

RESOLUTION NO. 7, 2000
RESOLUTION APPROVING THE FISCAL PLAN FOR AN EVANS AVENUE AND 49 RIGHT-
OF-WAY LOCATED ON THE NORTHWEST CORNER OF EVANS AVENUE AND STATE 49

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;

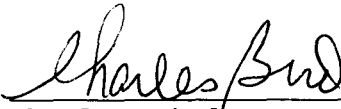
WHEREAS, the Valparaiso City Plan Commission has approved a Fiscal Plan for an Evans Avenue and 49 right-of-way and;

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

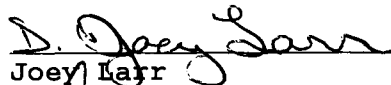
NOW, THEREFORE BE IT RESOLVED, by The Common Council of the City of Valparaiso, that:

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 27th day of March, 2000 by a 5-0 vote of all members present and voting.

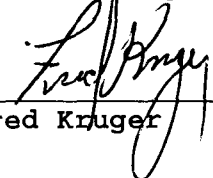

Charles Bird


Aaron Carlberg

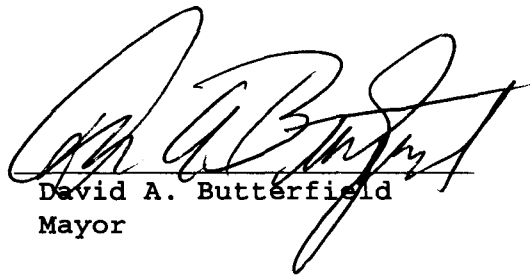

Joey Larr

absent
Al Eisenhenger


Donald Ragsdale


Fred Kruger

absent
Jan Dick


David A. Butterfield
Mayor

ATTEST:


Sharon Swihart, Clerk-Treasurer

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FISCAL PLAN FOR EVANS AVENUE AND 49 RIGHT-OF-WAY

Located on the northeast corner of Evans Ave. and State 49

Presented to the City Council
3/27/2000

DRAFT

CITY SERVICE/FISCAL PLAN FOR East Evans Ave. 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 \$31,000. This proposed annexation includes 36 acres of residential land, and approximately 110 acres of INDOT right-of-way, and 2 people (see attached map). It also includes 1 single family building, 0 commercial buildings, and 0 industrial buildings. Land uses include right-of-way and undeveloped land, and one single family home. The contiguity is 45% 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: None, land is mostly undeveloped

FIRE:

This site is in Washington Township and if annexed, becomes the responsibility of the Valparaiso Fire Department. Primary responsibility would be Station # 2.

FISCAL IMPACT TO THE CITY: The land is currently undeveloped, so it has little impact on the department now. When fully developed it will have an impact on the Valparaiso Fire Dept. but costs cannot be estimated at this time.

SNOW PLOWING: Snow plowing would begin in 2001 unless otherwise agreed to by the city and county.

FISCAL IMPACT TO THE CITY: Not known at this time. Need to work it out with county. Little impact because most of the land is undeveloped.

STREET REPAIR: There are no streets now. The land is undeveloped.

FISCAL IMPACT TO THE CITY: None.

RECYCLING PICKUP/TRASH COLLECTION: The city will begin to pick up recyclables and trash as the homes are occupied.

FISCAL IMPACT TO THE CITY: None at this time, except the one existing home in the annexed area. When developed, the annual cost is estimated at \$15-16,000. This is based on 132 homes at \$10/month per home.

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: costs are bore by the developer.

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: costs are bore by the developer.

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 East Porter County 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.)

