

**PLAINFIELD TOWN COUNCIL**

**RESOLUTION NO. 2006-20**

**A RESOLUTION OF THE PLAINFIELD TOWN COUNCIL ADOPTING  
A WRITTEN FISCAL PLAN AND ESTABLISHING A DEFINITE POLICY FOR  
THE PROVISION OF SERVICES TO A TERRITORY PROPOSED TO BE  
ANNEXED INTO THE TOWN OF PLAINFIELD**

WHEREAS, the Town Council of the Town of Plainfield (the "Town Council") is the governing body of the Town of Plainfield, Hendricks County, State of Indiana (the "Town"); and

WHEREAS, 100 percent of the owners of certain land located immediately north of the Town, in Guilford Township, Hendricks County, Indiana, have petitioned the Town Council to annex territory containing such land (collectively, the "Territory") into the Town under the applicable provisions of Indiana Code 36-4-3, as amended (the "Act"), such Territory being more particularly described in the Annexation Ordinance introduced at the Town Council meeting on the date of the adoption of this Resolution (the "Annexation Ordinance"); and

WHEREAS, the Town has set and held a public hearing concerning the proposed annexation of the Territory and provided proper notice thereof as required by the applicable provisions of the Act; and

WHEREAS, as required by the Act, before adopting the Annexation Ordinance, the Town must develop and adopt a written fiscal plan and a definite policy by resolution of the Town Council for the provision of certain services to annexed areas; and

WHEREAS, the Town Council now desires to establish and adopt a written fiscal plan and establish a definite policy showing (1) the cost estimates of planned services to be furnished to the Territory; (2) the method or methods of financing those services; (3) the plan for the organization and extension of those services; (4) that services of a non-capital nature will be provided to the Territory within one year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the present corporate boundaries of the Town, regardless of similar topography, patterns of land use, and population density; and (5) that services of a capital nature will be provided to the Territory within three years after the effective date of the annexation in the same manner as those services are provided to areas within the present corporate boundaries of the Town, 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.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, STATE OF INDIANA, THAT:

Section 1. The Town elects to establish and adopt the written fiscal plan attached to and incorporated into this Resolution as Exhibit A (the "Fiscal Plan") for the furnishing of planned services to the Territory in accordance with the Act.

Section 2. The Town will provide a copy of the Fiscal Plan immediately after adoption to any owner of land within the Territory who requests a copy from the Clerk-Treasurer of the Town.

Section 3. (a) The foregoing recitals (or "whereas clauses") are findings by the Town Council and are incorporated into this Resolution by this reference.

(b) The sections, subsections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any section, subsection, paragraph, sentence, clause or phrase of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining sections, subsections, paragraphs, sentences, clause and phrases of this Resolution.

Section 4. This Resolution shall be in full force and effect from and after its passage by the Town Council.


\* \* \*

Passed by the Town Council of the Town of Plainfield, Hendricks County, State of Indiana, this 7th day of August 2006.

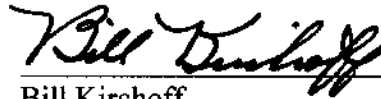
TOWN COUNCIL, TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, STATE OF INDIANA



Robin G. Brandgard, President



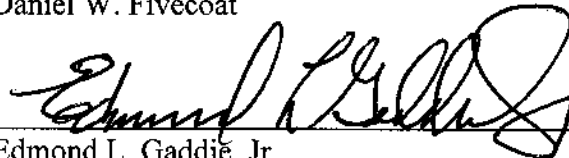
Kent McPhail



Bill Kirchoff



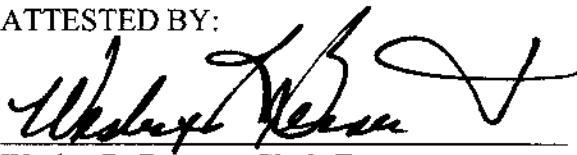
Daniel W. Fivecoat



Edmond L. Gaddie, Jr.

