

**GREENWOOD COMMON COUNCIL**

**RESOLUTION NO. 23-07**

**A RESOLUTION OF THE GREENWOOD COMMON COUNCIL TO ADOPT THE  
WRITTEN FISCAL PLAN FOR THE ANNEXATION OF APPROXIMATELY 0.97  
ACRES LOCATED AT 3221 W. SMITH VALLEY ROAD, Referencing Annexation  
Ordinance No. 23-14**

WHEREAS, the City of Greenwood has established a written policy regarding annexation by Greenwood Common Council Resolution No. 86-2, as amended;

WHEREAS, the Greenwood Advisory Plan Commission conducted a public hearing on the petition for voluntary annexation of a parcel of land which is contiguous to the City of Greenwood containing approximately 0.97 acres located at 3221 W. Smith Valley Road, more particularly described in Greenwood Common Council Ordinance No. 23-14;

WHEREAS, the parcel is currently zoned R-4 Multi-Family Residential District use under the Johnson County Zoning Ordinance, and the petitioner requests the zoning to be changed to CM – Commercial Medium Format Zone upon annexation;

WHEREAS, in connection with Greenwood Common Council Resolution No. 86-2, as amended, a written fiscal plan has been prepared under the direction of the City's Planning Director, Department of Community Development Services, Planning Division, for said annexation;

WHEREAS, Ind. Code § 36-4-3-3.1 requires, and responsible planning suggests, the adoption of a fiscal plan and a definite policy for the provision of services to annexed areas;

WHEREAS, such a plan has been developed and presented to the Common Council May 15, 2023, entitled, "PC2023-027 3221 Smith Valley CM Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: Alan & Emily Hamson; Applicant: Alan Hamson; Property Location: 3221 W Smith Valley (Parcel 41-04-02-011-009.000-038); Total Acreage: 0.97 Acres; Current Zoning: Johnson County R-4, Multi-Family Residential District; Zoning Proposed: CM – Commercial Medium; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director; Updated 05/09/2023",

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Greenwood Common Council adopts and approves the written fiscal plan entitled "PC2023-027 3221 Smith Valley CM Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: Alan & Emily Hamson; Applicant: Alan Hamson; Property Location: 3221 W Smith Valley (Parcel 41-04-02-011-009.000-038); Total Acreage: 0.97 Acres; Current Zoning: Johnson County R-4, Multi-Family Residential District; Zoning Proposed: CM – Commercial Medium; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director; Updated 05/09/2023", which is attached hereto as Exhibit A and made a part hereof, as the written fiscal plan of the area to be annexed, more particularly described in Greenwood Common Council Ordinance No. 23-14, and hereby approves and adopts the specific policies for implementation of the Plan as set out herein.

Section 2. The Greenwood Common Council states that two (2) copies of the written fiscal plan of the property to be annexed are on file in the Office of the Clerk of the City of Greenwood for public inspection, and the Greenwood Common Council further directs the Clerk to keep said copies on file in her office.


Section 3. Any monies necessary for the provision of services from the City of Greenwood 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 budget procedure.

Section 4. It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Mayor of the City of Greenwood is hereby directed to assist such employees in obtaining new employment, but nothing herein shall require the City to hire any such employees.

Section 5. The sections, paragraphs, sentences, clauses, phrases and words of this Resolution are separable, and if any word, phrase, clause, sentence, paragraph or section 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 words, phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 6. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor of the City of Greenwood.

Passed by the Common Council of the City of Greenwood, Indiana, this 19th day of June, 2023.

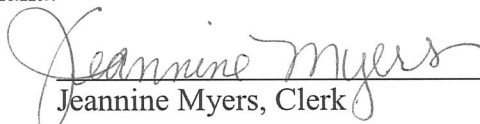
  
Michael Campbell, President  
Greenwood Common Council

ATTEST:

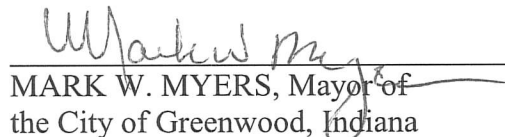
I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the 19th day of June, 2023, by the following vote:

	AYE:	NAY:
Ronald Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erin Betron	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda S. Gibson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ezra Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. David Hopper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Lekse	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bradley Pendleton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the 19th day of June, 2023, is presented by me this 19th day of June, 2023, at 8:30 o'clock P.m., to the Mayor of the City of Greenwood, Indiana.

  
Jeannine Myers, Clerk

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the 19th day of June, 2023, is approved by me this 20th day of June, 2023, at 1:30 o'clock P.m.

