Office*

J. COUNCIL DISTRICT

The Union Chapel Dentistry Voluntary Annexation area will be in Fort Wayne City Council District 2; subject to any later statutorily required reapportionment. Although non-residential is planned, registered voters inhabiting the proposed area in the future would be able to vote for three (3) at-large council members for the City of Fort Wayne as well as the 2nd District council-member.

SECTION TWO

A. INTRODUCTION

Since its incorporation, the City of Fort Wayne has been annexing land adjacent to its corporate limits. Union Chapel Dentistry Voluntary Annexation is a logical continuance of this policy.

This Fiscal Plan, which is required by Indiana Code, details how the Union Chapel Dentistry Voluntary Annexation area meets the state law requirements for annexation. This plan will also give basic data regarding the area, describe the services which will be furnished to the area upon annexation to the City, and summarizes the fiscal impact of annexation upon the City.

The proposed annexation area is approximately two (2) acres in size and is currently vacant with no population or buildings. It is located on the north side of the City. The owner of the one (1) parcel in the proposed area has petitioned for a *voluntary annexation*, as per state law.

B. STATE STATUTE

When Indiana municipalities annex property, they must satisfy one of two conditions established to ensure that the land is urban in character. These two conditions are:

1. The area is at least 1/8 contiguous, the density of the territory is at least three persons/acre; 60% of the territory is subdivided; or the territory is zoned commercial, industrial, or business OR
2. the territory is contiguous, except that at least one-fourth (1/4) rather than one-eighth (1/8) of the boundary must coincide with municipal boundaries; and the land is needed and can be used by the municipality for its development in the reasonably near future.

Indiana annexation requires municipalities to prepare fiscal plans prior to annexation. The purpose of a fiscal plan is to document that the municipality has the capacity to deliver all services within the time frame State of Indiana Advisory Commission on Intergovernmental Relations specified by statute (capital within three years and non-capital within one year). The annexation statute does not provide detailed criteria for the contents or analyses in a fiscal plan, and the fiscal plans prepared by municipalities to meet the requirements of the law vary considerably.

Indiana code (IC 36-4-3-13) requires courts to order proposed annexations if, among other items, the municipality has written and adopted a fiscal plan by resolution as of the date of passage of the annexation ordinance. The resolution must show:

1. Cost estimates of planned services,
2. Method or methods of financing the services,
3. Plan to organize and extend the services,

4. That non-capital services including (but not limited to) police and fire protection and street and road maintenance will be provided within one year in a manner equivalent in standard and scope to services provided elsewhere,
5. That capital services, including (but not limited to) street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities, will be provided within three years in a manner equivalent in standard and scope to services provided elsewhere, and
6. Plan for hiring employees of other governmental entities whose jobs will be eliminated by the proposed annexation, although the municipality is not required to hire any employees.

The purpose of the requirements for fiscal plans is not to make sure that all economic factors are taken into account. For example, plans do not attempt to measure the economic value of improvements in public health that occur when municipal utilities are extended to reduce pollution from failing septic systems and to provide clean drinking water. From an economic perspective, therefore, the requirement for a fiscal plan is not the same as a requirement for a complete accounting or a benefit-cost analysis.

Indiana Code (IC 36-4-3) describes the requirements for annexation. The following describe the Indiana Statutes that apply to voluntary annexation.

IC 36-4-3-5.1

Petitions signed by 100% of landowners

Sec. 5.1. (a) This section applies to an annexation in which owners of land located outside but contiguous to a municipality file a petition with the legislative body of the municipality:

- (1) requesting an ordinance annexing the area described in the petition; and
- (2) signed by one hundred percent (100%) of the landowners that reside within the territory that is proposed to be annexed.

(b) Sections 2.1 and 2.2 of this chapter do not apply to an annexation under this section.

(c) The petition circulated by the landowners must include on each page where signatures are affixed a heading that is substantially similar to the following:

"PETITION FOR ANNEXATION INTO THE (insert whether city or town) OF (insert name of city or town)." **In this case it would read, "Petition for Annexation into the City of Fort Wayne"*

(d) The municipality may:

- (1) adopt an annexation ordinance annexing the territory; and
- (2) adopt a fiscal plan and establish a definite policy by resolution of the legislative body; after the legislative body has held a public hearing on the proposed annexation.

(e) The municipality may introduce and hold the public hearing on the annexation ordinance not later than thirty (30) days after the petition is filed with the legislative body. Notice of the public hearing may be published one (1) time in accordance with IC 5-3-1 at least twenty (20) days before the hearing. All interested parties must have the opportunity to testify at the hearing as to the proposed annexation.

(f) The municipality may adopt the annexation ordinance not earlier than fourteen (14) days after the public hearing under subsection (e).

