

STATE OF INDIANA  
PORTER COUNTY  
FILED FOR RECORD  
01/19/2006 12:02PM  
LINDA D. TRINKLER  
RECORDER

ORDINANCE 59, 2005

REC FEE: \$16.00  
VANDERTOEL  
Pages: 4

AN ORDINANCE ANNEXING REAL ESTATE KNOWN AS THE "VANDERTOEL  
NORTH ANNEXATION" INTO THE  
CITY OF VALPARAISO, PORTER COUNTY, INDIANA

BE IT ORDAINED by the City of Valparaiso, Porter County, Indiana that:

WHEREAS, Donald Vandertoll, c/o James Bozik, 56 S. Washington, Suite 401, Valparaiso, IN 46383, is the owner of a certain tract of real estate located in **Washington Township on the west side of Bartz Road/325 E north of Evans Avenue to the east of the SR 49 bypass, including approximately 144.4 acres of undeveloped land zoned R-1 in Porter County**, and requesting to rezone portions of said land from R-1 to R-2 and R-3 Zoning, and requested at the **December 19, 2005**, City Council meeting that the real estate be annexed into the City of Valparaiso, Indiana, which real estate is more particularly described as follows:

**See attached Legal Description**  
**See attached Zoning Descriptions**

WHEREAS, the City Council of the City of Valparaiso, Indiana has heretofore considered and adopted a Fiscal Plan for such real estate as required by law; and

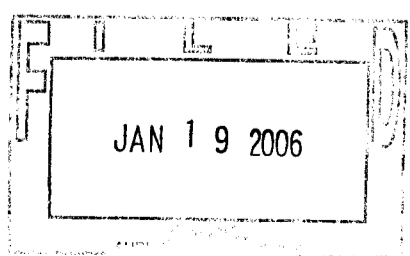
WHEREAS, the property sought to be annexed is situated outside the corporate boundaries of the municipal City of Valparaiso, Porter County, Indiana; and

WHEREAS, the petitioner is the owner of one hundred percent (100%) of the land sought to be annexed; and

WHEREAS, at least one eighth (1/8) of the aggregate external boundaries of the real estate sought for annexation coincides with the present boundaries of the City of Valparaiso, Indiana; and

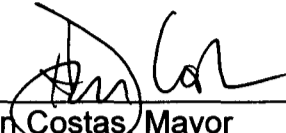
NOW THEREFORE, by the powers vested in the City Council of the City of Valparaiso, Porter County, Indiana, it hereby annexed to the municipal City of Valparaiso, Porter County, Indiana, subject to the following terms and conditions:

*City of Valparaiso ✓  
166 Lincolnway  
Valparaiso, IN 46383*



The Ordinance shall be in full force and effect immediately upon its adoption by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Valparaiso, Indiana, on the 9<sup>th</sup> day of Jan, 2006 by a 6-0 vote of 6 members present and voting.

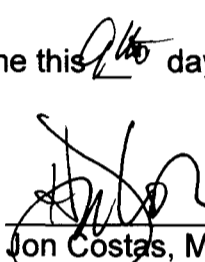
  
\_\_\_\_\_  
Jon Costas, Mayor

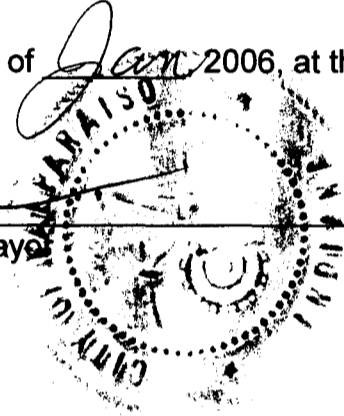
ATTEST:  
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 9<sup>th</sup> day of Jan, 2006, at the hour of 7:20 o'clock P. M.

  
\_\_\_\_\_  
Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this 9<sup>th</sup> day of Jan 2006, at the hour of 7:20 o'clock P.M.

  
\_\_\_\_\_  
Jon Costas, Mayor



PROPERTY LEGAL DESCRIPTION

Parcel 1:

The West 40 acres of the South 60 acres of the West ½ of the Southeast ¼ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, excepting therefrom the South 208 feet, and except the North 95 feet of the South 303 feet of the West 210 feet thereof.