  
MARK W. MYERS, Mayor of  
the City of Greenwood, Indiana

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**PC2023-027 3221 Smith Valley CM ANNEXATION STUDY**

**FOR LAND CONTIGUOUS TO CITY OF GREENWOOD, INDIANA**

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**Owners:** Alan & Emily Hamson

**Applicant:** Alan Hamson

**Property Location:** 3221 W Smith Valley (Parcel 41-04-02-011-009.000-038)

**Total Acreage:** 0.97 Acres

**Current Zoning:** Johnson County R-4, Multi-Family Residential District

**Zoning Proposed:** CM-Commercial Medium

**Submitted to:** Greenwood Common Council

Prepared Under the Direction of Gabriel Nelson, Planning Director

*Updated 05/09/2023*

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## SECTION ONE: INTRODUCTION

The proposed voluntary annexation, consisting of approximately .97 acres, is currently located within Johnson County's jurisdiction. The annexation consists of one parcel (Parcel 41-04-02-011-009.000-038) owned by Alan & Emily Hamson.

The annexation area is located at 3221 W Smith Valley, on the south side of Smith Valley Rd, approximately a quarter mile west of SR 135. The primary purpose for the annexation is to allow the residential property to change to commercial use (small salon and real estate office) with the proposed zoning classification of CM.

Overall contiguity of the area proposed for annexation is 78.95%.

The following map gives a graphic orientation of the annexation area:



## SECTION TWO: CURRENT PARCEL INFORMATION

The table below shows property ownership, the parcel number, assessed valuation, and acreage. Total 2022 assessed valuation for the annexation area is \$155,500.

PARCEL ID	OWNER	2022 ASSESSED VALUE	ACREAGE
41-04-02-011-009.000-038	Alan & Emily Hamson	\$155,500	0.97

The following is the legal description for the annexation:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST. IN JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS, TO- WIT: BEGINNING AT A POINT 57.52 RODS EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST 162.50 FEET; THENCE SOUTH 268.06 FEET; THENCE WEST 162.50 FEET; THENCE NORTH 268.06 FEET, TO THE PLACE OF BEGINNING CONTAINING ONE (1) ACRE, MORE OR LESS.

EXCEPTING THEREFROM

THAT PART CONVEYED BY WARRANTY DEED RECORDED MAY 13, 2002 AS INSTRUMENT NUMBER 2002-016231, DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 88 DEGREES 56 MINUTES 38 SECONDS EAST 374.709 METERS (1229.36 FEET) (57.52 RODS (949.08 FEET) BY DEED RECORD 262, PAGE 276) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO RAYMAN OWEN AND LOUISE A. ANDERSON AS DESCRIBED IN DEED RECORD #262, PAGE 276 OF THE RECORDS ON FILE IN THE OFFICE OF THE JOHNSON COUNTY RECORDER: THENCE SOUTH 01 DEGREES 03 MINUTES 22 SECONDS EAST A DISTANCE OF 12.621 METERS (41.41 FEET); THENCE NORTH 75 DEGREES 42 MINUTES 39 SECONDS EAST A DISTANCE OF 33.166 METERS (108.81 FEET); THENCE NORTH 01 DEGREE 03 MINUTES 22 SECONDS WEST A DISTANCE OF 5.029 METERS (16.50 FEET) TO THE NORTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 56 MINUTES 38 SECONDS WEST, ALONG SAID NORTHLINE, A DISTANCE OF 32.285 METERS (105.92 FEET) TO THE PLACE OF BEGINNING. CONTAINING 0.0285 HECTARES (0.070 ACRES) MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.0162 HECTARES (0.040 ACRES), MORE OR LESS, FOR NET ADDITIONAL TAKING OF 0.0123 HECTARES (0.030 ACRES), MORE OR LESS.

### SECTION THREE: AREA DESCRIPTION

- 1. General Location and Uses:** The .97 acres proposed for annexation is located at 3221 W Smith Valley (Parcel 41-04-02-011-009.000-038) located on the south side of Smith Valley Rd approximately a quarter mile west of SR 135. Parcel 41-04-02-011-009.000-038 is currently zoned Johnson County R-4, Multi-Family Residential District. The petitioner is requesting a rezoning to CM – Commercial Medium.
- 2. Population Densities:** There is 1 existing home within the annexation area. Based on 2.53 people per household, the estimated existing population is approximately 3.
- 3. Contiguity:** The total contiguous boundary of the annexation is 636 linear feet and the total boundary of the annexation is 803 linear feet. Contiguity is at 79% for the annexation area which meets the state law required minimum of 12.5% contiguity.
- 4. Zoning:** The following map shows Johnson County and City of Greenwood's existing zoning classifications. The parcel itself and the parcels north of Smith Valley Rd are zoned Johnson County R-4 (Multi-Family Residential District). The parcels to the west and south are zoned Greenwood RA (Residential Attached Single-Family) while the parcel to the east is zoned Greenwood CM (Commercial Medium). The petitioner requests the .97 acres be rezoned to City of Greenwood CM – Commercial Medium.

