

Resolution #2010-47

Brownsburg, Indiana

December 16, 2010

RESOLUTION TO ADOPT FISCAL PLAN

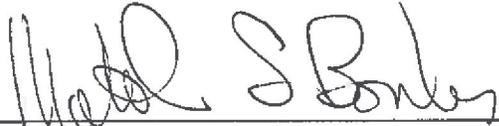
WHEREAS, it is the intent of the Town of Brownsburg, Indiana to annex certain property as described on Exhibit "A" attached; and

WHEREAS, The Town Council has determined that all criteria has been met to develop this Fiscal Plan; and

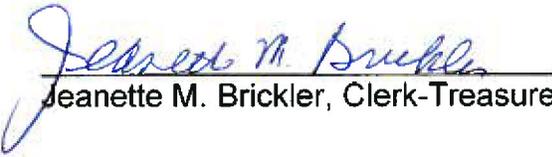
WHEREAS, this annexation is being considered under Ordinance #2010-27 as petitioned by the petitioner;

NOW, THEREFORE, BE IT RESOLVED by the Town Council for the Town of Brownsburg, Indiana, that the attached Fiscal Plan is hereby approved and adopted by the Town of Brownsburg, Indiana, effective immediately upon the passage of this Resolution; and further, that the attached fiscal plan, as approved, be incorporated by reference into the ordinance approving annexation of petitioner's property.

BY:


Matthew S. Bowles, President

ATTEST:


Jeanette M. Brickler, Clerk-Treasurer

FISCAL PLAN MODEL

The Village of Heritage Hill

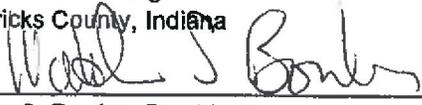
updated November 11, 2010

Brownsburg, Indiana

Valid for CY 2010 - Tax Rates Updated - 8/23/2010

Adopted by the Town Council on the 23rd Day of September, 2010

Town of Brownsburg
Hendricks County, Indiana

By: 
Matthew S. Bowles, President
Town Council

Attested By:


Jeanette M. Brickler
Clerk-Treasurer of the Town of
Brownsburg, Indiana

TOWN OF BROWNSBURG FISCAL PLAN

The Village of Heritage Hill
updated November 11, 2010

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TOWN OF BROWNSBURG FISCAL PLAN INFORMATION

The Village of Heritage Hill DEVELOPMENT INFORMATION

Petition Date updated November 11, 2010

Property Name The Village of Heritage Hill

Petitioner Name Rolling Hills, LLC

Number of living units 535

Number of residents per living units 2.6

Total number of residents 1,391

Town Council District

LIVING UNITS*		Number of Living Units	Market Value Per Unit	Total Market Value
Category				
A	Camargo Club/The Villas	36	282,000	10,152,000
B	New England Way	15	400,000	6,000,000
C	New England Way South	50	350,000	17,500,000
D	Annsdale	98	235,000	23,030,000
E	The Hamptons	84	195,000	16,380,000
F	Legacy Park	250	90,000	22,500,000
G	Heritage Crossing	1	12,000,000	12,000,000
H	Clubhouse	1	1,000,000	1,000,000
Total		535		108,562,000

*(Enter 1 Living Unit for Each Industrial/Commercial Type)

Percent of Completion:	Year	Annual Percent Completion	Cumulative Percent Complete
Year 1	2010	0%	0%
Year 2	2011	0%	0%
Year 3	2012	40%	40%
Year 4	2013	10%	50%
Year 5	2014	15%	65%
Year 6	2015	20%	85%
Year 7	2016	10%	95%
Year 8	2017	5%	100%
Year 9	2018	0%	100%
85 Year 10	2019	0%	100%

Current Land Use

Residential

Land Use Plan of the Town of Brownsburg Comprehensive Plan designation

Residential

Storm Water Commercial Surface Area (Sq. Ft.)