Parcel 2:

The Southeast ¼ of the Northwest ¼ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian except that part lying west of State Road 49.

Parcel 3:

The Southwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian.

Parcel 4:

The North 8 of the West ¾ of the Northeast ¼ of the Southeast ¼ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian.

Parcel 5:

The North ½ of the Northwest ¼ of the Southeast ¼ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, except the North 260.0 feet of the South 2249.8 feet of the East 220.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

Parcel 6:

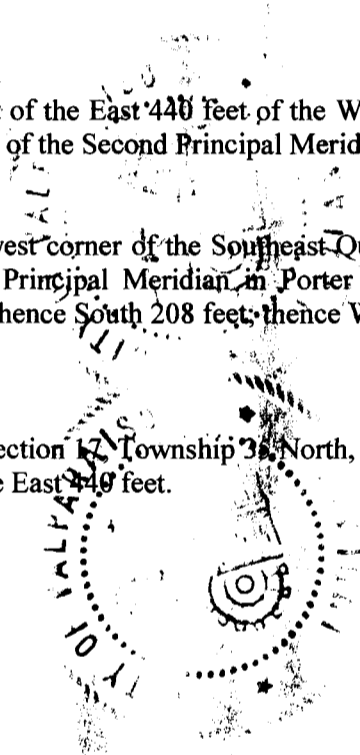
The North 180 feet of the South 1,989.8 feet of the West 198 feet of the East 440 feet of the West ½ of the Southeast ¼ of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian.

Parcel 7:

A parcel of land beginning at a point 630 feet East of the Southwest corner of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, and running thence North 208 feet; thence East 210 feet; thence South 208 feet; thence West 210 feet to the point of beginning.

Parcel 8:

All that part of the South 208 feet of the SW 1/4 of the SE 1/4 of Section 17, Township 35 North, Range 5 West, excepting therefrom the West 840 feet and also excepting the East 440 feet.



Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

  
Signature of Declarant

Sharon Emerson Swihart  
Printed Name of Declarant

## **R-1 – Single-Family Zoning**

### **Parcel 1:**

The West 40 acres of the South 60 acres of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, excepting therefrom the South 208 feet, and except the North 95 feet of the South 303 feet of the West 210 feet thereof.

### **Parcel 2:**

The Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian except that part lying west of State Road 49.

### **Parcel 3:**

The Southwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian.

### **Parcel 4:**

The North 2/3 of the West 3/4 of the Northeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian.

### **Parcel 5:**

The North Half of the Northwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, except the North 260.0 feet of the South 2249.8 feet of the East 220.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

### **Parcel 6:**

The North 180 feet of the South 1,989.8 feet of the West 198 feet of the East 440 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian.

### **Parcel 7:**

A parcel of land beginning at a point 630 feet East of the Southwest corner of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian in Porter County, Indiana, and running thence North 208 feet; thence East 210 feet; thence South 208 feet; thence West 210 feet to the point of beginning.

### **Parcel 8:**

All that part of the South 208 feet of the Southwest Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 5 West, excepting therefrom the West 840 feet and also excepting the East 440 feet.

## **R-1 – Single-Family Zoning (Con't)**

**Excepting therefrom:** Beginning at the Northwest Corner of the North 260.0 feet of the South 2249.8 feet of the East 220.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana; thence South along the West Line of said East 220.0 feet, a distance of 260.0 feet to the Southwest Corner of the North 260.0 feet of the South 2249.8 feet of said East 220.0 feet; thence Westerly along the North Line of the North 180 feet of the South 1,989.9 feet of the East 440 feet of said West Half, a distance of 22.00 feet; thence Southerly along the East Line of the West 198 feet of the East 440 feet of said West Half, a distance of 180.00 feet; thence Westerly along the South Line of the North 180 feet of the South 1,989.9 feet of the East 440 feet of said West Half, a distance of 220.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 205.00 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 103.08 feet to a point on a non-tangent curve, concave to the West and having a radius of 500.00 feet; thence Northerly along said curve, 227.31 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 125.00 feet; thence North 14 degrees 00 minutes 00 seconds West, a distance of 255.00 feet; thence North 75 degrees 30 minutes 00 seconds East, a distance of 106.00 feet to a point on a curve, concave to the Northwest and having a radius of 200.00 feet; thence Northeasterly along said curve, 86.00 feet; thence South 14 degrees 00 minutes 00 seconds East, a distance of 322.03 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 25.00 feet; thence South 00 degrees

Southeast Quarter of the Northwest Quarter; thence Westerly along the South Line of said Southeast Quarter of the Northwest Quarter, a distance of 105.00 feet; North 00 degrees 00 minutes 00 seconds East, 173.45 feet to a point on a non-tangent curve, concave to the Northeast and having a radius of 200.00 feet; thence Northwesterly along said curve, a distance of 308.17 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 704.68 feet to the Point of Beginning.