(g) A landowner may withdraw the landowner's signature from the petition not more than

thirteen (13) days after the municipality adopts the fiscal plan by providing written notice to the office of the clerk of the municipality. If a landowner withdraws the landowner's signature, the petition shall automatically be considered a voluntary petition that is filed with the legislative body under section 5 of this chapter, fourteen (14) days after the date the fiscal plan is adopted. All provisions applicable to a petition initiated under section 5 of this chapter apply to the petition.

(h) If the municipality does not adopt an annexation ordinance within sixty (60) days after the landowners file the petition with the legislative body, the landowners may file a duplicate petition with the circuit or superior court of a county in which the territory is located. The court shall determine whether the annexation shall take place as set forth in section 5 of this chapter.

(i) **A remonstrance under section 11 of this chapter may not be filed.** However, an appeal under section 15.5 of this chapter may be filed. *(The complaint must state that the reason the annexation should not take place is that the territory sought to be annexed is not contiguous to the annexing municipality.)*

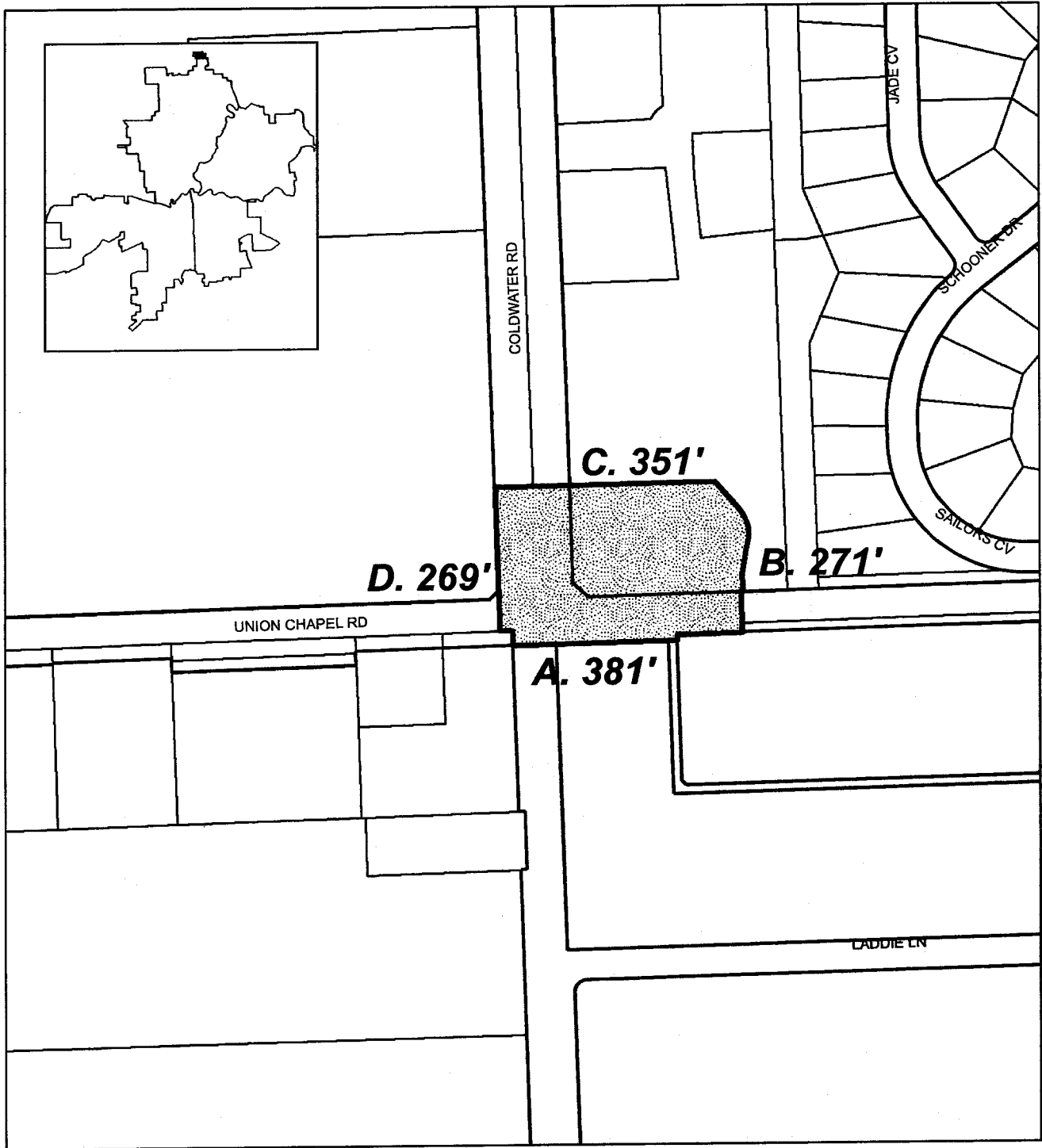
(j) In the absence of an appeal under section 15.5 of this chapter, an annexation ordinance adopted under this section takes effect not less than thirty (30) days after the adoption of the ordinance and upon the filing and recording of the ordinance under section 22 of this chapter.