Constituting a majority of the members of the Town Council

ATTESTED BY:



Wesley R. Bennett, Clerk-Treasurer,  
Town of Plainfield, Hendricks County,  
State of Indiana

Exhibit A

FISCAL PLAN

ANNEXATION STUDY  
FOR  
LAND CONTIGUOUS TO  
TOWN OF PLAINFIELD  
INDIANA

DENISON SE ANNEXATION AREA

SUBMITTED TO  
THE  
PLAINFIELD TOWN COUNCIL  
August 14, 2006

Robin G. Brandgard  
Council President

Wesley R. Bennett  
Clerk-Treasurer

TOWN COUNCIL

Kent McPhail  
Bill Kirchoff

Daniel W. Fivecoat  
Edmond L. Gaddie, Jr.

TOWN OFFICIALS

Richard A. Carlucci, Town Manager

Melvin R. Daniel, Attorney

## **INTRODUCTION**

Airwest Partners, LLC has petitioned the Plainfield Town Council to annex an area on the southeast side of Plainfield. The area to be annexed is included herein as Attachment A. The annexation area is located south of I-70 and west of the Ameriplex commercial and industrial development located in Marion County, Indiana.

The following fiscal plan has been prepared in accordance with IC 36-4-3-3.1 and IC 36-4-3-5. Where appropriate, the fiscal plan was developed with the cooperation of the Plainfield Clerk-Treasurers Office, Plainfield Police Department, Plainfield Fire Department, Department of Public Works, Department of Engineering, Department of Planning and Office of Town Manager. The fiscal plan represents town policy and procedure for the annexation area. Where appropriate and discernable cost estimates of the planned services to be furnished, methods of financing, and plan for the organization and extension of services in the annexation area are fully discussed.

For reasons described in the balance of this report, this annexation meets the statutory requirements set forth in IC 36-4-3-13 in that the annexation area is contiguous to the community; the territory is needed and can be used by the Town for its development in the reasonably near future; and there is a written fiscal plan, herein provided, that has been approved by Resolution of the Town Council.

## **SECTION ONE: BASIC DATA**

### **A. LOCATION**

The annexation area is located south of I-70 and directly west of the Ameriplex commercial and industrial development located in Marion County.

### **B. SIZE**

The annexation area is approximately 78.72 acres.

### **C. BUILDINGS**

There is a single family house and agricultural related buildings located in the annexation area.

#### D. POPULATION

It is estimated that there are two (2) people living in the annexation area.

#### E. ZONING

The annexation area is currently under the jurisdiction of the Hendricks County Plan Commission. The annexation area is currently zoned RA residential. Upon annexation, the annexation area will be under the jurisdiction of the Plainfield Plan Commission. The annexation area, upon becoming a part of Plainfield through annexation shall be classified for zoning purposes as "AG" Agricultural. Airwest partners, LLC has requested a zoning classification of "I-2" Industrial/Office/Warehouse/Distribution for the annexation area.

#### F. COUNCIL DISTRICT

The annexation area shall be assigned to Town Council District # 4.

#### G. ASSESSMENT

The approximate assessed value of the annexation area is \$246,988 per the Hendricks County Auditor's Office.

#### H. CONTIGUITY

The annexation area is approximately 34.7% contiguous to the Town of Plainfield

### **SECTION TWO: UTILITIES AND GOVERNMENTAL SERVICES**

#### EXISTING UTILITIES SERVICES

##### A. WATER

The Town of Plainfield Municipal Water Utility will serve the annexation area..

##### B. FIRE HYDRANTS

There are no hydrants located in the annexation area.

### C. NATURAL GAS

Vectren provides natural gas services in the annexation area.

### D. ELECTRICITY

Duke Energy provides electrical services to the annexation area.

### E. TELEPHONE

Ameritech/SBC provides telephone services to the annexation area.

### WASTEWATER TREATMENT

The Plainfield Municipal Sewer Utility will serve the annexation area.

## **EXISTING GOVERNMENTAL SERVICES**

### A. PLANNING, ZONING AND BUILDING

The annexation area is currently under jurisdiction of Hendricks County Plan Commission. This includes services such as zoning administration and enforcement, subdivision control, comprehensive planning, building code regulation and land development.

### B. POLICE

The Hendricks County Sheriff's Department currently serves the annexation area. The Sheriff's Department and County Jail are located in Danville.

### C. FIRE

The Plainfield Fire Department is currently serving the annexation area.