## **R-1 – Single-Family Zoning (Con't)**

**Also Excepting therefrom:** Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian; thence Westerly along the North Line of said Southeast Quarter of the Northwest Quarter, a distance of 430.00 feet to the Point of Beginning; thence continuing along the North Line of said Southeast Quarter of the Northwest Quarter, 293 feet, more or less to a point on the East Right-of-Way Line of Indiana State Road 49; thence Southerly along said East Right-of-Way Line, 1335 feet, more or less, to a point on the South Line of said Southeast Quarter of the Northwest Quarter; thence Easterly along the South Line of said Southeast Quarter of the Northwest Quarter, 430 feet, more or less to a point which is 235.00 feet West of the Southeast Corner of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 00 minutes 00 seconds East, 173.45 feet to a point on a non-tangent curve, concave to the Northeast and having a radius of 200.00 feet; thence Northwesterly along said curve, a distance of 308.17 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 964.68 feet to the Point of Beginning.

## **R-2 – Multifamily Zoning (Near Bartz Road)**

Beginning at the Northwest Corner of the North 260.0 feet of the South 2249.8 feet of the East 220.0 feet of the West Half of the Southeast Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana; thence South along the West Line of said East 220.0 feet, a distance of 260.0 feet to the Southwest Corner of the North 260.0 feet of the South 2249.8 feet of said East 220.0 feet; thence Westerly along the North Line of the North 180 feet of the South 1,989.9 feet of the East 440 feet of said West Half, a distance of 22.00 feet; thence Southerly along the East Line of the West 198 feet of the East 440 feet of said West Half, a distance of 180.00 feet; thence Westerly along the South Line of the North 180 feet of the South 1,989.9 feet of the East 440 feet of said West Half, a distance of 220.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 205.00 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 103.08 feet to a point on a non-tangent curve, concave to the West and having a radius of 500.00 feet; thence Northerly along said curve, 227.31 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 125.00 feet; thence North 14 degrees 00 minutes 00 seconds West, a distance of 255.00 feet; thence North 75 degrees 30 minutes 00 seconds East, a distance of 106.00 feet to a point on a curve, concave to the Northwest and having a radius of 200.00 feet; thence Northeasterly along said curve, 86.00 feet; thence South 14 degrees 00 minutes 00 seconds East, a distance of 322.03 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 25.00 feet; thence South 00 degrees 04 minutes 54 seconds West, a distance of 60.00 feet to the Point of Beginning.

## **R-2 – Multifamily Zoning (Near SR 49)**

Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian; thence Westerly along the North Line of said Southeast Quarter of the Northwest Quarter, a distance of 430.00 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 260.00 feet to the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, a distance of 162.00 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 725.00 feet; thence South 37 degrees 54 minutes 19 seconds East, a distance of 43.95 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 55.00 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 145.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 55.00 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 175.00 feet to a point on the South Line of said Southeast Quarter of the Northwest Quarter, said point being 130.00 feet West of the Southeast Corner of said Southeast Quarter of the Northwest Quarter; thence Westerly along the South Line of said Southeast Quarter of the Northwest Quarter, a distance of 105.00 feet; North 00 degrees 00 minutes 00 seconds East, 173.45 feet to a point on a non-tangent curve, concave to the Northeast and having a radius of 200.00 feet; thence Northwesterly along said curve, a distance of 308.17 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 704.68 feet to the Point of Beginning.

## **R-3 – Multifamily Zoning (Near SR 49)**

## **VANDERTOLL NORTH ANNEXATION FISCAL PLAN (Revised 11-21-05)**

SUBJECT: 05-A-24 – Harvest Homes LLC c/o William Ferngren for Donald Vandertoll – Request to annex property known as Vandertoll North Annexation, Washington Township, T35N, R5W.