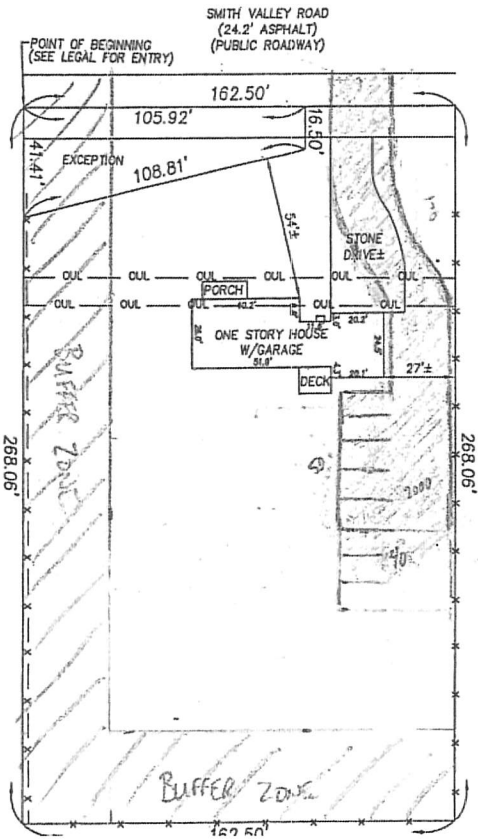
Johnson County Zoning:



City of Greenwood Zoning:



5. **Concept Plan:** The Concept Plan shows the existing house with a buffer zone to the west and the south and an expanded parking lot along the east.



## SECTION FOUR: UTILITIES & GOVERNMENTAL SERVICES

This section lists existing utility services and existing municipal services provided within or near the annexation area.

### *Existing Utility Services*

1. **Water:** Water is provided to this area by Bargersville Water.
2. **Natural Gas:** Natural gas service is provided to this area by CenterPointe Energy, a privately owned public utility.
3. **Electricity:** Electrical service is provided by Duke Energy.
4. **Sanitary Sewers:** Sanitary Utility is provided to this area by Greenwood Sanitation Utility, a municipally-owned utility. Currently, the parcels are not being served by the Greenwood sanitary sewer utility.

### *Existing Governmental Services*

5. **Planning, Zoning, and Building:** This parcel is within Johnson County Planning and Zoning Department's jurisdiction, including such services as zoning administration and enforcement, sign regulation, and land development regulation.
6. **Police:** The Johnson County Sheriff's Department (JCSD) serves the parcel proposed for annexation. The JCSD is headquartered at the Johnson County Jail in Franklin.
7. **Fire:** The parcel is located within the White River Fire Department - Station 51 Boundary.
8. **Emergency Medical Services:** The primary provider of ambulance and first aid services for the parcel is White River Fire Department - Station 51 Boundary.
9. **Solid Waste Collection:** Property owners within the annexation territory must currently hire a private contractor to provide waste removal services and must pay independent market prices for those services.
10. **Streets:** Smith Valley Rd, immediately adjacent to the annexation parcel, is maintained Johnson County. Smith Valley Rd to the west and the east of the parcel is maintained by the City of Greenwood.
11. **Traffic Control:** Johnson County Sheriff's Department has traffic control jurisdiction over this area.
12. **Street Lighting:** No street lights exist at this time.
13. **Parks:** There are no parks located in the annexation territory. Greenwood's closest park is Northwest Park Annex to the northeast on Fry Road. The closest County parks are Independence Park located on Morgantown Road.
14. **General Administrative Functions:** The Johnson County Commissioners presently have executive and legislative jurisdiction over this area.
15. **Schools and Libraries:** The annexation area is located within Center Grove Community School Corporation and Johnson County Public Library District.

## SECTION FIVE: PLAN TO PROVIDE MUNICIPAL SERVICES

State law requires that within one (1) year of annexation, the City provide the annexed areas with "planned services of a non-capital nature" which are "equivalent in standard and scope" to those non-capital services provided to areas within the City. The law requires "that services of a capital improvement nature...be provided to annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries" and consistent with Federal, State, and Local laws, procedures, and planning criteria. Itemized cost estimates of the services, methods of financing the services, and a plan for the organization and extension of services are also required (Ind. Code § 36-4-3-13 (d)). This section contains such a plan.

Municipal services are analyzed in terms of the needs of the annexation area and the costs of providing those services to these areas. As required by Indiana law, services will be provided in a manner that treats the annexation areas the same way that other areas in the City are treated. The annexation area non-capital services would begin immediately upon annexation. Services will be at City standards for areas and, where necessary for items such as new utility service, the standard service provision processes will be used as they are used elsewhere in the City.

This is a plan to provide municipal services, which the City of Greenwood is committed to do. The exact implementation details may change as needs are re-evaluated and services re-allocated throughout the entire City. Standard City policy could also change, necessitating changes in the manner and amount of service provided. Regardless of any change of details, municipal services will be provided to the annexation areas in the same manner and level that they are provided elsewhere in the City.

This section provides an orderly and effective plan for the organization and extension of services to the annexed areas by providing itemized costs for each City department and/or agency, detailing the methods of financing the planned services, and stating the timeframe in which services will be provided.

**1. Police Department Services:** The Greenwood Police Department (GPD) will become responsible for servicing the area immediately upon annexation. The GPD has a full-time force of 74 Sworn Officers (83.5 for the total police force including sworn officers, reserve officers and other department personnel). The City's population is 64,908 according to the latest US census 2021 estimates. Thus, the City of Greenwood's level of service ratio is approximately 1.29 per 1000. The level of service typical of a mid-size city in the Midwest is approximately 2 per 1000, according to FBI Uniform Crime Report (2018).

