

RESOLUTION NO. 2017 – 06


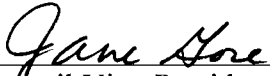
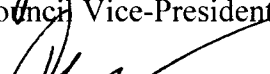
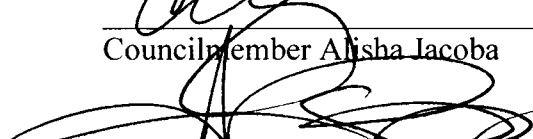
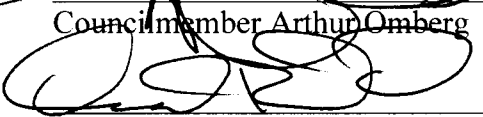
A RESOLUTION ADOPTING THE FISCAL PLAN
FOR THE ANNEXATION OF ADJACENT AND CONTIGUOUS TERRITORY
LOCATED AT 418 OLD STATE ROAD 46

WHEREAS, the owners of the property located at 418 Old State Road 46 consisting of 231.27 acres have petitioned the Town to have their properties annexed into the Town of Nashville, and that said properties are adjacent and contiguous to the Town;

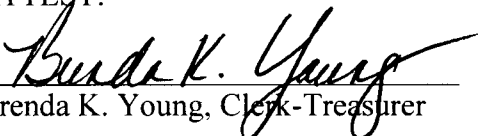
WHEREAS, the Town has secured and reviewed a Fiscal Plan for said annexation from the accounting firm of Umbaugh and Associates, dated SEPTEMBER 20, 2017, a copy of which is attached to this resolution and incorporated herein by reference.

BE IT HEREBY RESOLVED that said Fiscal Plan is approved and adopted as the Fiscal Plan for the annexation of the properties located at 418 Old State Road 46.

PASSED AND ADOPTED by the Nashville Town Council this 21st day of SEPTEMBER, 2017.

 Council President Charles B. King	<input checked="" type="radio"/> yea	<input type="radio"/> nay	<input type="radio"/> abstain
 Council Vice-President Jane Gore	<input checked="" type="radio"/> yea	<input type="radio"/> nay	<input type="radio"/> abstain
 Councilmember Alisha Jacoba	<input checked="" type="radio"/> yea	<input type="radio"/> nay	<input type="radio"/> abstain
 Councilmember Arthur Omberg	<input checked="" type="radio"/> yea	<input type="radio"/> nay	<input type="radio"/> abstain
 Councilmember David Rudd	<input checked="" type="radio"/> yea	<input type="radio"/> nay	<input type="radio"/> abstain

ATTEST:


Brenda K. Young, Clerk-Treasurer

**ANNEXATION FISCAL PLAN
FOR THE
TOWN OF NASHVILLE**

BIG WOODS 2 ANNEXATION

September 20, 2017

Prepared by:

UMBAUGH
Certified Public Accountants, LLP
Indianapolis, Indiana

TABLE OF CONTENTS

	<u>Page(s)</u>
Introduction	1 - 2
Section I	
Area Description	
A. Location, Area Size and Contiguity	3
B. Current Land Use	3
C. Zoning	3
D. Current Population	3
E. Real Property Assessed Valuation	3
Section II	
Non-Capital Services	
A. Cost of Services	4
B. Police Protection	4
C. Fire Protection	4
D. Emergency Medical Services	5
E. Street Maintenance	5
F. Storm Drainage	5
G. Governmental Administrative Services	6
Section III	
Capital Improvements	
A. Cost of Services	7
B. Water Service	7
C. Wastewater Service	7
D. Stormwater and Drainage	8
E. Street Construction	8
F. Sidewalks	8
Section IV	9
Section V	10
Assumed Indebtedness	
Appendix I	
Estimated Assessed Value and Tax Rate Impact	11
Parcel List	12
Appendix II	
Map and Legal Description of Annexation Area	

INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of parcels to the north of the existing corporate limits on the east side of Nashville (the "Annexation Area"). The Annexation Area is adjacent to the Town of Nashville (the "Town"). The requirements of the code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the Town Council. The Indiana Code states that this fiscal plan must include and provide:

- 1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
- 2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
- 3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
- 4) That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density;
- 5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, 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;
- 6) The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation;
- 7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation;

INTRODUCTION

- 8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and
- 9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:
 - (A) The name of the owner of the parcel.
 - (B) The parcel identification number.
 - (C) The most recent assessed value of the parcel.
 - (D) The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the Town's various administrative offices and the Town's financial advisors, Umbaugh. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the Town for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the Town Council.