### D. SOLID WASTE COLLECTION

Hendricks County does not provide residential trash collection or curbside recycling services to the annexation area.



## E. STREETS

There are no existing streets in annexation area.

## F. TRAFFIC CONTROL

Hendricks County Sheriff's Department is providing traffic control in the annexation area.

## G. STREET LIGHTS

Hendricks County does not provide streetlights to dedicated streets in the unincorporated areas of Hendricks County.

## H. PARKS

There are no parks in the annexation area.

## I. GENERAL ADMINISTRATIVE SERVICES

The Hendricks County Council and Hendricks County Commissioners are the governmental bodies with jurisdiction over the annexation area. The administrative offices for the elected and appointed officials of Hendricks County are located in Danville.

## J. SCHOOLS AND LIBRARIES

The Plainfield Community School Corporation and Plainfield-Guilford Township Public Library serve the annexation area.

## **SECTION THREE: MUNICIPAL SERVICES**

### INTRODUCTION

Under IC 36-4-3-13, Plainfield must provide capital and non-capital services to annexation area substantially equivalent in standard and scope to services provided by Plainfield to other areas of the town. The following plan to provide municipal services is consistent with the intent of IC 35-4-3-13. Immediately upon annexation, all non-capital service will be provided to annexation area. All capital services will be provided within three years of annexation.

#### A. POLICE

Services provided by the Plainfield Police Department include prevention of crime, detection and apprehension of criminals, 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 creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work such as participation in court proceedings for control of traffic and promotion and preservation of civil order. The annexation area contains minimal population with no discernable impact on the Plainfield Police Department.

#### B. FIRE

Upon annexation the Plainfield Fire Department currently provide fire and EMS services to the annexation area. Plainfield has two fire stations and an administrative headquarters building. Plainfield has a total of 52 sworn firefighters. Plainfield is currently analyzing locations for construction of new fire stations in the SE and NE areas of Plainfield. It is likely that at least one new fire station will be constructed and staffed in late 2007 early 2008.

#### C. LEAF PICK-UP AND LARGE TRASH COLLECTION

Future residents of annexation area will receive curbside leaf collection and large trash collection services from Plainfield. During two Saturdays in May and October residents of Plainfield may deposit items such as chairs and couches, outdoor cookers, lamps, dressers, etc. There are no charges for this service. Services are paid for from Motor Vehicle Highway, Local Roads and Street Funds and General Fund.

#### D. SOLID WASTE DISPOSAL

Plainfield provides residential curbside trash collection services to one, two and three-family residential developments in Plainfield. This service is not provided to residential units of four or more or commercial property. Plainfield contracts with Ray's Trash Service to provide residential trash collection. Plainfield pays Ray's \$5.54 per household per month for weekly residential trash collection services. Trash collection is provided to residential customers only. Therefore, there will be no additional cost to the town for trash collection.

#### E. RECYCLING

Beginning in 1995, Plainfield initiated curbside recycling. Plainfield contracts with Ray's Trash Service for curbside recycling. One, two and three-family units are provided curbside recycling. Plainfield pays \$2.00 per unit per month for recycling services. Residents pay \$1.00 per month for this service. The contract for recycling services expires at end of 2006 and will be re-bid. Plainfield does not provide recycling services to non-residential areas.

## F. PARKS

Plainfield operates an award winning Parks and Recreation Department. Plainfield parks that are available to annexation area residents include Franklin & Swinford parks, Friendship Garden Park, Anderson Skate Park, Newby Lane and White Lick Creek Park and the Plainfield Interurban Depot building. In addition, Plainfield operates a 100,000 square foot community recreation center including indoors and outdoors aquatic facilities. Plainfield also has an extensive network pedestrian greenway trails that will undergo substantial expansions in 2006 and 2007. Annexation area residents will also be able to take advantage of Hummel Park a Guilford Township Park. Upon effective date of the annexation, residents of the annexation area will be eligible for the resident rates for the Plainfield Community Recreation Center & Splash Island Aquatic Center. Also, annexation area residents will pay the resident rates for park shelter rentals and for the Plainfield Interurban Depot building.