The total budget for 2023 police services is \$9,157,854. This amount combines budgets for Police Department (\$8,372,429), Cumulative Capital funds budgeted for Police capital expenditures (\$230,000), Police Pension Fund (\$517,000), and Police Merit Commission (\$38,425). With a total



of 83.5 employees, the 2023 average annual cost is \$109,675 per employee. Services to the annexation areas will be funded by the approved 2023 Police Department budget, which is funded by general fund property taxes. Additional costs to the City are projected to be nominal and are shown as N/A in Table B- Estimated Expenditures.

**2. Fire Department Services:** The annexation is within the White River Fire Department - Station 51 Boundary; thus there is no impact for the Greenwood Fire Department.

**3. Other Private Utilities:** Natural gas, electricity, and telephone services are provided to the area by private companies (not municipally owned). The annexation of this area will have no effect upon the costs or level of service of these utilities. These utilities will continue to be available to area property owners subject to the policies of the individual utility companies and the Utility Regulatory Commission.

**4. Leaf Collection & Trash Removal:** The City of Greenwood provides leaf/limb and trash removal to residential areas upon annexation. Leaf and limb service to the annexation area will be funded by the approved 2023 Waste Management budget. Weekly trash pick-up and curbside recycling is contracted by the City with a private provider and customers are billed a monthly fee for these services. These services are funded by the user fees collected by Greenwood Solid Waste Management. They are not a part of the City general fund budget.

**5. Sanitary Sewers:** ANNEXATION DOES NOT GUARANTEE THE AVAILABILITY OF SANITARY SEWER. Availability is subject to review and approval by the Greenwood Board of Public Works and Safety. Either the developer, or land owner, will pay to install the sanitary sewers to City specifications. Upon acceptance of sanitary sewers, the City will provide maintenance and service as in other areas of the City. These are the standard practices and policies of the Greenwood Sanitation Department by and through the Greenwood Board of Public Works and Safety. Sanitary sewer rates are established by the Greenwood Common Council. Sanitary sewer service and customer user fees are not impacted or changed due to annexation. Sanitary sewer service will be extended to property owners requesting such service in accordance with the standard practices and policies, upon payment of the cost of extending such service, and upon issuance of any permit required from regulatory agencies (such as IDEM).

**6. Stormwater Utility:** Stormwater services will be extended to the annexation area in the same manner and method as other areas of the City. Currently there are no capital stormwater projects planned in the annexation area that will not be paid for by a developer. However, the annexed area will benefit from overall better stormwater management in the City and surrounding areas due improvements planned. Additional costs to the City are projected to be nominal and are shown as N/A in Table B- Estimated Expenditures.

**7. Traffic Control:** Responsibilities for traffic control by the Greenwood Police Department are included in the costs and services in item 1 (Police Department Services) of this section. The regulatory signs and street marking already exist on Smith Valley Rd; maintenance of regulatory signage and street markings along Smith Valley Rd will be funded by the approved 2023 Street

Department budget, which is funded by Local Road and Street (LRS) and Motor Vehicle Highway (MVH) revenues as explained in Section 6 of this plan. Additional costs to the City are projected to be nominal and are shown as N/A in Table B- Estimated Expenditures.

**8. Streets:** There are approximately .03 miles of public streets (on Smith Valley Rd) within the annexation area being added to Greenwood's street inventory. Routine maintenance for the street will be funded by the approved 2023 Street Department budget, which is funded by LRS and MVH revenues. Additional projected costs to the City are explained in Section Six and shown in Table B- Estimated Expenditures.

**9. Fleet Maintenance:** The Fleet Maintenance Department is responsible for maintaining municipal vehicles, including vehicles for the Police Department and City utilities. As a result of extended service runs and increased road mileage the Fleet Maintenance Department projects a small increase in maintenance costs. Additional projected costs to the City are detailed in Section Six and shown in Table B- Estimated Expenditures.

**10. Parks:** The closest City park is Northwest Park Annex to the northeast on Fry Road. The closest County parks are Independence Park located on Morgantown Road. There should be no impact to parks or the park budget as part of this CM annexation.

**11. Community Development Services:** Upon annexation the area will be under the jurisdiction of the Greenwood Advisory Plan Commission and the Department of Community Development Services (CDS). Services will be funded by the approved 2023 budget for the Community Development Services Department, which is funded by general fund property taxes. Upon annexation, the area will fall under the City of Greenwood's CDS Department for permitting purposes. The expected costs of the annexation to the CDS Department are nominal. CDS Department's annual budget is funded through both General Fund property dollars and user fees generated from permits. Zero dollars (N/A) are shown on Table B- Estimated Expenditures.