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is located on the north side of the existing corporate boundaries on the east side of the Town. A map and legal description of the area to be annexed has been included in attached Appendix II.

The Annexation Area is approximately 231 acres. The perimeter boundary of the Annexation Area is over 12.5% contiguous to the existing corporate boundaries of the Town.

B. Current Land Use

The Annexation Area consists of timber/agricultural land.

C. Zoning

Existing Zoning: R1

Proposed Zoning: R1 and General Business

D. Current Population

The current population of the Annexation Area is estimated at 0, as there does not appear to be any occupied homes within the Annexation Area.

E. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$31,700. This represents the assessed value as of January 1, 2016 for taxes payable 2017.

SECTION II

NON-CAPITAL SERVICES

A. Cost of Services

The current standard and scope of non-capital services being delivered within the Town and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing Town's municipal boundary.

The Town will provide all non-capital services to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the Town regardless of topography, patterns of land use, and population density.

B. Police Protection

The Brown County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. The Nashville Metropolitan Police Department ("NMPD") currently provides backup services to County Officers in the Annexation Area because of its proximity to the Town and the Police Station. However, all non-capital services of the NMPD will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The NMPD's primary purpose is the prevention of crime. The department consists of a Chief of Police, assistant Chief, 4 full-time officers, 5 part-time officers, 4 reserve officers and a Crisis Intervention Advocate. The NMPD patrols within the boundaries of the Town on a daily basis and responds to all alarm calls. The NMPD does not distinguish between different areas of the Town. The same services are provided throughout the Town. Due to the location and character of the Annexation Area, the Town does not anticipate any additional costs for the provision of services upon annexation.

C. Fire Protection

The Annexation Area is currently served by the Brown County Volunteer Fire Department ("BCVFD"). The BCVFD serves all of the Town of Nashville and Washington Township. The BCVFD provides fire, rescues and medical first-responder protection to 5,000 residents and 102 square miles. Given that service is already provided by BCVFD to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

D. Emergency Medical Services

Currently, the BCVFD and Columbus Regional Hospital provide emergency medical services to the Annexation Area. These services include, but are not limited to, emergency medical response. Given that service is already provided by the BCVFD and Columbus Regional Hospital to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

E. Street Maintenance

The Annexation Area currently contains approximately 0.32 miles of new streets that the Town will be responsible for maintaining. All non-capital services of the Nashville Street Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Nashville Street Department is responsible for maintaining streets and roads, signs, storm sewers, and right-of-ways. It performs street sweeping, snow removal, leaf and limb collection and street paving and repairs. A four-way stop is ~~expected~~^{may} be developed on the border of the Annexation Area, and it is anticipated that the developer will be responsible for any associated costs. Due to the minimal additional road mileage the Town will be responsible for maintaining, the Town anticipates negligible additional costs for the provision of street maintenance services upon annexation. Any increases in costs will be paid out of the MVH Fund, which will realize a small increase in revenues due to the additional road miles.

F. Storm Drainage

Stormwater and drainage facilities throughout the Annexation Area will be consistent with the Town's current stormwater and drainage system throughout the Town. The Town and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the Town. Any future development in the area will have to have their stormwater plan approved by the Town, and any associated stormwater and drainage costs will be borne by the developers. Nevertheless, all non-capital services of the Town will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

G. Governmental Administrative Services

The Town does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the Town's offices, agencies and departments. All non-capital services of the administration of the Town will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Governmental Administrative Services of the Town include, but are not limited to, the services provided by the following:

- Town Manager's Office
- Town Council
- Arts & Entertainment Commission
- Development Review Commission
- Redevelopment Commission
- Clerk-Treasurer's Office
- Main Street Committee
- Nashville Tree Board
- Parking and Public Facilities / Food & Beverage Commission

SECTION III

CAPITAL IMPROVEMENTS

A. Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing Town's corporate limits.

Consistent with applicable federal, state, and local laws, the Town will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the Town regardless of topography, patterns of land use, and population density. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than January 1, 2018.

