

RESOLUTION NO. 4, 2000
RESOLUTION APPROVING THE FISCAL PLAN FOR AN ADDITION TO AUDUBON
ESTATES LOCATED BETWEEN VALE PARK ROAD AND COUNTRY CLUB ROAD

WHEREAS, Indiana Planning statutes require that the Plan Commission and Common Council approve fiscal plans for property to be annexed prior to the public hearing on the annexation and;

WHEREAS, the Valparaiso City Plan Commission has approved a Fiscal Plan for Audubon Estates and;

WHEREAS, the Plan Commission has submitted the Fiscal Plan to the Common Council for consideration and approval;

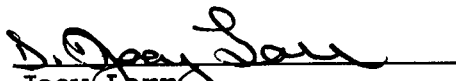
NOW, THEREFORE BE IT RESOLVED, by The Common Council of the City of Valparaiso, that:

1. The Fiscal Plan submitted by the Valparaiso City Plan Commission to the Common Council is hereby approved.
2. That approval of the Fiscal Plan shall be transmitted to the Plan Commission and made a part of its records.

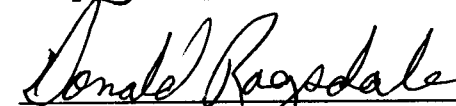
ADOPTED this 28th day of February, 2000 by a 6-0 vote of all members present and voting.

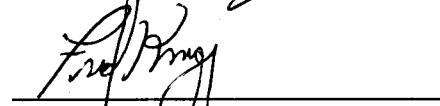

Charles Bird

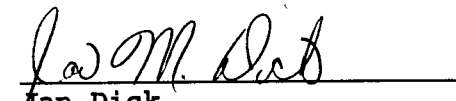
absent
Aaron Carlberg

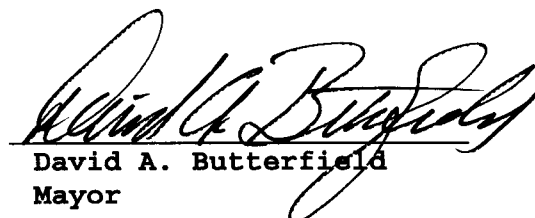

Joey Larr


Al Eisenmenger

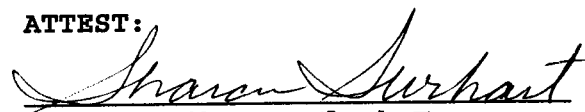

Donald Ragsdale


Fred Kruger


Jan Dick


David A. Butterfield
Mayor

ATTEST:


Sharon Swihart, Clerk-Treasurer

FISCAL PLAN FOR AN ADDITION TO AUDUBON ESTATES

Located off of Silhavy Road between Vale Park and
Country Club Road.

Presented to the City Council
2/28/2000

DRAFT

CITY SERVICE/FISCAL PLAN FOR Audubon Estates 2 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 \$5,000. This proposed annexation includes approximately 5 acres, and 0 people (see attached map). It also includes 0 single family buildings, 0 commercial buildings, and 0 industrial buildings. Land uses include none, all undeveloped. The contiguity is one-fourth to the existing city limits. If annexed, this land will be in the 5th 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:

FIRE: This site is in Washington Township and will be added coverage by the Valparaiso Fire Department.

FISCAL IMPACT TO THE CITY: none

SNOW PLOWING: Snow plowing would begin in 2000.

FISCAL IMPACT TO THE CITY: None, this is undeveloped now.

STREET REPAIRS: The Street Dept. begins repairing new city streets one year after the streets are accepted by the City.

FISCAL IMPACT TO THE CITY: None in short term.

RECYCLING PICKUP/TRASH COLLECTION: The city will begin to pick up recyclables and trash as the homes are occupied. City does not pick up for multi-family or any non-residential development.

FISCAL IMPACT TO THE CITY: None

SANITARY SEWERS: available for extension by the property owners to the sites proposed for annexation. 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 Washington Township 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.)