NOTE: It should be noted that it is the policy of the City of Fort Wayne to provide non-capital services to a newly annexed area immediately upon the annexation effective date.

C. CONCLUSION

The City of Fort Wayne may annex the Union Chapel Dentistry Voluntary Annexation area for the reason that it meets the aforementioned annexation criteria established by the State Statute, i.e., the **petition was signed by 100% of the owner(s)** of property in the area, and is **more than 1/8 contiguous (12.5%)** to the City of Fort Wayne.

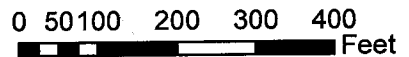
UNION CHAPEL DENTISTRY Voluntary Annexation CONTIGUITY



Non-Contiguous Segment
 B. 271 ft
 C. 351 ft
 D. 269 ft

Contiguous Segments
 A. 381 ft or 29.9% Contiguity

Legend
 City Limits (in Yellow)
 ANNEXATION NAME
 NORTH II
 Union Chapel Dentistry



UNION CHAPEL
 DENTISTRY
 VOLUNTARY
 ANNEXATION
 February 20, 2018
 Planning & Policy



MAP 3.

SECTION THREE
MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Union Chapel Dentistry Voluntary 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 Indiana State Law in provision of services and financing of it, in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the Union Chapel Dentistry 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 today's dollar value. In addition, costs to provide municipal services to the proposed area will be inflated for the *standard* cost of living based on present value in the Financial Summary Section, which follows this section.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries regardless of topography, patterns of land use, and population density immediately upon annexation, and services of a capital nature within three (3) years after the effective date of annexation.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the 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 in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides educational and technical assistance in the area of crime prevention and neighborhood services.

The Fort Wayne Police Department is a full-service agency and will provide routine uniform patrol, the follow-up investigation of any crime that may occur in the area, crime prevention outreach as needed, and community-based services related to quality of life issues. Due to the projected low number of calls in this area, law enforcement services can be provided to the proposed annexation area by absorbing calls into the existing workload. Funding for police services in the annexation area 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 will be responsible for providing fire protection services to the Union Chapel Dentistry Voluntary Annexation area immediately upon annexation. This annexation area will receive full Fort Wayne Fire Department services. The services provided include fire protection and suppression, emergency rescue, fire prevention and inspection, EMS support to response on life hazards, hydrant maintenance, and public education.

Regardless of future development, the Fort Wayne Fire Department would not have to add any additional personnel or equipment. If the area is developed with "offices and professional spaces", the number of emergency responses would be negligible so any additional operating expenses would be minimal and absorbed into the current budget.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

C. EMERGENCY MEDICAL SERVICE (EMS)

Currently, Three Rivers Ambulance Authority (TRAA) provides ambulance service for the city of Fort Wayne. Properties in the Union Chapel Dentistry Voluntary Annexation area would receive full advanced life support ambulance service immediately following annexation.

A number of ambulances are stationed throughout the City 24 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, Fire Stations #15 and #16 would provide extra assistance.

This service to the annexation area would remain unchanged. The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown in Table 5.

Table 5: EMS Fees

Service	Fee
Advanced Life Support Emergency (ALS) Base	\$1,294 plus \$16 per loaded mile
Basic Life Support Emergency (ALS) Base	\$1,294 plus \$16 per loaded mile
Advanced Life Support non-Emergency (ALS) Base	\$1,038 plus \$16 per loaded mile
Basic Life Support non-Emergency (BLS) Base	\$1,038 plus \$16 per loaded mile

Emergency/Non-Emergency Mileage	\$16 per loaded mile
Emergency, paramedic assistance	\$1,294
Response, treat and no transport	\$379 flat fee

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COSTS: \$ 0

D. SOLID WASTE DISPOSAL

The City of Fort Wayne Solid Waste Department provides oversight and manages contracts for residential garbage and curbside recycling collections within the City of Fort Wayne. Currently, National Serv-All provides residential garbage (including yard waste), and recycling collection. City trash collection occurs weekly and recycling collection occurs every other week. These services are currently paid for through an \$11.00 per month garbage/recycling user fee per single-family household, and \$2,200 for buildings with two (2) to four (4) units. Commercial and industrial locations 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. Pick-up day for this area is currently on Tuesday, and is in the "A" week in the event that recycling services become available for commercial development. All costs for Solid Waste services are funded by user fees.