DATE: November 22, 2005

The Planning and Building Department and the Clerk/Treasurer, Sharon Emerson-Swihart prepared this fiscal plan, with the cooperation and assistance from the following departments:

Engineering Department  
Fire Department  
Park and Recreation Department  
Police Department  
Public Works Department  
Water Reclamation Department  
Water Department

### **GENERAL INFORMATION**

The area included in this annexation consists of property located in Washington Township, T35N R5W on the north side of Evans Avenue between State Road 49 and Bartz Road/CR 275 E more particularly described as the following:

See attached legal description and map

Total Acreage	137.0
Number of Dwelling Units	0 existing, 411 proposed
	301 Single Family 30 Duplex Units 80 Townhouse Units
Number of Non-Residential Units	0
Percent Contiguous	22.4%
Existing Zoning (County)	R-1
Proposed Zoning	R-1, R-2, R-3 See Attached Zoning Plan

**CONTIGUITY**

The northeast annexation area is 22.4% contiguous to the existing City limits

**POPULATION DENSITY**

The estimated population density of the annexation area is greater than 3.0 persons per acre upon buildout as proposed (7.5 based on a project population of 1028 persons, or 2.5 per unit average)

**60% SUBDIVIDED**

The annexation area is less than 60% subdivided and urbanized (0%)

**“Needed & Can Be Used”**

The Vandertoll North Annexation area is ‘needed and can be used by the City for its development’ at this time. The City of Valparaiso has taken steps to demonstrate this need and the intent to annex this land in the form of adopted city planning documents such as the Growth Management Plan. As the plans indicate, the areas along and adjacent to the State Road 49 corridor are of vital importance to the positive development of the City as it continues to grow in the future. In addition, the areas included in the annexation represent an important gateway into the City, and the inclusion of these areas within the city limits is crucial to protecting the character of the City, including existing commercial areas and downtown. Through careful planning and control of commercial and residential development along SR 49 and the application of city standards, the city may position itself to better preserve the efforts and investment made and to be undertaken to revitalize existing commercial areas within the city.

**City Established Planning Jurisdiction/Influence**

In agreement with Porter County government, any time a development is proposed that lies outside the official corporate boundaries of the City of Valparaiso, and the developer is seeking connection to municipal utilities the project is required to go through a joint city-county site review/TAC process. In this case however, the developer wishes to wait until annexation of the land is complete in order to develop or obtain building permits. In this case, the City development or site improvement standards apply as a condition of receipt of municipal utilities.

**City of Valparaiso Growth Management Plan (2000)**

The Growth Management Plan is a component of the Valparaiso Comprehensive Plan. The plan identifies the future land use goals for the areas outside of the corporate limits that the City sees as within its sphere of influence, and will eventually annex. Furthermore, the areas included in the plan are closely tied to the corporate boundaries, and thus more accurately describe the limits of the Valparaiso “community”. The plan details future land use goals within the Vandertoll North Annexation Area, and indicates that the area falls within a five-year annexation boundary. In addition to the annexation goals, the future land use section includes an inset map specific to the development of the SR 49 corridor, including the entire Vandertoll North Annexation Area.

**ESTIMATED ANNUAL REVENUES**

The principal source of revenue for the City is through local property tax. True Tax Valuations (TTV) are based on information provided by the Porter County Auditor’s Office. The 2004 payable in 2005 City net tax rate of \$.658900918/100 TTV will be used for revenue estimates. This net rate is arrived at by taking the total state certified tax rate of .8411 and subtracting the percentage attributed to PTRF% of .216620 (Property Tax Replacement Factor).

Total True Tax Value	\$238,300.00 (\$104,850,000.00**)
City Net Tax Rate	\$.658900918/100 TTV
Total property tax revenue	\$1,570.16 (\$690,857.61**)

\*\*Projected revenue based on buildout and estimated value of improvements to be made with the development of the Vandertoll North property (411 Homes – See list below) and are based on



expected average value for land and structures. According to the petitioners, the expected buildout of these projects is within five to ten years of commencement.