B. Water Service

The Annexation Area is currently not served by any water utility. The Nashville Water Department provides water service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of any hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Water Utility is a separate proprietary fund of the Town that maintains separate books and records, and extensions in service will be borne by the respective property owner or developer. Regardless, to the extent that it is within the Town's rights, all capital services of the Water Department will be extended to the Annexation Area immediately upon request in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

C. Wastewater Service

The Annexation Area is currently not served by any sewage works. Nashville Sewage Works provides sewer service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Sewage Works is a separate proprietary fund of the Town that maintains separate books and records, and extensions in service will be borne by the respective property owner or developer. Regardless, to the extent that it is within the Town's rights, all capital services of the Wastewater Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION III

(Cont'd)

CAPITAL IMPROVEMENTS

D. Stormwater and Drainage

Stormwater and drainage facilities throughout the Annexation Area will be consistent with the Town's current stormwater and drainage system throughout the Town. The future development in the Annexation Area will have to have their stormwater plan approved by the Town, and any associated stormwater and drainage costs will be borne by the developers, therefore it is not anticipated that there will be any additional cost to the Town. Regardless, all capital services of the Town will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

E. Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable Town Code. The existing streets within the Annexation Area are in very similar condition to existing Town streets; it is not anticipated that any additional costs will be required to improve them to Town standards. Regardless, all capital services of the Nashville Street Department, including evaluation and construction services, will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

F. Sidewalks

Sidewalks are typically initially installed by developers as part of a subdivision. Currently, there is a mix of areas within the Town with and without sidewalks. There are currently no plans or requirements of the Town to provide additional sidewalks in the Annexation Area. The developer will be responsible for sidewalks in any new developments within the Annexation Area. Regardless, all capital services of the Town will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION IV

FISCAL IMPACT

Due to the current municipal tax exemption of the Annexation Area due to agricultural assessment, the net assessed value for the Town will not increase. Property tax controls instituted by the 2002 Indiana General Assembly limit the Town to a levy increase equal to the six-year average non-farm income (4.0% for the 2018 budget year) annually for most funds.

It is assumed that the effective date of this annexation will be no later than January 1, 2018. Based on the assumed effective date, Annexation Area property owners will not pay property taxes to the Town until 2018 payable 2019. However, the Town will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be negligible additional costs to the Town as a result of the annexation. Also, it is anticipated that the Town will not realize an increase in its levy as a result of the annexation; therefore, there is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

Due to the property in the Annexation Area being tax-exempt due to agricultural assessment, there are no impacts to tax rates or tax levies on other units.

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the Town will assume and pay any unpaid bonds or other obligations of Washington Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Washington Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the Town is already liable for the indebtedness.

There is no debt currently outstanding for Washington Township.

Appendix I

TOWN OF NASHVILLE, INDIANA

BIG WOODS 2 ANNEXATION

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT

(Assumes first year of tax collections from Annexation Area is 2018 pay 2019)

<u>Assessment Year</u>	<u>Estimated Net Assessed Value of Annex. Area</u>	<u>Estimated Net Assessed Value of Town</u>	<u>Total Est. Net Assessed Value of Town</u>	<u>Est. Property Tax Levy of Town</u>	<u>Total Est. Property Tax Rate</u>
	(1)	(2)	(3)	(4)	(5)
2016 Pay 2017	N/A	\$125,898,129	\$125,898,129	\$449,456	\$0.3570
2017 Pay 2018	N/A	125,898,129	125,898,129	464,931	0.3693
2018 Pay 2019	\$0	125,898,129	125,898,129	479,416	0.3808
2019 Pay 2020	-	125,898,129	125,898,129	493,589	0.3921
2020 Pay 2021	-	125,898,129	125,898,129	510,830	0.4057
2021 Pay 2022	-	125,898,129	125,898,129	528,312	0.4196

- (1) Assumes that the Annexation Area continues to be assessed as agricultural and therefore is municipal tax-exempt.
- (2) Assumes the assessed value for the Town of Nashville, excluding the Annexation Area, grows at a rate of 0%.
- (3) Represents the net assessed value for the Town, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase at an annual growth factor of 4.0% for 2018, 3.6% for 2019, 3.4% for 2020, 4.0% for 2021, and 3.9% for 2022.
- (5) Based on the Est. Property Tax Levy of Town divided by the Total Est. Net Assessed Value of Town.