The Solid Waste Department also provides other programs. These programs include the City's popular "Great American Clean-Up", participation in the annual "Earth Day" festival, backyard composting and assistance in neighborhood clean-up efforts as well other numerous activities. The Solid Waste Fund, contributions, and grants fund these supplementary programs.

CAPITAL COST: \$ 0
ESTIMATED ANNUAL COST: \$ 0

E. TRAFFIC ENGINEERING (including STREET LIGHTS & SIGNAGE)

The City's Traffic Engineering Department will assume responsibility for traffic control in the Union Chapel Dentistry Voluntary Annexation area immediately upon the effective date of annexation. Some of the services that could be provided by the department are surveys and investigations of traffic conditions and problems.

Future funding sources will likely come from property taxes and Local Roads and Streets (LR&S) funds. Services in this area would be covered by normal routine maintenance and would have no impact on existing budgets.

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, aid police protection, 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 presently four (4) streetlights, one (1) traffic signal, and nine (9) signs in the proposed annexation area already maintained by the City (with reimbursement from Allen County), with the probability of others being installed after annexation. No additional services or staff will be needed for this annexation. City of Fort Wayne Street Lighting would then assume maintenance of these lights.

The department also provides installation and maintenance of traffic control devices such as stoplights, control signs, and fire alarm systems.

The City's Traffic Engineering Department will not require any immediate signage or personnel to perform its services in the proposed annexation area. The City of Fort Wayne Sign Shop will maintain all regulatory signs and street signs, no parking, etc. in the area.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	5,000

F. STREETS AND ROADS

The Fort Wayne Street Department will be responsible for the general maintenance of all of the streets in the proposed annexation area immediately after the effective date of 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 streets, alleys, and sidewalks that will be constructed within the proposed annexation area. Due to the lack of any built streets in the proposed area, there will be no costs incurred by the Fort Wayne Street Department.

In the year 2012, Transportation Engineering Services will provide engineering support and design services to improve the roadway infrastructure, as the need for improvement is determined in detail. Transportation Engineering Services has provided a survey of the existing pavement condition. There are currently 0.12 miles of asphalt in the proposed annexation area:

TOTAL ARTERIAL MILES 0.05 MILES (COLDWATER ROAD)

- 0.05 miles of asphalt pavement in Very Good Condition

TOTAL COLLECTOR MILES 0.07 MILES (UNION CHAPEL ROAD)

- 0.07 miles of asphalt pavement in Fair Condition

The petition process for street and road improvements may be made to the City as well.

Streets inside the proposed development will be constructed by the developer and are generally maintenance-free for the first five (5) years. After this time, collected revenues from property taxes will offset the City's cost.

Transportation Engineering staffing costs for the proposed annexation area is estimated to be \$0 annually. The source of funding for street maintenance is the Street Department's budget, which is composed of funds from the Motor Vehicle Highway (MVH) program. The Transportation Engineering Department funds come from MVH and Local Roads and Streets (LR&S) programs.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

G. PARKS AND RECREATION

As no one will be residing in the proposed annexation area, there are minimal if any costs to the City of Fort Wayne and its Parks Department. However, if it were to be developed as a residential development, the following would apply: Residents of the proposed Union Chapel Dentistry Voluntary Annexation area will have access to city park facilities such as swimming pools, ball diamonds, picnic areas, golf courses, indoor and outdoor skating. Other recreational activities including day camp, athletic leagues, youth sports, senior citizen activities, special events, cultural arts, and instructional programs are currently available to all City residents. Most of these services are offered on a fee-for-service basis, with non-residents paying a higher fee. Once annexed, the residents of the proposed annexation area would pay the resident fee.

At the time of annexation, a street tree survey would be done to determine how many street trees would be needed, if any, only if curbs and sidewalks exist. The cost to the homeowner per tree planted is \$30. Various budgets, such as CDBG or CEDIT, may be used to fund the cost of this project. As there will be no residential development, there are no capital or annual operating expenses that would require additional costs to the Parks & Recreation Department.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

H. WATER

No public Water Utility capital improvements are scheduled for this area at this time. Public water mains are available to the area via direct connection to the north and south property line or via a public or private water main extension onto and within the site. Such a connection or extension would be driven by development of the real estate and would be completed at the cost of the developer. The developer/property owner would be subject to all other development-related fees, etc. where applicable by Fort Wayne City Utilities.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

I. FIRE HYDRANTS

The current rate City Utilities charges the Civil City for maintenance of fire hydrants is approximately \$375 per hydrant per year. Currently, the Union Chapel Dentistry Voluntary Annexation area contains zero (0) fire hydrants. The annual maintenance for the hydrants will be greatly offset by additional assessed value in the area.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

J. SANITARY SEWERS

Property owners inside the City who do not have access to sewer can submit a petition to the Board of Public Works requesting sanitary sewer service. In this case, the City would manage the design and construction of the sewer.