#### Product Type and Average Value

##### Single Family

60'-70' lots – 148 - \$250,000 X 148 = \$37,000,000

70'-80' lots – 114 - \$300,000 X 114 = \$34,200,000

80'-90' lots – 39 - \$350,000 X 39 = \$13,650,000

Duplex Units – 30 - \$200,000 X 30 = \$6,000,000

Townhouse Units – 80 - \$175,000 X 80 = \$14,000,000

**TOTALS**      411 Units - \$104,850,000

#### Garbage Collection Fee

The current \$9.00 per month per property garbage collection fee brings the City \$108.00 annually per property. The proposed 411 residential units will bring the City a total of \$44,388.00 annually upon buildout of the subdivision.

#### **Total Estimated Annual Revenues**

**\$45,958.16 (\$735,245.61)**

#### Population- Based Tax Revenues

Another method by which various City functions are funded is population-based tax revenues. These revenues are paid in various ways, including through individual paycheck deductions and through the purchase of products such as cigarettes and alcohol. Revenues are also available to the City by State distribution through riverboat gaming revenues in locations throughout Indiana. It is reasonable to assume that as the City's population grows, including by way of annexation, that the City stands to benefit from the additional tax revenue from these sources. It is important to note that these revenues are based on population as certified by a decennial census or special census only, and do not automatically adjust annually. The following describes the population based tax revenues the City may collect.

#### CEDIT Funds

CEDIT Funds, or County Economic Development Income Taxes otherwise known as EDIT funds, are collected via individual paycheck deductions or personal income tax, and may be used for funding projects or other activities or programs considered to be related to economic development. The current EDIT tax rate is 0.25% of total personal income. Any increase in population is a direct positive influence on the amount of EDIT funding available for the municipality. The city currently collects \$1.4 Million annually in EDIT funds. This annexation will result in the collection of additional EDIT funds distributed to the City.

#### Cigarette Tax and ABC Gallonage Tax Revenues

Like CEDIT funds, cigarette tax and ABC (Alcoholic Beverage Commission) Gallonage Tax revenues are collected and distributed by the State based on city population. These funds are determined by the total cigarette and alcohol sales in the State and the distribution to cities proportionally based on a formula including total population. Based on the population the numbers in this annexation (approximately 750 new residents), the city should expect to generate an increase in funds in annual cigarette and alcohol tax revenue.

#### Riverboat Gaming Fund revenues

Riverboat gaming money is a method of funding for communities that are located within a county that does not contain a casino, and therefore is less likely to derive direct financial benefit from a casino. This money is distributed to municipalities by the State, and is based on population of the municipality. Communities receiving this money may use it as they wish, and its use is subject to Council appropriation and approval. Currently, the City of Valparaiso receives \$172,000.00 in Riverboat gaming money from the State. This annexation and the population increase should result in additional money to the City.

Other Income Tax revenues (future)

Other income tax revenue possibilities exist, including either CAGIT or COIT but not both. These funding mechanisms are also distributed based on population if they are collected. CAGIT stands for County Adjusted Gross Income Tax and is collected through personal paycheck deductions then redistributed by the State, and COIT, or County Option Income Tax is a second option collected in the same manner.

Utility-Based Revenues

The following utility-based revenues are not part of the general fund or civil city budget, and are derived from sewer and water monthly billing for user fees.

Minimum Monthly Water Revenues

\$13.02/month minimum per residence – 411 homes @ \$156.24/yr \$64,214.64

Minimum Monthly Sewer Revenues

\$11.35/month minimum per residence – 411 Homes @ \$136.20/yr \$55,978.20

**Total Minimum Annual Utility Revenues \$120,192.84**

ONE TIME REVENUES

These revenues are generated at the time a particular property is connected to the municipal sewer or water system or both. The revenues generated from these fees are dependent upon connection of homes and businesses to these systems, which is not an immediate requirement as part of this annexation of property into the City for the 25 existing homes. As a result, the connection to city systems may not occur soon after the annexation becomes effective, and may depend on the functional life of individual water well and septic systems in these locations.

New Service and Connection costs:

Water - New Service Cost Minimum \$1300.00 per principal structure. This annexation request includes 411 dwelling units for total revenue of a minimum of \$534,300.00 over time. The 411 homes will connect upon occupancy of the units as they are developed.

Sewer Connection Fees \$450.00 (\*\*\$2,024.00) per principal structure. This annexation request includes 411 dwelling units for total revenue of \$184,950.00 (\$831,864.00). The 411 homes will connect upon occupancy of the units as they are developed.