300000.00

TOWN OF BROWNSBURG FISCAL PLAN INFORMATION

The Village of Heritage Hill

Article I: General Information

A. Location

The Village of Heritage Hill is located on the north and south sides of Northfield Drive at the intersection of State Road 267.

B. Size

276,295 acres, more or less.

C. Topography

The property is generally flat on the easternmost end but is rolling and wooded and features deep ravines and wetlands toward the west end. This topography, along with the existence of capped landfills, which restricts construction near them, lend the property perfectly for a planned unit development. White Lick Creek runs through the southwest corner of the property. The approximately 102 acres of common open space preserves the majority of these features.

D. Zoning

The Village of Heritage Hill provides a collection of homes, condominiums, apartments and commercial businesses. Certain portions of the development have already been developed or are currently under construction. The current zoning classification within Hendricks County is Planned Unit Development.

TOWN OF BROWNSBURG FISCAL PLAN INFORMATION

The Village of Heritage Hill

Article II: State Requirements

A. Contiguity

In order for the Town to legally annex property into the municipality, one of the following two sets of conditions must be met:

1. Either at least one-eighth (1/8) of the aggregate external boundary of the territory sought to be annexed must be contiguous with the boundaries of the annexing municipality and the resident population of the area to be annexed must be equal to at least three (3) persons per acre, or the land must be zoned for commercial, business or industrial use, or sixty percent (60%) of the land must be subdivided, or
2. At least one-fourth (1/4) of the aggregate external boundary of the territory to be annexed must be contiguous with the boundaries of the annexing municipality and the territory to be annexed is needed and can be used by the municipality for its development in the reasonably near future.

B. Fiscal Plan

Regardless of which set of conditions is met; the municipality must also develop a written fiscal plan, which develops a definite policy, which addresses the following:

1. The cost of Planned Services to be furnished to the area.
2. The method of financing the planned services.
3. The plan for extension of services.
4. The plan for providing Non-Capital services including Police Protection, Fire Protection, and Road Maintenance within one (1) year from the effective date of annexation.
5. The plan for providing Capital services such as Street Construction, Street Lighting, Water and Sanitary Facilities.

TOWN OF BROWNSBURG FISCAL PLAN INFORMATION

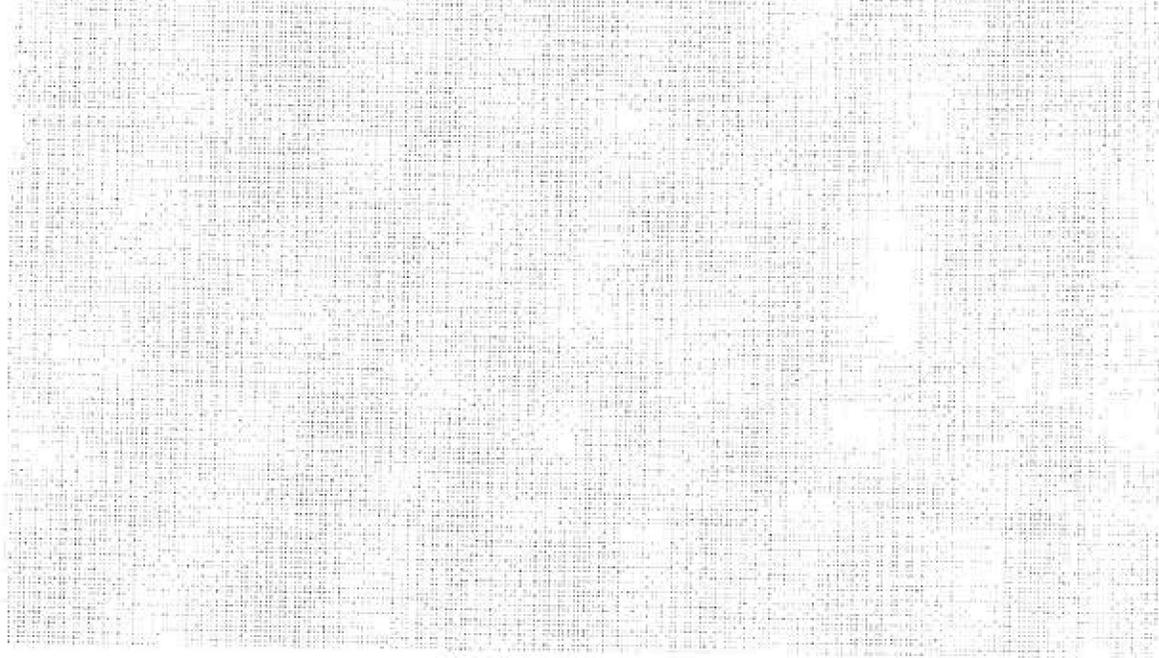
The Village of Heritage Hill
Article III: Annexation Study