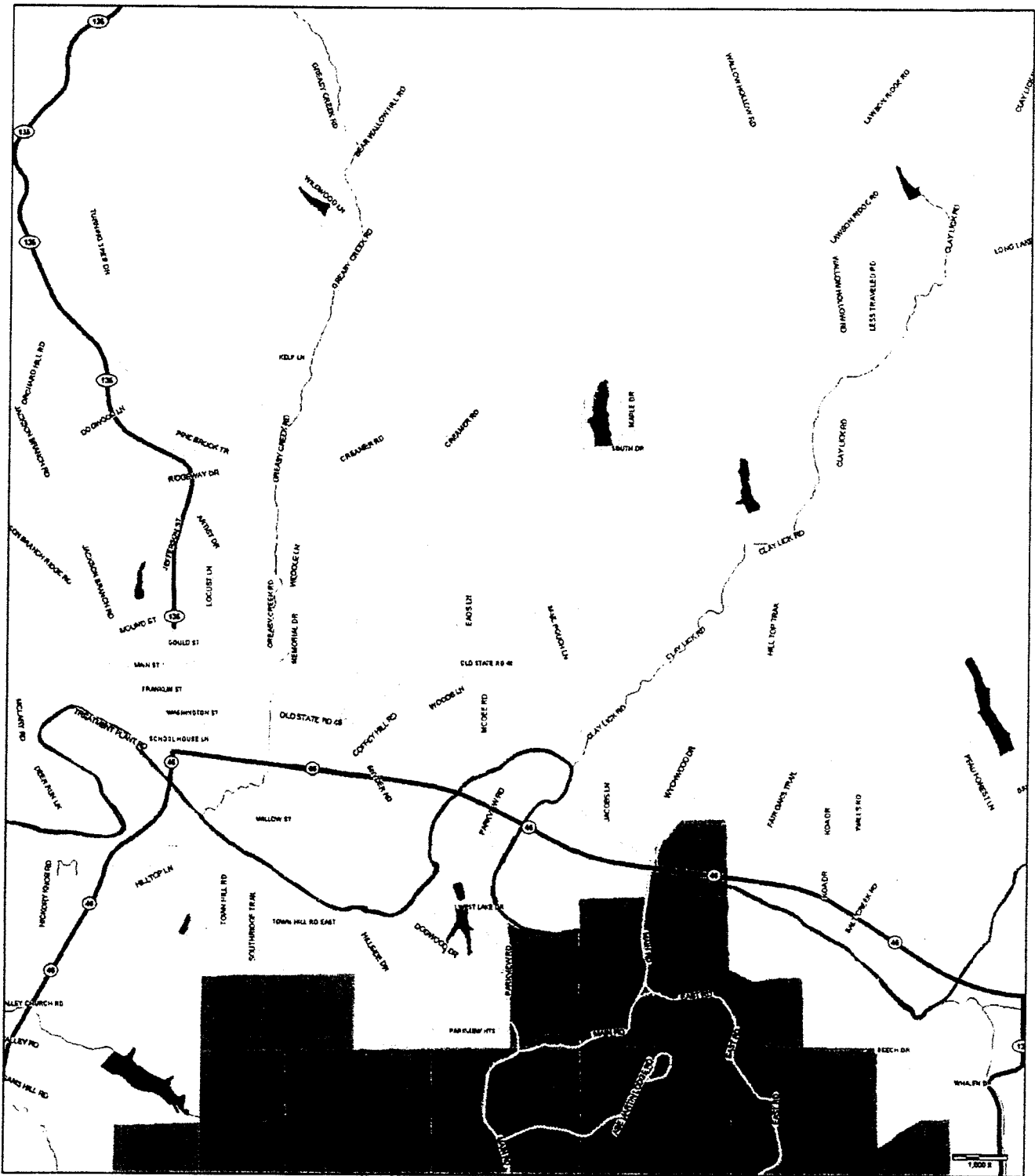
TOWN OF NASHVILLE, INDIANA

BIG WOODS 2 ANNEXATION

PARCEL LIST

<u>Parcel ID</u>	<u>Owner</u>	<u>'16 Pay '17 Net Assessed Value</u>	<u>Remonstrance Waiver</u>
07-07-17-300-123.000-004	RT4 LLC	<u>\$31,700</u>	N

Appendix II



Appendix II
 Map and Legal Description of Annexation Area

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

PARCEL NO. 1:

A part of the Southwest quarter of Section 17, a part of the Northeast quarter of Section 19 and a part of the Northwest quarter of Section 20, all in Township 9 North, Range 3 East, Brown County, Indiana, bounded and described as follows:

Beginning at a stone marking the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 17;
thence with the North line of said quarter quarter section South 88 degrees 16 minutes 08 seconds East for 1349.31 feet and to a stone marking the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17;
thence with North line of said quarter quarter section South 88 degrees 52 minutes 36 seconds East for 1380.79 feet and a stone marking the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 17;
thence with the East line of said quarter quarter section South 00 degrees 07 minutes 02 seconds West for 1362.46 feet and to a stone marking the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 17;
thence with the East line of said quarter quarter section South 00 degrees 54 minutes 36 seconds West for 1344.01 feet and to a stone marking the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 20;
thence with the East line of said quarter quarter section South 00 degrees 08 minutes 34 seconds West for 229.36 feet and to a stone marking the Northeast corner of Mail Pouch Hill Subdivision; thence with the North line of said Subdivision, North 88 degrees 28 minutes 37 seconds West for 1345 feet and to a 5/8 inch iron pin marking the Northwest corner of said Subdivision;
thence North 00 degrees 26 minutes 07 seconds East for 229.62 feet and to a stone marking the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 17;
thence with the South line of said quarter quarter section North 88 degrees 57 minutes 14 seconds West for 456.54 feet and to a 5/8 inch iron pin;
thence leaving said South quarter quarter section line North 44 degrees 12 minutes 14 seconds West for 64.50 feet and to a 5/8 inch iron pin;
thence South 87 degrees 55 minutes 09 seconds West for 141.55 feet and to a 5/8 inch iron pin;
thence South 42 degrees 07 minutes 46 seconds West 50.00 feet and to a 5/8 inch iron pin marking the Northeast corner of the West half of the Northwest quarter of the Northwest quarter of said Section 20 and the Northeast corner of Hoosier Highlands Subdivision;
thence with the Northwest line of said Subdivision the following 10 courses:
South 51 degrees 29 minutes 58 seconds West for 259.82 feet and to a 1 inch iron pipe;
thence South 00 degrees 23 minutes 35 seconds West for 170.94 feet and to a 5/8 inch iron pin;
thence South 88 degrees 14 minutes 27 seconds West for 170.39 feet and to a 1 inch iron pipe, passing a 1 inch iron pipe at 40.58 feet;
thence South 54 degrees 26 minutes 44 seconds West for 221.85 feet and to a 1 inch iron pipe;
thence South 22 degrees 01 minute 14 seconds West for 119.54 feet and to a 1 inch iron pipe;
thence South 12 degrees 27 minutes 48 seconds West for 220.18 feet and to a 1 inch iron pipe;
thence South 68 degrees 44 minutes 01 second West for 161.23 feet and to a 1 inch iron pipe;
thence South 70 degrees 33 minutes 18 seconds West for 132.55 feet to a 1 inch iron pipe;
thence North 86 degrees 56 minutes 42 seconds West for 149.80 feet and to a 5/8 inch iron pin;

thence South 00 degrees 24 minutes 46 seconds West for 475.40 feet and to a 5/8 inch iron pin on the North right-of-way of Old State Road 46, passing a 1 inch iron pipe at 458.90 feet;
thence with said North right-of-way the following six courses:
South 61 degrees 44 minutes 28 seconds West for 54.24 feet;
thence South 50 degrees 45 minutes 08 seconds West for 1189.34 feet;
thence South 60 degrees 22 minutes 31 seconds West for 103.48 feet;
thence South 72 degrees 45 minutes 31 seconds West for 128.68 feet;
thence South 89 degrees 04 minutes 16 seconds West for 86.46 feet;
thence North 78 degrees 07 minutes 23 seconds West for 91.94 feet and to a 5/8 inch iron pin;
thence leaving said North right-of-way North 24 degrees 54 minutes 13 seconds East for 966.33 feet and to a stone marking the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 19;
thence with the East line of said quarter quarter section North 00 degrees 12 minutes 28 seconds East for 1358.54 feet and to a stone marking the Northwest corner of said quarter quarter section;
thence with the North line of said quarter quarter section South 89 degrees 34 minutes 24 seconds East for 1345.75 feet and to a stone marking the Southwest corner of the Southwest quarter of said Section 17;
thence with the West line of said quarter section North 00 degrees 10 minutes 08 seconds West for 2713.44 feet and the point of beginning, passing a 5/8 inch iron pin marking the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 17 at 1356.72 feet, containing 168.51 acres, more or less, in Section 17; 50.38 acres, more or less, in Section 19; and 12.38 acres, more or less, in Section 20; being 231.27 acres in total, more or less.

PARCEL NO. 2:

ALSO, a Non-Exclusive, Perpetual ingress/egress easement over Highland Drive in Hoosier Highlands Subdivision, the plat of which is recorded in Miscellaneous Record No. 7, page 164, and now found in Plat Cabinet No. 1, Sleeve 265A, in the office of the Recorder of Brown County, Indiana.