**12. General City Administration:** Upon annexation, citizens and property owners in this area will be represented by the elected and appointed officials of the City of Greenwood. Elected officials include the Mayor, Common Council, City Clerk, and City Judge. Citizens will also be served by the other appointed city boards and commissions, including: Board of Public Works and Safety, Advisory Plan Commission, Board of Zoning Appeals, Economic Development Commission, Redevelopment Commission, Park and Recreation Board, Park Impact Fee Review Board, Board of Directors of the Department of Stormwater Management, Police Merit Commission, Fire Department Merit Commission, and the Board of Aviation Commissioners. City offices and departments that are primarily administrative in function include Mayor, Finance, Clerk, Human Resources, Legal Department, Code Enforcement, Information Technology, and Community Development Services. Citizens will benefit from direct participation and representation in City government.

There are no additional costs anticipated to extend the general City administrative services, thus Zero dollars (N/A) are shown on Table B- Estimated Expenditures. Services will be funded by the approved 2023 budget.

- ***Municipal Election:*** Residents of the annexed area will become eligible to be candidates for municipal offices and to vote for municipal officers, including the Mayor, Clerk, City Council members (district and at large), and City Court Judge in regular or special elections beginning on the effective date of the annexation. This is a non-capital service that will not result in an additional cost to the City.
- ***Mayor's Office:*** The Mayor's Office consists of the Mayor, Economic Development Director, Community Relations and Marketing Strategist, Capital Projects Manager, and Executive Administrative Assistant. The Mayor is an elected official whose services and advocacy will be available to residents of the area to be annexed upon the effective date of the annexation. The Mayor's office does not project any significant change in the cost of its non-capital services as a direct result of this annexation. The services of the Mayor's office will be paid from the general fund of the City from property tax revenues.
- ***Common Council Services and Districts:*** The municipal services of the Common Council (City Council) are non-capital and the City Council projects no significant change in the cost of its services as a result of annexation. The City Council commonly receives requests from outside of the corporate limits as well as allowing residents of the unincorporated areas the opportunity to approach the Council, offer testimony, and make policy requests. Annexation will not change this practice. The proposed annexation is projected to require a re-alignment of Council District #5. The Annexation Ordinance will include provisions to assign the annexation area to a Council District. The proposed District is District #5, and will be determined at the discretion of the Council.
- ***City Clerk:*** The Clerk is the official record keeper for the City and the City Court Clerk and is an elected official whose services shall be available to the residents of the areas to be annexed upon the effective date of the annexation. This is a non-capital service that will not result in an additional measurable cost to the City.
- ***City Court:*** The annexed areas will now fall within the jurisdiction of the Greenwood City Court for eligible cases. This is not expected to result in an additional measurable cost to the City. It is estimated that any increased volume can be handled within the existing assets and resources of the Court and that revenues generated by the increased volume of court activity will offset increased operating costs.
- ***Legal Department:*** The Legal Department does not provide services directly to taxpayers and as such is not generally a service that is considered to change as a result of annexation. A review of the operation of the Legal Department indicates that the cost of its non-capital services is generally dependent upon specific projects and issues, rather than being generated by changes in municipal boundaries.
- ***Finance Department:*** The Controller is the Chief Fiscal Officer of the City and the services of the Controller's office are generally non-capital in nature and are projected to only

nominally increase as a result of the annexation. In addition to providing the fiscal guidance for the City, the Controller's Office (Finance Department) is also responsible for the utility billing services for the City's two utilities – sewer and stormwater and for trash collection. The Controller's Office currently mails 27,000 sanitation bills on average each month and 18,500 stormwater bills quarterly. This development is not expected to have a material impact cost-wise upon the Department. The Controller's Office will perform a key role in the development of post-annexation budgets as well as performing diligence in the fiscal processes underlying the City's revenue streams.

- **Human Resources:** The Human Resources Department provides non-capital services that are not expected to increase with the annexation. The annexation is not expected to result in any immediate increases in staff and the Department does not provide direct services to the public.
- **Code Enforcement:** Code Enforcement provides non-capital services by ensuring that the City's Municipal Code provisions relating to nuisances and property maintenance are enforced uniformly and fairly. Given the annexed areas current agricultural character, it is not expected that the annexation will result in an immediate measurable increase in Code Enforcement services. However, increased municipal boundary may result in increased costs further in the future. These costs will be paid through the City's general fund from property taxes through the Board of Public Works and Safety's budget.
- **Information Technology:** The Information Technology Department provides non-capital services that are not expected to increase with the annexation. The Department does not provide direct services to the public.
- **Airport:** The Airport's capital and non-capital services are not tied to the City's boundaries and as such are not expected to increase with the annexation.
- **Boards and Commissions:** The annexed areas will be serviced by the City's boards and commissions. Boards and Commissions that will be particularly affected by the annexation include the Board of Public Works and Safety (who will have responsibility for maintaining and overseeing any future public improvements and the infrastructure in the area) and Advisory Planning Commission & Board of Zoning Appeals (who will have responsibility and jurisdiction over zone map changes, variances, subdivision plats, commercial site development plans, and other land development matters).

**13. Schools and Libraries:** Taxing districts and boundaries for schools and libraries are completely independent and unaffected by the annexation. Therefore, this annexation will have no effect upon schools or libraries' areas of jurisdiction or budgets. Additional information can be found in Section 8.