A. Annexation Policy

See Town of Brownsburg Annexation and Municipal Services Policy attached as Exhibit "A"

B. Contiguity Requirements

The eastern property line is contiguous to Wynne Farms east of State Road 267. The annexation will take place in two phases.



C. Plan to Provide Municipal Services

See Plan to Provide Municipal Services attached as Exhibit "B"

**Town of Brownsburg
Base Assumptions**

		Local	State	Federal	Budget Type	Budget Code	2010 Budget	Description
Brownsburg Total Rate	2.7681	2.7687%						
Brownsburg Corp Total	0.8544	0.8544%						Brownsburg Total Budget (From Property Taxes)
Corp General - 441	0.4448	0.4448%						\$10,618,340 Not including Town portion of BFT
Cum CAP DEVELOP - 443	0.0474	0.0474%						Town (Corp General Fund)
MVA FUND - 448	0.0593	0.0593%						\$9,722,963 Two Town portions of BFT and Separate Tax Items
Debt Service - 452	0.0311	0.0311%						Police
								\$8,058,688
								Parish & Recreation
								\$5,780,133 Management, Operations and Maintenance
								\$279,475 Pay(Retire, Disability, Surv Spouse), Benefit(Death)
								\$1,830,448
								\$196,091 Management, Operations and Maintenance
								\$416,009
								\$520,378 General 1% Food and Beverage Sales Tax
								\$1,622,882
								\$1,245,831 Management, Operations and Maintenance
								\$277,050 Local Roads and Street
								\$2,367,790
								\$897,688 Town Management and Operations
								\$273,692 Town Court Operations
								\$140,804 Recycling (leaves and limbs)
								\$591,531 Town Garage and Mechanics
								\$154,262 Planning & Building Dept Operations
								\$0 Town Capital Expenditures and Bldg Maintenance
								\$494,020 Town Capital Development
								\$0 Town Debt Service
								Fire (Town Portion)
Fire (Town only)								Fire (Town and Townships)
Fire Territory - 449	0.2833	0.2833%						\$11,576,881
Fire Equip Debt - 453	0.0318	0.0318%						\$8,043,548 BFT Management and Operations
								\$1,830,532 BFT Building Bonds Payments
								\$701,800 BFT Equipment Replacement Fund
Library Total	0.0727	0.0727%						Library
Library Operating - 411	0.0379	0.0379%						Operating Fund
Loan and Interest - 412	0.0280	0.0280%						Lease, Rental, and Interest
Capital Projects - 413	0.0068	0.0068%						Capital Projects Fund
								\$1,262,638
								\$693,683 Brownsburg Library System Operations
								\$490,305 Library Building Loans and Bonds Payments
								\$108,650 Library Capital Expenditures and Bldg Maintenance
								Water
								\$2,682,227
								\$1,729,879 Office Administration
								\$1,850,461 Site Management, Operations and Maintenance
								\$0 Field Maintenance
								\$100,079 Billing and Collection Operations
								\$162,009 Planning & Building
								\$4,281,670
								\$1,705,974 Office Administration
								\$1,421,117 Site Management, Operations and Maintenance
								\$873,214 Field Operations and Maintenance
								\$0 Field Maintenance
								\$108,879 Billing and Collection Operations
								\$160,968 Planning & Building
								\$1,816,164
								\$100,055 Billing and Collection Operations
								\$1,227,458 Field Operations and Maintenance
								\$54,971 Office Administration
								\$78,870 Planning & Building
State Total	0.0000	0.0000%						State of Indiana only
County Total	0.1050	0.1050%						Hendricks Co only
Township Total	0.0076	0.0076%						Brown / Lincoln Township only
School Total	1.5483	1.5483%						Brownsburg Community School Corp only