Recreation Impact Fee

The City is currently proposing a recreation impact fee of \$931.00 per new residential unit. In the event the fee is passed, it is expected that the 411 units in this annexation will bring the City \$382,641.00 over the course of development of the subdivision.

**Total One Time Revenues \$719,250.00 (\*\*\$1,366,164.00)(\$1,748,805 w/RIF)**

\*\* This represents the anticipated one time revenue based on the passage of a new sewer connection fee of \$2,024.00 per property on 11-14-05.

ANTICIPATED ANNUAL COSTS AND IMPACT ON CITY SERVICES

Administrative Services:

Administrative functions of the City, including Mayor's Office, Clerk-Treasurer, Economic Development, Human Resources, Project Management, and Information Technology, and Legal services affected by this annexation will be handled with current staffing levels and resources funded by the current and future City General Fund revenues generated by the tax levy.

Inspection Services:

Zoning, building, and engineering inspection services within this annexation area are capable of being handled by the present staff of inspectors and with current levels of resources. These services will be provided upon the effective date of annexation. The additional fees generated will offset added costs for additional inspections generated.

Refuse Collection:

Trash and recycling pick up for residential properties is the responsibility of the city and will be provided by the City of Valparaiso Solid Waste Department within one year of the effective date of annexation. The current waste collection and recycling cost to the city annually is \$238.10 per property. Therefore, with 411 homes, the anticipated cost to the city will be **\$97,859.10** annually for operational costs based on dividing the 2006 budget of \$1,768,856.00 including vehicle maintenance of \$216,585.30 by the number of homes serviced (7,429).

Based on a standard of maintaining a current level of service (1 employee per 248 homes) and current service thresholds, it is estimated that this annexation will require the addition of two employees, a truck driver, and a laborer at estimated annual salaries of \$41,766 and \$36,811 respectively for a total cost of \$78,577 to the City annually. Based on current levels of service (one truck per 929 homes, additional garbage and recycling trucks will not be needed based on this annexation. These costs will be handled by way of additional general fund tax revenues generated by the annexation area with collection anticipated to begin in Spring 2007. It is estimated that these additional staff will not be necessary to serve this annexation area for approximately 5 years based on expected buildout of the subdivision.

The total annual cost to the City for refuse collection for this annexation is **\$176,436.10**

Police Protection:

Police protection will be furnished by the Valparaiso Police Department within one year of the effective date of annexation. The property in question is undeveloped. For the purposes of estimating the number of calls expected in the annexation area, a comparable neighborhood in terms of size and character will be used. In 2004 the comparable neighborhood, Greenfield Creek received 50 calls. Based on this estimate the Vandertoll North subdivision should generate approximately 125 calls annually, and the

anticipated cost to the city will be approximately **\$15,543.75** per year. This figure is calculated by dividing the total 2005 Police Department Budget of \$2,920,579.00 by the number of calls in 2004 (23,486), for a value of \$124.35 per call. This service will be provided within current budgets and staffing levels.

**Fire Protection Services:**

The Valparaiso Fire Department will provide fire protection service within one year of the effective date of annexation. The area is currently served by the Washington Township (volunteer) Fire Department. The area is estimated to produce approximately ten (10) calls per year based on a comparison neighborhood (Greenfield Creek – 4 calls), and the proposed subdivision is approximately twice the size of Greenfield Creek. The annexation area will be served by Station No. 2., located at Vale Park and Cumberland Drive. The annual cost is anticipated to be **\$13,103.30** per year. This figure is calculated by dividing the total 2005 Fire Department Budget of \$2,568,243.00 by the number of calls in 2004 (1,960), for a value of \$1,310.33 per call. This service will be provided within current budgets and staffing levels.