**14. Hiring Plans:** It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Mayor of the City of Greenwood is committed to assist these employees in obtaining of new employment. However, the City will not be required to hire any of these individuals. In the event of unforeseen

elimination of jobs, the Mayor shall take the application of any such employee and maintain a special file of these applications. Each application will be forwarded to major employers in the area and to any City department having a job opportunity for which the individual is qualified. Each individual will also be referred to the Indiana Department of Work Force Development.

**15. Councilmanic District Assignment:** The parcels proposed for annexation are contiguous to Council District #5. It is recommended that the City assign the subject area to Councilmanic District #5 upon annexation into the City of Greenwood.

## SECTION SIX: FINANCIAL IMPACT/ FISCAL PLAN

This section contains estimates of revenue, expenditures, and balance projected for a four-year period for the annexation area.

The projections for revenue are based upon the petitioner's annexation application. The rates for the various revenue sources were obtained from the City of Greenwood Finance Department.

The projections for expenditures were based upon the 2023 budget and the 2023 rates that the City pays for various services. Detailed explanations of the estimates are found on the following pages and tables. Expenditures, like revenue projections, are based upon growth estimates.

The annexation area includes a total of .97 acres of land with rezoning request from Johnson County R-4 (Multi-Family Residential District) and to City of Greenwood CM (Commercial Medium). The application shows no proposed development; however, the use existing building will change from residential to commercial and the residential population is assumed to be zero (0). If the land is rezoned with a change of use, the estimated revenue and expenditures would be as follows:

### Revenue

Estimated revenue is based on the following:

1. **Property Taxes:** The 2022 Assessed Valuation of Parcel 41-04-02-011-009.000-038 is \$155,500. With minor changes to the property, for revenue calculations, the Assessed Valuation of \$155,500 remains from Year 1 through Year 4. With a total tax rate of \$0.6583 per \$100 assessed valuation, \$1024 in revenue will be received from property taxes Year 1 through Year 4.
2. **Stormwater Utility:** The monthly billing for stormwater utility services will be \$5 per 2800 sq ft of impervious surface. With the proposed parking area added and an impervious estimate of 8400 sq ft, an estimate of \$180 will be received from Stormwater Utility fees Year 1 through Year 4. Any new drainage concerns will be evaluated and the Board of Directors of the Department of Stormwater Management will review its work plan and project list on a regular basis to determine specific projects and priorities.
3. **Building Permit Fees:** No additional buildings are proposed within annexation thus building permit fees will be minimal Year 1 through Year 4. If site improvements occur, building permit fees would be collected and would result in additional revenue.
4. **Park Impact Fee:** No park impact fees are received for commercial structures; thus there will be no recognized revenue.
5. **Alcoholic Beverage Tax, Cigarette Tax, Liquor Tax, MVH-Wheel Tax, MVH-Highway, and Local Road & Street:** Calculations for these taxes are based on residential population increases. With the proposed use changing to commercial, there is no change to the residential population, thus will be no recognized revenue from these other taxes.



Exhibit A - GCC Res. 23-07

Table A: ESTIMATED REVENUE

REVENUE SOURCE	Year 1	Year 2	Year 3	Year 4
	house remains	house remains	house remains	house remains
	0 population	0 population	0 population	0 population
Property Taxes	\$1,024	\$1,024	\$1,024	\$1,024
Stormwater Utility	\$180	\$180	\$180	\$180
Building Permit Fees	\$0	\$0	\$0	\$0
Park Impact Fee	\$0	\$0	\$0	\$0
Alcoholic Beverage Tax	\$0	\$0	\$0	\$0
Cigarette Tax	\$0	\$0	\$0	\$0
Liquor Tax	\$0	\$0	\$0	\$0
Motor Vehicle Hwy	\$0	\$0	\$0	\$0
MVH- Wheel Tax	\$0	\$0	\$0	\$0
Local Road & Street	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$1,204</b>	<b>\$1,204</b>	<b>\$1,204</b>	<b>\$1,204</b>

## Expenditures

Estimated expenditures is based on the following:

1. **Airport, Board & Commission, City Clerk, City Court, Code Enforcement, Community Development, Finance Department, Human Resources, Information Technology, Leaf/Trash, Legal Department, Mayor, Parks, Sanitary Sewers, Stormwater, and Street Lights:** Expenditures related to these departments are not expected to have a significant change as a result of this annexation and is shown as N/A.
2. **Fire:** The annexation is within the White River Fire Department - Station 51 Boundary; thus there is no impact for the Greenwood Fire Department.
3. **Fleet Maintenance:** Street miles added by the annexation 0.03 miles represents an increase of 0.01% of the total 226.27 miles of City street system (2022). An estimated economies of scale factor of 75% was then applied. The resulting rate was then multiplied by the current 2023 Fleet Maintenance budget, resulting in an estimated annual expense of approximately \$311 ( $.0001 \times .75 \times \$414,869$ ) starting in Year 1. The majority of these costs are projected to be absorbed by the Motor Vehicle Highway and Local Road and Street property tax funds as well as revenue from the Sanitation Department and Stormwater Management Department generated from user fees for those departments.
4. **Police:** Police expenditures are calculated based on a population increase. With the proposed change to commercial, there is no change to population, thus the projected annual cost to provide police service is N/A.
5. **Street Maintenance:** Street miles added by the annexation is 0.03 miles becoming part of Greenwood's inventory starting Year 1. This mileage is multiplied by the annual cost per mile resulting in approximately \$760 ( $.03 \times \$25,340$ ) starting in Year 1 remaining through Year 4.
  - Total 2023 Street Department Budget = \$5,733,77
  - Street Mileage (2022) = 226.27 miles
  - Estimated Cost per mile maintenance = \$25,340 per mile annually
  - Public Streets Added = .03 miles
  - Total added cost per year = \$760