Property owners could also undertake a sanitary sewer extension project through the private developer process by submitting sanitary sewer extension plans prepared and sealed by a professional engineer to City Utilities for review and approval. Once plans are approved, the property owners would hire a contractor to install the sewer. The property owner would then be subject to all development-related fees, capacity allocation schedules, etc. that are applied by Fort Wayne City Utilities.

There are currently no improvements (homes or other building structures) existing in the Union Chapel Dentistry Voluntary Annexation area in which to provide sanitary sewer service. Sanitary sewer service is available to the area via direct connection to the existing sewer at the east, north, and south property lines of the area or via public or private sanitary sewer extension onto and within the site. Cost for this extension would be paid for by private funds.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

K. STORMWATER SEWERS

There does not appear to be any public (city or county-owned) stormwater drainage facilities located within the proposed annexation area at this time. Development of this site will require the construction/installation of stormwater management facilities. Any constructed stormwater facilities may be private or public but in either case would be installed at the cost of the developer

CAPITAL COSTS:	\$	0
ESTIMATED ANNUAL COST:	\$	0

L. ANIMAL CONTROL

The Fort Wayne Department of Animal Care & Control (FWACC) will provide full field, sheltering, and community outreach services to the proposed Union Chapel Dentistry Voluntary Annexation area. FWACC currently shelters animals delivered by citizens or by the Allen County Police Department from this area. Processing of animal bite cases for the Allen County Department of Health is already provided for this area as well. All field services or other services not currently being provided by contract will commence immediately upon the effective date of annexation. The services this department will provide, include, but are not limited to; the sheltering of stray animals, response to animal complaints and emergencies, 24-hour service (seven days a week, 365 days a year), canvassing for unconfined strays, trap rental, pet adoption, neighbor complaints, administration of the State Health Codes, and a humane education program.

It was determined by the Department of Animal Care & Control that the projected operating cost per year would total \$0, which includes the cost to handle animals, calls for service, and fuel. This negligible cost for service is due to lack of residential units in the territory to be annexed.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST:	\$	0

M. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Union Chapel Dentistry Voluntary 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 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 COSTS:	\$	0
ESTIMATED ANNUAL COSTS:	\$	0

N. NEIGHBORHOOD CODE ENFORCEMENT

Until the property is developed, there would be little if any interaction with the proposed annexation area and Neighborhood Code Enforcement (NCE). Upon development, the City would be available to promote compliance of Minimum Housing or Minimum Standards, the City's Weed Ordinance, and the Abandoned Vehicle Ordinance. Neighborhood Code services will be provided to residents and/or commercial buildings immediately upon the effective date of the annexation. This annexation would not have an impact on the current level of service. This annexation area lies within NCE's District 11 and would easily be absorbed within their daily workflow without any additional costs.

CAPITAL COSTS:	\$	0
ESTIMATED ANNUAL COSTS:	\$	0

O. LIABILITY FOR TOWNSHIP DEBT

If the township from which the City of Fort Wayne annexes territory is indebted or has outstanding unpaid bonds or other obligations at the time of annexation, the City of Fort Wayne shall be liable for and pay that indebtedness in the same ratio as the assessed valuation of the property in the annexed territory bears to the assessed valuation of property in the township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the municipality is already liable for the indebtedness.

The City of Fort Wayne shall pay the township executive for the indebtedness of the township as outlined above. If the indebtedness consists of outstanding unpaid bonds or notes of the township, the payments to the executive shall be made as the principal or interest on the bonds or notes becomes due. The Department of Local Government Finance (DLGF), along with Perry Township (Allen County, Indiana Auditor's Office) indicated that there is no outstanding debt for the township as of February 24, 2012.

CAPITAL COSTS:	\$	0
ESTIMATED ANNUAL COSTS:	\$	0

SECTION FOUR
FINANCIAL SUMMARY AND RECOMMENDATION

A. REVENUES

Property taxes are the primary source of revenue that would be received from the Union Chapel Dentistry Voluntary Annexation. Property taxes are computed from the gross assessed valuation of the area and can be obtained from the township Offices of the Perry Township Assessor. Property taxes represent a property owner's portion of the local government's budgeted spending for the previous year. Increases or decreases depend upon a local government's fiscal management, the assessed valuation of a property and/or local tax rates, which are based on the budget proposals submitted by local governments taxing entities that provide services to each community.

To calculate an individual's property tax bill, the county official takes the tax rate multiplied by the assessed value after all deductions are subtracted, and after all state credits (homestead and property tax replacement credits) are applied. Tax rates are determined by dividing the estimated amount of funds to be raised by the local unit of government by the net assessed value of all property in a county, minus the applicable deductions.