General Information:

For the calendar year of 2010
 Residents in town 19,994 (2008 population - www.brc.indiana.edu)
 Residents in fire territory 24,028 (2008 population - www.brc.indiana.edu/Browns*10.142 + Lincoln*24,284 + Middle*500)
 Annual inflation rate 1.03% US Bureau of Labor Statistics (www.bls.gov)
 Number of residents per living unit 2.8 (www.brc.indiana.edu)

Police:
 Number of law enforcement per 1,000 2.3 2008 FBI annual Crime in the US Report (www.fbi.gov)

Fire:
 Number of firefighters/MT per 1,000 2.0 Indiana Association of Cities and Towns (www.iaacitowns.org) (1.68 average)

Water:
 Cost of new facility \$ 28,800,000
 New facility gallon capacity 3,500,000
 Average daily gallons per resident 100 Water Environment Federation (www.wef.org) (100-120 gal/1000 pop/ day national average)

Water:
 Cost of new facility (land and building) \$ 3,420,000 (Cost based on expansion of current facility)
 New facility gallon capacity 2,400,000
 Standard daily consumption (18 hour day)
 Average daily gallons per resident 100 American Water Works (100 national average - www.awwa.org)

Stormwater:
 Monthly Cost per Residential ERU \$ 5 ERU = Equivalent Residential Unit impervious surface area
 Annual Cost per Residential ERU \$ 60
 Standard ERU Area (Sq. Ft.) 2900
 Monthly Cost per Industrial ERU variable Calculate Impervious surface area (Total Impervious area / Standard ERU Area sqft) * \$5

TOWN OF BROWNSBURG SUMMARY OF COST OF SERVICES
 The Village of Heritage Hill
 updated November 11, 2010

SUMMARY - REVENUE AND EXPENDITURES
 (Inflation Adj Svcs 1.00%) (Inflation Adj Rev 0.00%)

Year	Year-End	Percent Completed	Town-Only				Town-Township		Total Budgeted Service Cost	Total Property Tax Revenues	Impact Pos < Neg?	Cumulative Impact Pos < Neg?	Utilities			
			Police	Streets	Parks	Admin	Fire	Library					Water (cost)	Sewer (cost)	Storm (fee)	
Annualized Service Totals			174,839	86,674	76,602	163,616	230,517	50,283	782,530	1,005,827	223,297					
1	2010	0%	-	-	-	-	-	-	-	-	-	-				
2	2011	0%	-	-	-	-	-	-	-	-	-	-				
3	2012	40%	71,341	35,366	31,257	66,762	94,060	20,518	319,304	-	(319,304)	(319,304)	79,287	459,427	15,323	
4	2013	50%	90,068	44,650	39,462	84,287	118,751	25,903	403,121	402,331	(790)	(320,094)	99,109	576,284	19,153	
5	2014	65%	118,260	58,625	51,813	110,669	155,920	34,011	529,298	502,913	(26,384)	(346,478)	128,841	748,578	24,899	
6	2015	85%	156,194	77,431	68,433	146,168	205,934	44,921	698,080	653,788	(44,293)	(391,771)	168,485	976,283	32,581	
7	2016	95%	176,315	87,405	77,249	164,998	232,463	50,706	789,138	854,953	65,815	(325,956)	188,307	1,091,140	36,392	
8	2017	100%	187,451	92,926	82,128	175,419	247,145	53,910	836,679	955,536	116,557	(209,399)	198,218	1,148,569	38,307	
9	2018	100%	189,325	93,855	82,849	177,173	249,617	54,449	847,368	1,005,827	158,459	(50,941)	198,218	1,148,569	38,307	
10	2019	100%	181,218	94,794	83,779	178,944	252,113	54,994	855,842	1,005,827	149,985	99,044	186,218	1,148,569	38,307	
Total			1,180,172	585,062	517,071	1,104,419	1,556,002	339,414	5,282,130	5,381,174	99,044	99,044	1,258,681	7,293,410	243,249	