The primary sources of funds to operate the Plainfield Parks Department are derived from fees and charges, property taxes, 1% Food & Beverage Taxes, Federal Highway Transportation Enhancement Funds, and Economic Development Income Taxes. The Town Council has authorized a study to determine the need and amount of a Park Impact Fee. Park Impact Fees are paid by new residents and are normally collected at the time a building permit is issued. The Plainfield Parks Department has a full time Director and two full time managers of the Plainfield Recreation Center and a full time manager for the aquatic center. In addition, the parks department has four full time employees to maintain the parks and pedestrian trails. The Town supplements the full time employees with approximate 75 to 100 seasonal employees. Planned and future expansion of Plainfield park system will not require additional investment or costs to serve annexation area residents.

## G. STREET LIGHTING

It is the policy of Plainfield to light all dedicated streets in Plainfield. The standard street light installed is a 100-watt cobra head streetlight on a wood pole. On average, Plainfield pays \$9.00 per streetlight per month. Plainfield's General Fund funds costs associated with street lighting. It is not known if there will be dedicated public roads that will require street lights.

## H. SIDEWALKS

In general construction, reconstruction and maintenance of sidewalks is not responsibility of Plainfield. Sidewalks are responsibility of property owner and are initially installed by developers as part of a subdivision. Plainfield budgets approximately \$25,000 to maintain and repair existing sidewalks. Funds are available on a first come first serve basis and are based on condition of sidewalks. Homeowner sweat equity is encouraged. Developers are required by Plainfield Subdivision Control Ordinance to install sidewalks.

## I. STREETS

The Plainfield Public Works Department is responsible for general maintenance of any future streets in annexation area. Services include snow and ice removal, surface maintenance, leaf pick-up and street sweeping. There are no public streets currently in the annexation area.

## J. WATER

The Plainfield Municipal Water Utility will serve the annexation area. However, consideration will be given to allow City of Indianapolis Water to serve the area. A portion of the proposed development will be located in Marion County and Plainfield. The provision of water will be subject to negotiations amongst the Town of Plainfield, City of Indianapolis and Denison Partners. Developers typically are solely responsible for installation of all water mains, hydrants, etc, in accordance with the Plainfield Subdivision Control Ordinance and standard specifications promulgated by the Plainfield Building department.

## K. WASTEWATER TREATMENT

The Plainfield Wastewater Utility has the capacity and capability to provide sewer service to the annexation area. Denison Partners is solely responsible for the installation of all sewer lines in accordance with the Plainfield Subdivision Control Ordinance and standard specifications promulgated by the Plainfield Building Department.

## L. STORMWATER DRAINAGE FACILITIES

Denison Partners is required by Plainfield Subdivision Control Ordinance to pay cost of installing storm water drainage facilities including but not limited to open ditches, retention/detention ponds, and enclosed drainage facilities. Therefore, there is not cost to Plainfield to extend storm water drainage facilities to annexation area. Ditch work typically involves removal of debris and obstructions and maintaining flow.

## M. ADMINISTRATIVE SERVICES

All administrative services will be available to annexation area immediately upon annexation. These services include but are not limited to Plan Commission, Town Manager's Office, Clerk-Treasurer's Office, Board of Zoning Appeals, Engineering Department, Department of Planning and Building Inspection. The cost of these services cannot be directly related to size and population of annexation area. Therefore, this plan does not include cost estimates. However, existing economies of scale will enable Plainfield to absorb these costs. The General Fund funds costs of Plainfield's administrative services.

#### N. TOWNSHIP DEBT

IC36-4-3-10 requires Plainfield to proportionally reimburse Guilford Township for any outstanding long-term debt. The Town is liable for and shall pay that indebtedness in the same ratio as the assessed valuation of property in the annexed territory bears to the assessed valuation of all property of Guilford Township as shown by the most recent assessment for taxation before the annexation. Currently, Guilford Township has no long term debt.

#### O. HIRING PLAN

Due to the annexation, it is not anticipated that any governmental employees will lose their jobs. In the event, governmental employees lose their jobs due to the annexation of the Denison Partners parcel, those employees will be given priority of employment with Town of Plainfield with respect to vacancies for which they are qualified, which occur within six-months following effective date of annexation.