The formula for computing tax revenue is shown in the following table:

Table 6: Tax Revenue Formula

$\frac{V-E}{100} (T) = TR$
Where:
V = Assessed Valuation
E = Home Mortgage (Y) and Homestead Exemptions (X)
T = City Tax Rate
TR = Tax Return

X = Either 60% of assessed valuation or \$45,000, whichever is less
Y = The deduction is either one half of your assessed valuations or \$3,000, whichever is less

The total assessed value of property in the Union Chapel Dentistry Voluntary Annexation is currently \$196,400. This reflects a land-only value as there are no improvements. The rate is currently 3.6028 as shown in Table 4. Based on proposed development, the circuit breaker will cap at 3% of gross assessed value. The undeveloped land has potential to yield \$2,604 in tax revenue. The proposed development has an estimated assessed value of \$1.5 million which could generate \$16,600 in tax revenue. The proposed annexation area is likely to further develop as a result of the current petition for voluntary annexation and tax abatement. The annexation area, which is currently located in the **PERRY 57** taxing district, will be subject to the **FORT WAYNE PERRY 91** district rate upon annexation.

The petitioner is applying for abatement which will phase in this revenue over a period of ten years. The City will receive an estimated \$6,000 (Table 9C.) annually during this abatement period.

Table 7. Taxing District Rate Fort Wayne-Perry District 2011 pay 2012³

Tax Item	Rate-FW/ Perry
County	0.5279
Township	0.0025
School	1.4358
Airport	0.0468
Library	0.2042
Citilink	0.0582
City & Special	1.3274
Redevelopment General	0.0000
Gross District Rate	3.6028

³2012 payable 2013 has not been calculated

B. EXPENDITURES

Expenditures from the Municipal Services section are summarized in Table 8. Capital costs are one-time expenditures, while annual 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 and sidewalks, must follow routine City procedures that often require petitioning. Table 8 details the costs (in 2011 dollars) that will be incurred by each department subsequent to the annexation of the Union Chapel Dentistry Voluntary Annexation area to the nearest \$1.

Table 8. Expenditures

Department	Capital Cost	Annual Cost
Police	\$0	\$0
Fire	\$0	\$0
EMS	\$0	\$0
Solid Waste Disposal	\$0	\$0
Traffic Engineering	\$0	\$5,000
Streets & Roads	\$0	\$0
Parks & Recreation	\$0	\$0
Water	\$0	\$0
Fire Hydrants	\$0	\$0
Sanitary Sewer	\$0	\$0
Storm Sewers	\$0	\$0
Street Lighting*	\$0	\$0
Animal Control	\$0	\$0
Administrative Services	\$0	\$0
Neighborhood Code	\$0	\$0
TOTAL	\$0	\$5,000

*Streetlights and any signage costs are included in the Traffic Engineering budget, and are therefore covered by this department and its 'Annual Cost'

C. TEN YEAR SUMMARY

The ten-year summary shows projected expenditures compared with the tax revenues expected in the Union Chapel Dentistry Voluntary Annexation area for the first ten years after it is incorporated into the City of Fort Wayne. The summary reflects a three (3%) percent inflation factor for capital and operating costs. The amount of taxes is dependent upon the effective annexation date and the cut-off date established by the Allen County Auditor's Office for the assessment of properties.

Property tax revenue from the annexation area would be expected in 2014. Assuming the area's effective date of annexation of mid-June, 2012, only limited City expenses, approximately six (6) months, would be allocated for operating expenses.

The petitioner proposes to build a dental office on the property in 2012, and has also requested tax abatement through the City's Economic Development Department. The summary in Tables 9 reflects abatement against the improvement values provided by the petitioner. The abatement schedule has been adjusted in order to ensure that City expenses are included in each year that the City will collect taxes on the property being annexed. Beginning with the 2010 tax bills, property owners are entitled to a circuit breaker cap on the amount of property taxes over 3% for nonresidential properties (and personal property); and this is reflected in Table 9.

Table 9. Revenues/Expenses

Table 9A. Land Only				
<i>Tax Year</i>	<i>Land Assessed Value (AV)</i>	<i>Land Revenue</i>	<i>City Expenses</i>	<i>Balance</i>
Pay '13	\$64,000	\$0	\$5,000	(\$5,000)
Pay '14	\$196,000	\$2,604	\$5,150	(\$2,546)
Pay '15	\$196,000	\$2,604	\$5,305	(\$2,701)
Pay '16	\$196,000	\$2,604	\$5,464	(\$2,860)
Pay '17	\$196,000	\$2,604	\$5,628	(\$3,024)
Pay '18	\$196,000	\$2,604	\$5,785	(\$3,181)
Pay '19	\$196,000	\$2,604	\$5,944	(\$3,340)
Pay '20	\$196,000	\$2,604	\$6,104	(\$3,500)
Pay '21	\$196,000	\$2,604	\$6,263	(\$3,659)
Pay '22	\$196,000	\$2,604	\$6,422	(\$3,818)