TOWN OF BROWNSBURG FISCAL PLAN
 The Village of Heritage Hill
 updated November 11, 2010

Projected Town Tax Revenues

	<u>Category</u>	<u>Number of Living Units</u>	<u>Average Market Value</u>		<u>Total Market Value</u>
A	Camargo Club/The Villas	36	\$ 282,000	\$	10,152,000
B	New England Way	15	\$ 400,000	\$	6,000,000
C	New England Way South	50	\$ 350,000	\$	17,500,000
D	Annsdale	98	\$ 235,000	\$	23,030,000
E	The Hamptons	84	\$ 195,000	\$	16,380,000
F	Legacy Park	250	\$ 90,000	\$	22,500,000
G	Heritage Crossing	1	\$ 12,000,000	\$	12,000,000
H	Clubhouse	1	\$ 1,000,000	\$	1,000,000
	Total	535		\$	108,562,000

Current year Tax Rates:

2009 Tax Rate (Pay 2010):

Town Rate tax rate (Includes Fire)
 Library tax rate

	<u>Per \$100</u>	<u>Percent</u>
Town Rate tax rate (Includes Fire)	0.8544	0.8544%
Library tax rate	0.0721	0.0721%
	0.9265	0.9265%

Total Tax Revenue*

\$ 1,005,827

* Assumes that stated tax rate does not change for period of development build out.

TOWN OF BROWNSBURG FISCAL PLAN

The Village of Heritage Hill

updated November 11, 2010

Article IV: Municipal Services - POLICE

The services provided by the Brownsburg Police Department (BPD) include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends and neighbors, and the creation and maintenance of a feeling of security in the community. The BPD is involved in legal work such as participation in court proceedings and the protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order. The BPD is within radio range of all proposed areas to be annexed and can respond to a call to the annexed area within five (5) minutes, as compared to twenty (20) minutes by the County Sheriff's Department, depending on availability of their equipment.

SERVICE COST:

The Brownsburg Police Department establishes a blanket cost of its services based on standards established by the FBI. Brownsburg is located in the Group V, East South Central Division of the Midwest geographic location of the FBI 2008 Crime in the U.S. Report. The standard cost for the identified improvements based on these standards will result in a total annual charge of:

\$ 174,839

<u>Service Cost of Development:</u>	<u>2010</u>
Annual Budget	\$ 5,780,133
Number of town residents	19,994
Standard Law Enforcement per 1,000 residents	<u>2.30</u>
Standard Law Enforcement per total town residents	<u>45.99</u>
Total budget cost per 1,000 residents	<u>\$ 125,693</u>
Total budget cost per resident	\$ 125.69
Total number of residents for the development	<u>1,391</u>
Total Service Cost of Development	<u>\$ 174,839</u>

* Per FBI 2008 Crime in the U.S. Report - Group V - East South Central division of the Midwest Geographic location. Total includes sworn officers and civilian personnel.

TOWN OF BROWNSBURG FISCAL PLAN

The Village of Heritage Hill

updated November 11, 2010

Article IV: Municipal Services - STREETS

The Town of Brownsburg shall be responsible for the general maintenance of all streets in the area proposed to be annexed. General maintenance includes snow and ice removal, surface maintenance, leaf pickup and street sweeping. As funds are made available, the Street Department repairs and/or renovates the highest priority streets, which are those streets in the greatest need of repair. The provision of these services may require additional personnel or equipment to maintain similar services already provided by the Town. These services shall be provided immediately upon annexation or as street construction progresses.

