



MEMORANDUM

Date: February 21, 2022

From: Ross Hilleary, Assistant Director

To: Honorable Members of the City Council

Re: Fiscal Plan – Courtyards of Fishers PUD Annexation

This document shall serve as the official Fiscal Plan for the Courtyards of Fishers PUD, a 100% voluntary annexation, as required by Indiana Code 36-4-3-13-d. The Fiscal Plan must show the following, as taken from Indiana Code:

(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.”

- A. Police Department – Currently, the Hamilton County Sheriff’s Department is primarily responsible for law enforcement on these properties. Upon annexation of this area, the Fishers Police Department would be responsible for law enforcement. The agency would need to respond to potential emergency calls regarding theft or other criminal activity. The agency would be able to respond to any calls as part of its current operating budget, and the new residential development would not cause any financial hardship to the agency. There is no additional direct cost to the Police Department resulting from this annexation, as the agency currently services the surround areas adjacent to the new residential development.
- B. Fire Department – Under an interlocal agreement with Fall Creek Township, the Fishers Fire Department already provides fire protection and emergency medical services (EMS) to this property. Therefore, there is no additional cost to the Fire Department resulting from this annexation.
- C. Public Works Department – E 113th Street (partial) along the frontage of the property had not been annexed along with Southeastern Parkway (partial) along the frontage of the property had not been annexed. This 770’ length along E 113th Street and 1300’ length along Southeastern Parkway will be annexed as part of the annexation, as it is required by state law. Additionally, the City of Fishers Public Works Department would be responsible for maintenance of all local streets to be constructed in the subdivision. The roadways, after being constructed by the developer, should last for 10-15 years before needing maintenance. Therefore, major road maintenance should not be incurred by the City until 2039 at the earliest. The cost to maintain E 113th Street (770’) in this area is approximately \$476 per year and to maintain Southeastern Parkway (1300’) in this area is approximately \$837 per year on a provided estimate of \$1,700 per lane mile per year from the Public Works Department). This includes road salt,

plowing, storm cleanup, flood cleanup, and responding to traffic needs (temporary signage, light tower, crash cleanup, etc.).

Trash collection is handled by private contractors and is not in the tax base.

The sewage collection system for this property after development will be handled by the City of Fishers as we have acquired SAMCO/Hamilton Southeastern Utilities.

The Public Works Department also will be responsible for maintenance of the storm sewer system.

- D. Planning & Zoning Department – The Planning & Zoning Department already provides planning and zoning services to unincorporated Hamilton County in this area (per Ordinance No. 111208, adopted November 12, 2008). Therefore, no additional costs will be incurred.
- E. Fishers Parks – No new city parks are planned with this development. Although residents of the new subdivision will use city park facilities in the area, no direct additional costs will be incurred by Fishers Parks Department.
- F. Administration, Controller, Engineering, Information Technology – No additional costs to those departments will be incurred as a result of this annexation.

(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.”

The expenses for this subdivision can be paid from the General Fund as part of general operating costs for the Police Department and Public Works Department. No specific earmark is needed.

According to the developer, the estimated average size of each home will be approximately 2,700 square feet. The estimated average market value of each home will be approximately between \$425,000 and \$650,000 with an expected average of \$575,000. Revenues would be received from the following sources: Property Taxes, County Option Income Taxes (COIT), Alcoholic Beverage Taxes, Cigarette Taxes, Vehicle Excise Taxes, Motor Vehicle Highway Taxes, and Local Road & Street Taxes.

(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.”

Sewer service (City of Fishers) = N/A
Water service (Citizens Energy Group) = N/A
Electricity service (Duke Energy) = N/A
Phone/Internet service (AT&T / Metronet) = N/A
Cable service (Comcast) = N/A

Note, all services will be provided by the developer for the new subdivision.

(4) “That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.”

All such services would be provided to the property immediately upon the effective date of the annexation, which is 30 days following approval by City Council, and after the petition is recorded with the Hamilton County Recorder’s Office. The effective date of this annexation is anticipated to be approximately September 1, 2024.

- (5) **“That services of a capital 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 and 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.”**

All such services have been provided.

- (6) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. 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.”**

Below is a list of anticipated tax rates and categories affecting the new subdivision:

	2021 Tax Rate	2022 Tax Rate	2023 Tax Rate	2024 Tax Rate	2025 Tax Rate
County	0.2754	0.2754	0.2754	0.2754	0.2754
Township	0.0036	0.0036	0.0036	0.0036	0.0036
School District	1.2521	1.2521	1.2521	1.2521	1.2521
City	N/A	N/A	N/A	N/A	N/A
Library	.0583	.0583	.0583	.0583	.0583
Solid Waste	0.0030	0.0030	0.0030	0.0030	0.0030

- (7) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. 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.”**

Below is a list of anticipated property tax revenue to the City of Fishers over the next 4 years. There is a one-year lag between the time taxes are assessed and collected by the City.

	2022 (undeveloped)	2023 (undeveloped)	2024 (0 homes)	2025 (50 homes)	2026 (50 homes)
City revenue	\$0	\$0	\$0	\$287,500	\$287,500

- (8) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. 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.”**

This annexation will not affect other “political subdivisions” in the county not part of this annexation.

- (9) **“This subdivision applies to a fiscal plan prepared after June 30, 2015. 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.”**

Becker, David & Christine

(B) "The parcel identification number."

County Parcel No. 13-16-00-00-004.001

(C) "The most recent assessed value of the parcel."

13-16-00-00-004.001: \$31,900 total gross assessed value (January 1, 2021)
 \$31,900 assessed value: Land (January 1, 2021)
 \$0 assessed value: Improvements (January 1, 2021)