**Table 9B. Improvements
with Abatement**

<i>Tax Year</i>	<i>Improved (AV)</i>	<i>Improvement Revenue</i>	<i>Adjusted Revenue w/Abatement</i>	<i>TOTAL REVENUE</i>
Pay '13	\$0	\$0	\$0	\$0
Pay '14	\$1,300,000	\$14,040	\$3,510	\$6,114
Pay '15	\$1,300,000	\$14,040	\$3,510	\$6,114
Pay '16	\$1,300,000	\$14,040	\$3,510	\$6,114
Pay '17	\$1,300,000	\$14,040	\$3,510	\$6,114
Pay '18	\$1,300,000	\$14,040	\$3,510	\$6,114
Pay '19	\$1,300,000	\$14,040	\$3,510	\$6,114
Pay '20	\$1,300,000	\$14,040	\$3,510	\$6,114
Pay '21	\$1,300,000	\$14,040	\$4,914	\$7,518
Pay '22	\$1,300,000	\$14,040	\$7,020	\$9,624

Table 9C.

<i>Tax Year</i>	<i>Land Revenue</i>	<i>TOTAL REVENUE</i>	<i>City Expenses</i>	<i>Balance</i>
Pay '13	\$0	\$0	\$5,000	(\$5,000)
Pay '14	\$2,604	\$6,114	\$5,150	\$964
Pay '15	\$2,604	\$6,114	\$5,305	\$809
Pay '16	\$2,604	\$6,114	\$5,464	\$650
Pay '17	\$2,604	\$6,114	\$5,628	\$486
Pay '18	\$2,604	\$6,114	\$5,785	\$329
Pay '19	\$2,604	\$6,114	\$5,944	\$170
Pay '20	\$2,604	\$6,114	\$6,104	\$10
Pay '21	\$2,604	\$7,518	\$6,263	\$1,255
Pay '22	\$2,604	\$9,624	\$6,422	\$3,202