SERVICE COST:

Provision of street services is available through increased requirements on existing facilities and personnel. Demands for increased services is provided by the Town. A majority of these service costs are captured in the existing rate structures set forward by the Town to existing ratepayers. The remainder of these costs are realized through future capital improvements funded by bonds issued by the Town. These future capital costs are a burden to current ratepayers in order to ensure appropriate roadway infrastructure is maintained. Provision of street services for the development based on these standards will result in a total annual charge of:

\$ 86,674

<u>Service Cost of Development:</u>	<u>2010</u>
Annual Budget from Property Taxes	\$ 1,522,882
- Less LR&S	<u>\$ 277,050</u>
Budget from Property Taxes	\$ 1,245,831
Number of town residents	19,994
Total budget cost per resident	\$ 62.31
Total number of residents for the development	<u>1,391</u>
Total Service Cost of Development	<u>\$ 86,674</u>

TOWN OF BROWNSBURG FISCAL PLAN
The Village of Heritage Hill
updated November 11, 2010
Article IV: Municipal Services - PARKS and RECREATION

The Brownsburg Parks and Recreation department (BPR) has the responsibility to acquire, develop, operate, and maintain all park and recreation systems which enriches the quality of life for residents and visitors alike, and preserves it for future generations. The BPR will provide the direction in preserving and setting aside available open space and oversee the measured development and continued maintenance of park and recreation facilities while ennnching the quality of life by providing constructive and creative leisure opportunities for people of all ages, races, religions and social backgrounds within the responsible financial ability of the Town.

SERVICE COST:

All Town of Brownsburg Parks and Recreation facilities and services will be available to the proposed improvements immediately. Provision of facilities and services is available through increased requirements on existing facilities and personnel. Demands for increased facilities and services are provided by the Town. A majority of these facilities and service costs are captured in the existing rate structures set forward by the Town to existing ratepayers. The remainder of these costs are realized through future capital improvements funded by bonds issued by the Town. These future capital costs are a burden to current ratepayers in order to ensure appropriate park and recreation infrastructure is maintained. Provision of facilities and services for the proposed improvements is based on these standards and will result in a total annual charge of:

\$ 76,602

<u>Service Cost of Development:</u>	<u>2010</u>
Annual Budget	\$ 1,630,446
- Less 1% Food and Beverage	\$ 529,376
Budget from Property Taxes	<u>\$ 1,101,070</u>
 Number of residents	 <u>19,994</u>
 Average cost per resident	 \$ 55.07
 Total number of residents for the development	 <u>1,391</u>
 Total Service Cost of Development	 <u>\$ 76,602</u>

NOTE: The Town has a 1% food and beverage tax which is used for Parks & Recreation. This tax may only be used for the acquisition of property or the retirement of bond debt which was used to acquire property for the Parks Department. This 1% tax is not used for Park & Recreation operating expenditures such as administration, maintenance, and operations.

TOWN OF BROWNSBURG FISCAL PLAN

The Village of Heritage Hill

updated November 11, 2010

Article IV: Municipal Services - TOWN ADMINISTRATION

All Town of Brownsburg administrative services will be available to the proposed improvements immediately. These services include, but are not limited to, the Town Manager's Office, Clerk-Treasurer's Office, Building Inspector, and all the related Commissions and Boards. The provision of these services may require additional personnel or equipment to maintain similar services already provided by the Town.

SERVICE COST:

Provision of Administrative services is available through increased requirements on existing facilities and personnel. Demands for increased services are provided for by the Town. A majority of these service costs are captured in the existing rate structures set forward by the Town to existing ratepayers. The remainder of these cost are realized through future capital investments funded by the Town. These future capital costs are a burden to current ratepayers to ensure appropriate Town services and infrastructure is maintained. Provision of Administrative services for the development based on these standards will result in a total annual charge of:

\$ 163,616

<u>Service Cost of Development:</u>	<u>2010</u>
Annual Budget	\$ 2,351,790
Number of residents	<u>19,994</u>
Average cost per resident	\$ 117.62
Total number of residents for the development	<u>1,391</u>
Total Service Cost of Development	<u>\$ 163,616</u>

TOWN OF BROWNSBURG FISCAL PLAN

The Village of Heritage Hill

updated November 11, 2010

Article IV: Municipal Services - OTHER

Solid Waste Disposal

The Town of Brownsburg does not currently provide curb service for solid waste disposal for residents. There are several private companies in the area which can be retained to provide this service or waste may be properly disposed of by a property owner.

