

RESOLUTION NO. 12, 2000
RESOLUTION APPROVING A CITY SERVICE/FISCAL PLAN FOR NORTH CAMPBELL
ANNEXATION

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 North Campbell annexation and;

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

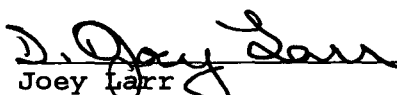
NOW, THEREFORE BE IT RESOLVED, by The Common Council of the City of Valparaiso, that:

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 12th day of June, 2000 by a 6-0 vote of all members present and voting.

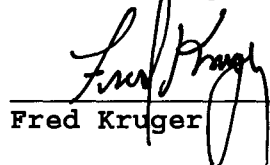

Charles Bird

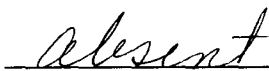

Aaron Carlberg

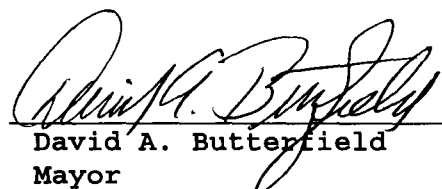

Joey Larr


Al Eisenmenger

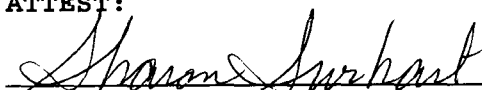

Donald Ragsdale


Fred Kruger


Jan Dick


David A. Butterfield
Mayor

ATTEST:


Sharon Swihart, Clerk-Treasurer

CITY SERVICE/FISCAL PLAN FOR the North Campbell 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 in the same manner and to the same standard as provided current city residents 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. The services will be provided within the time limits imposed by the Indiana Code. A copy of this Service/Fiscal Plan is available from the Nancy Pekarek, City Planner, 166 Lincolnway, Valparaiso, IN 46383, 219-462-1161. The City will provide a copy of the final Service/Fiscal Plan immediately to any landowner in the annexed area who requests a copy.

This plan is written for the North Campbell annexation area (see attached legal description). This area has an assessed valuation of approximately \$257,500 and includes approximately 45 acres. There are 14 home sites and approximately 20 acres of undeveloped land. All buildings in this annexed area are single family homes and accessory buildings. When annexed, this area would be in the Fourth City Council District. The contiguity to the existing city limits is approximately 50%. The zoning would be R-1, single family.

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 on Jan. 2, 2001.

FISCAL IMPACT TO THE CITY: None

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

FISCAL IMPACT TO THE CITY: none

STREET REPAIR/SNOW PLOWING: The Street Dept. will be in partnership with the county to determine which streets will be covered by city and which by county. Snow plowing would begin Jan. 2, 2001 unless otherwise agreed to by the city and county.

FISCAL IMPACT TO THE CITY: \$1,000 for first year, with 10% increase per year for 20 years in maintenance and snow plowing.

RECYCLING PICKUP/TRASH COLLECTION: The city will begin to pick up recyclables and trash in Jan. 2, 2001.

FISCAL IMPACT TO THE CITY: minimal costs due to routes in close vicinity.

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.

The developer, Robert Spencer, will have to enter into an agreement with the City regarding the extension of a permanent sanitary sewer north through private property to his subdivision. *For this extension to occur, easements will have to be signed by all property owners within one year after this annexation becomes effective.* This permanent sanitary sewer extension agreement will have to be in place prior to any City Council approval of this annexation.

FISCAL IMPACT TO THE CITY:

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 on Jan. 2, 2001.

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.)