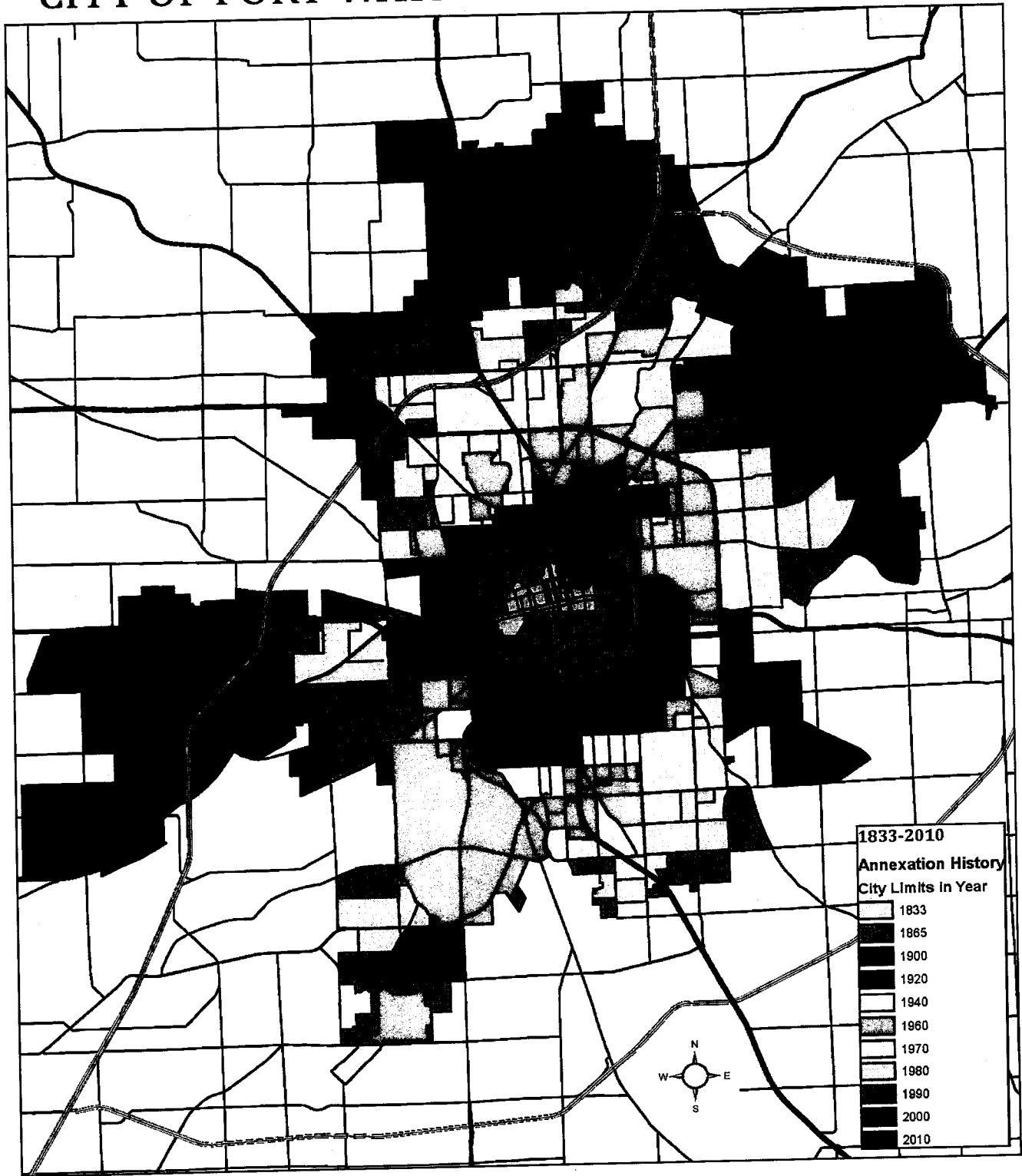
D. RECOMMENDATION

This Fiscal Plan, which meets the statutory requirements of the State of Indiana regarding the preparation of a fiscal plan, illustrates that the Union Chapel Dentistry Voluntary 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, the City of Fort Wayne should annex this area within 30 days after the publication of the annexation ordinance.

**Appendix: UNION CHAPEL DENTISTRY VOLUNTARY ANNEXATION
LEGAL DESCRIPTION**

A parcel of land situated in the Northwest One-quarter of Section 27, Township 32 North, Range 12 East, Allen County, Indiana and more particularly described as follows: Commencing at the southwest corner of said Northwest One-quarter as marked by a MAG nail found; thence North 01 degrees 33 minutes 40 seconds West (bearing basis for this description) along the west line of said Northwest One quarter, a distance of 242.59 feet to the point of beginning; BEGINNING at the above described point; thence North 88 degrees 26 minutes 20 seconds East, a distance of 290.78 feet; thence South 40 degrees 12 minutes 25 seconds East, a distance of 55.81 feet to a point of curve to the right having a radius of 100.00 feet; thence along said curve having an arc length of 23.71 feet and subtended by a chord of 23.66 feet bearing South 33 degrees 24 minutes 49 seconds East to a point of compound curve to the right having a radius of 50.00; thence southerly along the arc, a distance of 33.65 feet and subtended by a chord of 33.01 feet bearing South 07 degrees 20 minutes 34 seconds East; thence South 11 degrees 56 minutes 05 seconds West, a distance of 38.48 feet to a point of curve to the left having a radius of 70.00 feet; thence along said curve having an arc length of 16.49 feet and subtended by a chord of 16.45 feet bearing South 05 degrees 11 minutes 13 seconds West; thence South 01 degrees 33 minutes 40 seconds East, a distance of 20.29 feet to a point of curve to the right having a radius of 30.00 feet; thence along said curve having an arc length of 14.77 feet and subtended by a chord of 14.62 feet bearing South 12 degrees 32 minutes 24 seconds West to a point on the northerly right-of-way line of Union Chapel Road as described in Document Number 202066729; thence South 01 degrees 08 minutes 39 seconds East, a distance of 76.22 feet to a point on the southerly right-of-way line of Union Chapel Road; thence South 88 degrees 51 minutes 21 seconds West along said southerly right-of-way line of Union Chapel Road, a distance of 103.84 feet to a point on the east line of a 14 feet Alley as platted in McAdams Highland Grove Addition, as recorded in Book 19, page 39 in the Office of the Recorder of Allen County; thence South 01 degrees 33 minutes 40 seconds East along said east alley line, a distance of 9.00 feet; thence South 88 degrees 51 minutes 21 seconds West along said southerly right-of-way line of Union Chapel Road, a distance of 262.70 feet; thence North 01 degrees 33 minutes 40 seconds West a distance of 25.00 feet; thence South 88 degrees 51 minutes 21 seconds West, a distance of 20.00 feet to a point on the west right-of-way of Coldwater Road; thence North 01 degrees 33 minutes 40 seconds West along said west right-of-way line, a distance of 242.15 feet; thence North 88 degrees 26 minutes 20 seconds East, a distance of 60.00 feet to point of beginning, containing 2.36 acres, more or less.

CITY OF FORT WAYNE ANNEXATION HISTORY



0 0.5 1 2 3 4 5 Miles

MAP 4.