Exhibit A - GCC Res. 23-07

Table B: ESTIMATED EXPENDITURES

EXPENDITURE SOURCE	Year 1 house remains 0 population	Year 2 house remains 0 population	Year 3 house remains 0 population	Year 4 house remains 0 population
Airport	N/A	N/A	N/A	N/A
Boards & Commissions	N/A	N/A	N/A	N/A
City Clerk	N/A	N/A	N/A	N/A
City Court	N/A	N/A	N/A	N/A
Code Enforcement	N/A	N/A	N/A	N/A
Community Development	N/A	N/A	N/A	N/A
Finance	N/A	N/A	N/A	N/A
Fire	N/A	N/A	N/A	N/A
Fleet Maintenance	\$311	\$311	\$311	\$311
Human Resources	N/A	N/A	N/A	N/A
Information Technology	N/A	N/A	N/A	N/A
Leaf/Trash	N/A	N/A	N/A	N/A
Legal Dept	N/A	N/A	N/A	N/A
Mayor	N/A	N/A	N/A	N/A
Parks	N/A	N/A	N/A	N/A
Police	N/A	N/A	N/A	N/A
Sanitary Sewers	N/A	N/A	N/A	N/A
Stormwater	N/A	N/A	N/A	N/A
Street Lights	N/A	N/A	N/A	N/A
Streets	\$760	\$760	\$760	\$760
<b>Total</b>	<b>\$1,071</b>	<b>\$1,071</b>	<b>\$1,071</b>	<b>\$1,071</b>

# Exhibit A - GCC Res. 23-07

## Estimated Balance

Estimated balance Year 1 through Year 4 shows a positive yearly balance of \$133, totaling \$532 over the four years.

*Table C: ESTIMATED BALANCE*

	Estimated Revenue	Estimated Expenditures	Estimated Balance
Year 1	\$1,204	\$1,071	\$133
Year 2	\$1,204	\$1,071	\$133
Year 3	\$1,204	\$1,071	\$133
Year 4	\$1,204	\$1,071	\$133
<b>Total</b>	<b>\$4,816</b>	<b>\$4,284</b>	<b>\$532</b>

## SECTION SEVEN: SUMMARY & RECOMMENDATIONS

### Indiana Annexation Statutes

For a City to successfully annex an area, it must meet the necessary criteria for annexation as established by Ind. Code § 36-4-3-1 et. seq.

The criteria include:

1. Ind. Code § 36-4-3-1.5 and Ind. Code § 36-4-3-13(c)(1)(A) – Contiguity

Criteria: "...territory sought to be annexed may be considered "contiguous" only if at least one-eighth (1/8) of the aggregate external boundaries of the territory coincides with the boundaries of the annexing municipality."

**Response: The annexation area is approximately 79% contiguous, exceeding the one-eighth requirement.**

2. Ind. Code § 36-4-3-13 (d) and Ind. Code § 36-4-3-3.1 - Fiscal Plan

Criteria: The requirements of subsection (d) are met if: "the evidence establishes that the municipality has developed and adopted a written fiscal plan and has established a definite policy, by resolution of the legislative body."

The fiscal plan must show:

- (1) The cost estimates of planned services to be furnished to the territory to be annexed.
- (2) The method or methods of financing the planned services.
- (3) The plan for the organization and extension of services.
- (4) That planned services of a non-capital nature normally provided...will be provided to the annexed territory within one (1) year after the effective date of annexation, and in a manner equivalent in standard and scope...provided to areas within the corporate boundaries[.]
- (5) That services of a capital improvement nature...will be provided to the annexed territory within three (3) years after the effective date of the annexation, in the same manner as those services are provided to areas within the corporate boundaries[.]
- (6) The estimated effect of the proposed annexation on tax payers in each of the political subdivisions to which the proposed annexation applies. Including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payment in those political subdivisions for four (4) years after the effective date of the annexation.
- (7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.

(8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on tax payers located in those political subdivisions for four (4) years after the effective date of the annexation.

(9) A list of all parcels of property in the annexation territory including owner name, parcel identification number, most recent assessed value, and if waiver of rights to remonstrate exists for each parcel.

**Response:**

(1) Cost estimates for planned services are contained in Section Six.

(2) The methods (revenue source) of financing the planned services are contained in Sections Five and Six of this report.

