

ORDINANCE NO. 30, 2000

AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF VALPARAISO AND PROVIDING FOR THE ZONING THEREOF

WHEREAS, City has petitioned the Valparaiso City Plan Commission to have property annexed to the City of Valparaiso and that it be zoned M-1 as a part of the annexation process; and

WHEREAS, the Valparaiso City Plan Commission and the Valparaiso Common Council are required to follow certain procedures with regard to annexations;

WHEREAS, the statutory procedures have been followed by both the both the Valparaiso City Plan Commission and the City of Valparaiso.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso as follows:

- 1) The following described real estate is hereby annexed in the City of Valparaiso with the zoning classification of M-1, to wit:

SEE ATTACHED LEGAL DESCRIPTION

- 2) This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a _____ vote of all members present and voting this _____ day of _____, 2000.

David A. Butterfield, Mayor

ATTEST:

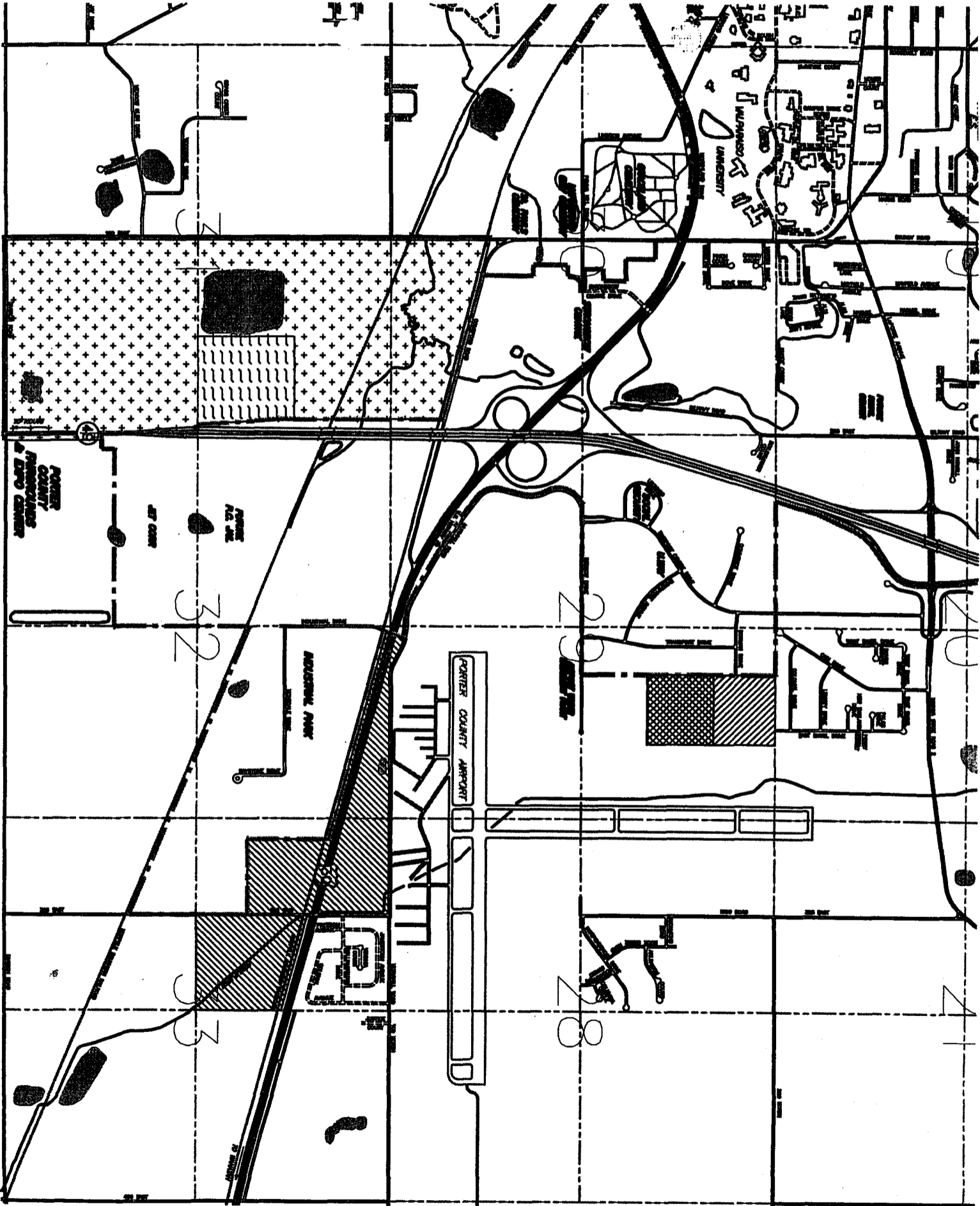
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this _____ day of _____, 2000, at _____ o'clock p.m.

Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this _____ day of _____, 2000, at _____ o'clock p.m.

David A. Butterfield, Mayor



Aug. 14th Draft

CITY SERVICE/FISCAL PLAN FOR WEST 49 ANNEXATION
(all costs are estimates)

The City of Valparaiso will finance non-capital services through existing city department budgets. Capital investments will be financed by utility rates and fees, and could include rate increases to finance bonds necessary for infrastructure extensions and improvements. The City finds that it can finance the services to the same standard as provided current city residents in the time limits imposed by the Indiana Code.

The estimated assessed valuation of this annexation is approximately \$2.5 million dollars. This proposed annexation includes a total of approximately 284 acres, of which approximately 197 is undeveloped. Aldi's occupies 87 acres. There are also two residential buildings and one non-profit agency building. (see attached map). The contiguity is more than 1/8 to the existing city limits. If annexed, this land will be in the First Council District.

CITY ADMINISTRATION: The City will be responsible for the general administration of this site as of the effective date of a city ordinance approving the annexation. General administration includes the Mayor, Building, Engineering, Clerk-Treasurer, and Planning offices.

FISCAL IMPACT TO THE CITY: the administration can absorb this annexation without additional costs.

POLICE: Police coverage of these sites will begin at the time of annexation.

FISCAL IMPACT TO THE CITY: The impact is minimal now, but will increase with commercial and/or industrial development.

FIRE: This site is in Center Township and thus are already covered by the Valparaiso Fire Department.

FISCAL IMPACT TO THE CITY: none

STREET/MAINTENANCE/SNOW PLOWING: The Street Dept. will be in partnership with the county to determine who will cover Sturdy and Division. The Street Dept. cost per foot of road will be \$3.47 in the year 2001. That is the total cost of all repairs, signage, painting, plowing, and tree planting.

FISCAL IMPACT TO THE CITY: The cost of the new .8 mile of road for this annexation will cost \$15,000 annually.

RECYCLING PICKUP/TRASH COLLECTION: The city will begin to pick up recyclables and trash as any homes are occupied. The cost per house for solid waste collection is \$120 annually. The city will begin to pick up recyclables and trash at three residential sites in Jan., 2002.

FISCAL IMPACT TO THE CITY: \$360 annually.

SANITARY SEWERS: available for extension by the property owners to the sites proposed for annexation. Aldi's is already on city services, and the sanitary sewer line will be extended to the Hain property for development. Plans for the extensions must be approved by the Board of Public Works and Safety. The City's policy has been NOT to force people to tap into city water or sanitary

sewer. If a well and septic are functioning well, the City will allow those private infrastructure to continue. The only exemption is if the County Health Dept. determines a well or septic is malfunctioning badly. They will encourage a tap into city services at that time.

FISCAL IMPACT TO THE CITY: None

STORM SEWERS: new storm sewers are built by and paid for by the developer as part of any development, usually as part of the curb/gutter system. Detention ponds usually are required so that the runoff of the developed property is the same or less than the undeveloped runoff. Detention ponds usually remain private and are maintained by a POA.

FISCAL IMPACT TO THE CITY: none

WATER: water services are built and paid for by the developer as part of any development.

FISCAL IMPACT TO THE CITY: None

FIRE HYDRANTS: placement and number needed determined by water and fire departments; hydrants paid for by developer.

FISCAL IMPACT TO THE CITY: None

STREET LIGHTS: All lighting should be requested in writing to the Traffic and Safety Committee, 166 Lincolnway, Valparaiso, IN 46383.

FISCAL IMPACT TO THE CITY: N/A

PARK ACCESS: city passes available as homes are occupied.

FISCAL IMPACT TO THE CITY: none; the Park Dept. would encourage neighborhood parks to be developed in residential areas, but would suggest they be owned and maintained by Property Owners Associations.

SCHOOLS: annexation does NOT affect districts. Children in this annexed area would attend Valparaiso Community Schools.

TAXES: Taxes are based on \$100/assessed valuation. Taxes cover all city services except water and sanitary sewer. Those are paid only by users.

1999 taxes payable in 2000 are:

STATE - .0100 (/per \$100 assessed valuation)

COUNTY - 1.4785

AIRPORT - .0308

TOWNSHIP - .0530 (Center) .2809 (Washington)

LIBRARY - .3428

SCHOOL - 6.1868 (Center) 6.7793 (Washington)

CENTER TWP. TOTAL - 8.6334

CITY - 3.7558 CITY TOTAL - 11.8575

(City's budget levy (amount of taxes collected) can only increase 5% annually.)