**Street and Road Maintenance:**

Street maintenance, street reconstruction, snowplowing, and similar services will be provided by the Street Department. The annexation will result in the addition of 3.58 centerline miles to the City street system. Currently there are 120 State certified centerline miles in the city. The annual maintenance cost per mile is \$14,288.00. This will result in the expenditure of approximately \$51,151.00 annually for road maintenance for this annexation. This value is based on a formula in which the 2005 Motor Vehicle Highway Budget of \$1,497,983.00 plus \$216,585.00 in annual maintenance costs or a total of \$1,714,568.00 is divided by the 120 existing certified miles in the City. The annual cost of road surface replacement based on a 15-year resurfacing schedule is \$100,188.00 per centerline mile per year. With 3.58 centerline miles included at a total of \$358,673.00 divided by a 15-year replacement schedule, the road replacement cost is \$23,912.00 annually. Finally, the yearly cost of salt for 3.58 centerline miles is based on a cost of \$41.62 per ton, and requiring 41.66 tons per mile, and would be \$6,207.72 based on this formula. In total, the overall cost for streets and roads is **\$81,271.00** annually.

Based on a standard of maintaining a current level of service (1 employee per 7.1 Centerline miles) and current service thresholds, it is estimated that this annexation will require the addition of one employees, a truck driver, at an estimated annual salary of \$42,448. Based on current levels of service, additional street department trucks will not be needed based on this annexation. These costs

will be handled by way of additional general fund tax revenues generated by the annexation area with collection anticipated to begin in Spring 2007. It is estimated that these additional staff will not be necessary to serve this annexation area for approximately 5 years based on expected buildout of the subdivision.

The total annual cost to the City for street maintenance and construction for this annexation is **\$123,719.00**

**Parks:** The proposed annexation will result in no additional burden on existing City recreation facilities and will not necessitate the addition of any new City parks.

**Debt:** No outstanding debt for this property is known.

**Total Annual Costs to City and Services** **\$328,802.15**

**ANTICIPATED ONE-TIME COSTS (Infrastructure Improvements)**

**Water Utility Service:** Municipal water service is available to the annexation area at this time via a 12-inch water main along Evans Avenue as well as an 8-inch water main in the Pine Creek Subdivision at Nick Drive. The developer of the subdivision will provide water infrastructure throughout the subdivision at his cost. This annexation does not require immediate connection to the municipal water utility, but connections are expected as homes are built. The city cost of providing water service to this area is **\$0**

**Sewer Utility Service:** Municipal sanitary sewer service is available at this time to the site via an 8-inch line located in the Pine Creek Subdivision or via a lift station that is located at Evans Avenue and Pine Creek Road. The developer of the subdivision will provide extension of the sewer utility to the property, and throughout the development at his cost. This annexation does not require immediate connection to the municipal sewer utility. Connections are expected as homes are built. Total cost to the City is **\$0**.

**Total One Time Costs to City** **\$0**

**Water Service Extensions**

The Valparaiso City Utilities owns and operates the water department that will serve this area with potable water. The policy of the Valparaiso City Utilities with respect to water service is and shall be to provide areas within the city with access to city potable water. However, this "access" does not include direct connection and/or construction of water lines in front of every residential and business. Valparaiso City Utilities will construct water lines for new developments at the expense of the developer. In the case of off site water mains for such developments, Valparaiso City Utilities will allow the developer to recoup off site water main expenses from those who directly connect to said off site water main<sup>1</sup>.

For developed areas, Valparaiso City Utilities will develop a project to serve those property owners who request water service, to the extent enough property owners request such service.

<sup>1</sup> Assessment will include one-half of the cost of the off-site main for the frontage of the connector's frontage. Reimbursement period is limited to 10 years.

Number of Non-Residential Units	0
Percent Contiguous	22.4%
Existing Zoning (County)	R-1
Proposed Zoning	R-1, R-2, R-3

The proposed annexation complies with the following criteria:

- (1) The area is 22.4% contiguous to the corporate limits of the City, exceeding the minimum 12.5% contiguity requirement of the State annexation law.
- (2) The site lies within a Priority Annexation Area.
- (3) The area does not have an acceptable cost/benefit ratio over the short term, but is favorable over the long term due to the potential for buildout of the subdivision within five to ten years as proposed by the petitioner

**\$735,245.61 revenue vs. \$328,802.15 expenses**

Total Annual Revenue for City:	<b>\$45,958.16 (\$735,245.61)</b> City revenues <b>\$120,192.84</b> Utilities
Total Annual Cost to City:	<b>\$328,802.15</b> at build-out for City services
Total One-time Revenue to City:	<b>\$719,250.00 (**\$1,366,164.00)</b> (\$1,748,805 w/RIF)
Total One-time Cost to City:	<b>\$0</b> Utilities