(3) The plan for extension of services is contained in Section Five of this report for each department and agency.

(4) Services of a non-capital nature will be provided to the annexation area immediately upon the effective date of annexation and in the equivalent manner within one year as provided in other areas of the City. Planned non-capital services include police protection, street maintenance, traffic control, street lighting, general City administration, park and recreation services, and planning and zoning. Fire protection services are already being provided by the White River Township.

(5) Services of a capital nature will be provided to the annexed area within 3 years after the effective date of annexation and in the same manner those services are provided to areas within the corporate boundaries. Utilities services, including natural gas, electricity, and telephone are provided by privately owned public utilities. Water is already provided by Bargersville Water Provisions of these services is subject to availability and policies of each individual utility provider. These services are not provided by the City.

(6) The effect of the annexation on tax payers in the political subdivision to which the proposed annexation applies is shown in Section 8 of this Fiscal Plan.

(7) The estimated effects on the annexation on the municipal finances is shown on Tables A and B, in Section Six of this Fiscal Plan.

(8) The estimated effects on political subdivisions within the County is addressed in Section 8 of this Fiscal Plan.

(9) The list of parcels, including owner name, parcel identification number, most recent assessed value and known waivers of right to remonstrate are included in Section One of this Fiscal Plan.



**Plan Commission Review and Recommendation:**

The Greenwood Planning Commission has submitted a petition for annexation for .97 acres. The Greenwood Planning Commission considered: 1) the statutory criteria for annexation and zoning classification; 2) staff comments and recommendations; 3) oral and written comments from remonstrators and property owners; and 4) the official annexation policy of the City. At the conclusion of a public hearing held on May 22, 2023 the Planning Commission granted a \_\_\_\_\_ recommendation which was certified and forwarded to the Greenwood Common Council. The Plan Commission's vote was \_\_\_\_\_ ( ) to \_\_\_\_\_ ( ) for the annexation with zoning classifications of CM – Commercial Medium.

The proposed annexation area is a logical extension of the City. The subject area meets or exceeds state and local criteria for annexation. Annexation of this area will help the City grow in a logical and orderly manner, as well as helping to preserve a solid tax base.

Annexation of this area will square-up the City's corporate limits. Private and public utilities will provide water, natural gas, electricity, telephone services to the area. Annexation does not guarantee sanitary sewer capacity. The availability of sanitary sewers must be determined by the Board of Public Works and Safety in order for development to occur. The timetable for a determination on sanitary sewer capacity is based upon several factors which are not within the City's control.

**Common Council Consideration and Adoption:**

The Greenwood Common Council, like the Greenwood Advisory Plan Commission, has also given consideration to: 1) the contents and policies of this plan; 2) the statutory criteria for annexation and zoning classification; 3) staff comments and recommendation; 4) oral and written comments from remonstrators and property owners; and 5) the official annexation policy of the City.

Based upon the considerations enumerated above, the Greenwood Common Council adopted this plan by reference in Resolution No 23-07 adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

City services shall be extended to the annexed area as provided in Section Five: Plan to Provide Municipal Services, and Section Six: Financial Impact/Fiscal Plan, of this annexation study.

## SECTION EIGHT: EFFECT ON POLITICAL SUBDIVISIONS NOT A PART OF THE ANNEXATION

The effect on political subdivisions not a part of this annexation are minor. The majority of the political subdivisions serving this area will not be affected by the annexation.

Johnson County Government will lose .97 acres of residential within its jurisdiction. The tax rate, including that distributed from these properties will remain the same, which is currently 0.3002 of the assessed valuation. The actual tax amount will likely increase as this property will no longer be eligible for residential related deductions upon becoming a commercial use.

The .97 acres is within White River Township's jurisdiction. The tax rate distributed from this property will remain the same, which is currently 0.0332 of the assessed valuation. The actual tax amount will likely increase as this property will no longer be eligible for residential related deductions upon becoming a commercial use.

The Johnson County Public Library (JCPL) will continue to serve these properties. The existing population already has access to and contributes to the Johnson County Public Library therefore the library should not see any increase in costs. The actual tax amount will likely increase as this property will no longer be eligible for residential related deductions upon becoming a commercial use.

The Center Grove Community School Corporation will not see an increase in enrollment as the property is commercial in use as the population will not change. Currently the revenue to the school in the form of property tax is \$704.70 per year. The actual tax amount will likely increase as this property will no longer be eligible for residential related deductions upon becoming a commercial use.

If the land is rezoned and developed during Year 1 through Year 4, the estimated revenue and expenditures for these political subdivisions would be minimally impacted. In general, the revenue would increase some as the property would no longer be eligible for residential related dedications.

The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies for four (4) years after the effective date of annexation. Debt services are assumed to continue at the 2023 rate. The following tax rates (taken from 2023) are anticipated to hold steady for four (4) years:

- County (Johnson) – 0.3002
- Township (White River) – 0.0032
- School District (Clark Pleasant) – 1.0239
- Library District (Johnson Co) – 0.0678
- Special Unit - 0.4189