Drainage

The Town of Brownsburg does not currently provide oversight for drainage. The responsibility for evaluating property drainage requirements is the responsibility of the Hendricks County Drainage Board. If the current drainage is altered by this proposed improvement, approval must be sought from the Hendricks County Drainage Board. All proposed improvements shall not exempt either the current or future property owners from drainage assessments imposed by the Hendricks County Drainage Board or through the Indiana Drainage Law.

Street Lighting

If street lighting is required in the proposed improvements, the expense shall be borne by the petitioner.

Sidewalks

Sidewalks will be required throughout the entire proposed improvement to the property as it progresses. All sidewalks will be installed by the petitioner per the Town of Brownsburg specifications.

Future Growth and Development

Current Land Use Residential

The Brownsburg Comprehensive Plan, Land Use Plan designates future growth and development for area as:

Residential

Tax Rates

<i>2009 Tax Rate (Pay 2010):</i>	<i>Per \$100</i>
State Total	0.0000
County Total	0.3056
Township Total	0.0075
School Total	1.5485
Library Total	0.0721
Fire Territory - 449	0.2833
Fire Equip Debt - 450	0.0318
0	0.0000
Brownsburg Corp Total	0.5393
Brownsburg Total Rate	2.7881

Town Council District

0

TOWN OF BROWNSBURG FISCAL PLAN MODEL

The Village of Heritage Hill

updated November 11, 2010

Article IV: Municipal Services - FIRE PROTECTION

The subject area of this proposed annexation currently lies within the Brownsburg Fire Territory (BFT) service area and is currently being served by the BFT. The BFT provides fire protection and suppression, emergency rescue, fire prevention, EMT services, public education, and inspection of commercial buildings.

SERVICE COST:

The Brownsburg Fire Territory establishes a blanket cost of its services based on standards established by the National Fire Protection Association (NFPA) and are graded by the Insurance Service Office (ISO) Grading Schedule for Municipal Fire Prevention. The standard cost for the identified improvements based on these standards will result in a total annual charge of:

\$ 230,517

Service Cost of Development:

	<u>2010</u>
Annual Budget	\$ 11,575,881
Number of fire territory residents	34,926
Standard Firefighters/EMT per 1,000 residents *	<u>2.0</u>
Standard Firefighters/EMT per total town residents	<u>69.85</u>
Total budget cost per 1,000 residents	<u>\$ 165,720</u>
Total budget cost per resident	\$ 165.72
Total number of residents for the development	<u>1,391</u>
Total Service Cost of Development	<u>\$ 230,517</u>

* Per Indiana Association of Cities and Towns (using International City/County Management Association guidelines) average is 1.65 standard Firefighters/EMT per 1,000 residents.

TOWN OF BROWNSBURG FISCAL PLAN
The Village of Heritage Hill
updated November 11, 2010
Article IV: Other Services - LIBRARY

SERVICE COST

All Library facilities and services will be available to the annexed areas immediately upon the effective date of the annexation. The development costs for the Library is based on the average cost per resident of Brown and Lincoln Townships. Provision of Library services for the development is based on these standards will result in a total annual charge of:

\$ 50,283

<u>Service Cost of Development:</u>	<u>2010</u>
Property tax income-annual operation of library *	\$ 1,262,536
Total number of Library residents	<u>34,926</u>
Average cost per resident	\$ 36.15
Total number of residents for the development	<u>1,391</u>
Total Service Cost of Development	<u>\$ 50,283</u>

* Source: Indiana State Library 2007 Property Tax Income associated with the annual operation of the library. Excludes the Bonds and Interest Redemption Fund rate (BIRF).

NOTE: The library is funded by the county as a separate property tax. The Town does not provide any funds for the library.