

Common Council

Agenda Item

Cover Sheet

MEETING DATE: February 11, 2025

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

ITEM or ORDINANCE: #RC-7-25

PRESENTED BY: Joyceann Yelton

- Information Attached
- Verbal
- No Paperwork at Time of Packets

RESOLUTION NO. RC-7-25

**A RESOLUTION ESTABLISHING A FISCAL PLAN FOR THE ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

**Gatewood Lakes
Super-Voluntary Annexation**

WHEREAS, the City of Noblesville (the "City"), Indiana, is desirous of the annexation of certain territory into its municipality as provided by a "super-voluntary annexation" application; and

WHEREAS, the area to be annexed is located east of Olio Road, north and south of E. 156th Street, west of Cyntheanne Road, and north of E. 146th Street in Wayne Township, Hamilton County, Indiana as described in in **Exhibit A** (Legal Description) and **Exhibit B** (Annexation Territory);

WHEREAS, pursuant to Indiana Code 36-4-3-13(d), the Common Council of the City of Noblesville, Indiana, is required to adopt a written fiscal plan prior to the passage of such annexation ordinance, and prior to annexation of property under IC. 36-4-3; and

WHEREAS, the City of Noblesville has had prepared such fiscal plan outlining the City's intent to provide services to the newly annexed area pursuant to Indiana law and that the plans are attached hereto as **Exhibit C**.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville meeting in regular session that the fiscal plan as **Exhibit C** is hereby approved and adopted for the area sought to be annexed.

ADOPTED this _____ day of _____, 2025.

COMMON COUNCIL

AYE	COUNCIL	NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____
 Evelyn L. Lees, City Clerk

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Presented by me to the Mayor of the City of Noblesville, Indiana this _____ day
of _____, 20_____ at _____ M.

Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Joyceann Yelton, Declarant

Prepared by: Joyceann Yelton, Development Services Manager, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325

EXHIBIT A

ANNEXATION DESCRIPTION

PART OF SECTIONS 12 AND 13, TOWNSHIP 18 NORTH, RANGE 5 EAST AND SECTIONS 7 AND 18, TOWNSHIP 18 NORTH, RANGE 6 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST 2645.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 54 MINUTES 31 SECONDS WEST 2651.69 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 1965.00 FEET TO THE SOUTHWEST CORNER OF THE PRICE PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2015039844 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST 260.00 FEET; (2) NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 265.00 FEET; (3) SOUTH 89 DEGREES 54 MINUTES 31 SECONDS WEST 260.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 419.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 2653.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 57 MINUTES 53 SECONDS EAST 2641.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 52 MINUTES 37 SECONDS EAST 1321.55 FEET TO THE SOUTHWEST CORNER OF THE VERBRYCK PARCEL AS DESCRIBED IN BOOK 216 PAGE 290 IN SAID RECORDER'S OFFICE; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 00 DEGREES 22 MINUTES 32 SECONDS WEST 983.34 FEET; (2) NORTH 89 DEGREES 36 MINUTES 51 SECONDS EAST 1321.32 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 23 MINUTES 09 SECONDS WEST 483.86 FEET TO THE NORTHWEST CORNER OF THE GATEWOOD FARMS, INC. PARCEL AS DESCRIBED IN BOOK 330 PAGE 499 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE PERIMETER OF THE GATEWOOD FARMS, INC. PARCEL AS DESCRIBED IN BOOK 324 PAGE 178 THE FOLLOWING TWO (2) COURSES: (1) NORTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 1684.11 FEET; (2) NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST 1335.08 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE NORTH 89

DEGREES 43 MINUTES 55 SECONDS EAST 997.92 FEET TO THE NORTHEAST CORNER OF SAID QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 05 MINUTES 37 SECONDS EAST 2670 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 43 MINUTES 20 SECONDS WEST 2670.23 FEET TO THE SOUTHWEST CORNER OF QUARTER; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 SOUTH 00 DEGREES 23 MINUTES 09 SECONDS EAST 143.72 FEET TO THE NORTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 675.21 FEET TO THE NORTHWEST CORNER OF THE ENTRUST GROUP PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2015067136 IN SAID RECORDER'S OFFICE; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89 DEGREES 54 MINUTES 08 SECONDS EAST 1518.92 FEET; (2) SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 1831.02 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 1160.21 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 37 MINUTES 38 SECONDS EAST 2659.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 07 MINUTES 20 SECONDS EAST 700.40 FEET TO THE NORTH LINE OF THE ROUSH PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016062540; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89 DEGREES 14 MINUTES 25 SECONDS WEST 357.96 FEET; (2) SOUTH 00 DEGREES 58 MINUTES 50 SECONDS WEST 425.07 FEET; (3) SOUTH 65 DEGREES 56 MINUTES 35 SECONDS EAST 91.92 FEET; (4) SOUTH 01 DEGREES 21 MINUTES 15 SECONDS WEST 170.96 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST 401.00 FEET TO THE CENTERLINE OF MUD CREEK (NOW EXISTING AS A BURIED FIELD TILE WHICH BECOMES AN OPEN DITCH AND CREEK SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER); THENCE ALONG SAID CENTERLINE THE FOLLOWING (11) COURSES; (1) SOUTH 38 DEGREES 20 MINUTES 32 SECONDS WEST 103.75 FEET; (2) SOUTH 52 DEGREES 23 MINUTES 14 SECONDS WEST 107.93 FEET; (3) SOUTH 49 DEGREES 34 MINUTES 27 SECONDS WEST 133.55 FEET; (4) SOUTH 60 DEGREES 10 MINUTES 16 SECONDS WEST 313.46 FEET; (5) SOUTH 57 DEGREES 50 MINUTES 44 SECONDS WEST 310.74 FEET; (6) SOUTH 63 DEGREES 40 MINUTES 43 SECONDS WEST 174.41 FEET; (7) SOUTH 77 DEGREES 06 MINUTES 56 SECONDS WEST 106.55 FEET; (8) SOUTH 88 DEGREES 22 MINUTES 58 SECONDS WEST 555.17 FEET; (9) SOUTH 74 DEGREES 55 MINUTES 43 SECONDS WEST 103.77 FEET; (10) SOUTH 53 DEGREES 57 MINUTES 02 SECONDS WEST 95.08 FEET; (11) SOUTH 41 DEGREES 27 MINUTES 35 SECONDS WEST 283.21 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 11 MINUTES 55 SECONDS WEST 1483.01 FEET TO THE NORTHEAST CORNER OF THE RONALD AND SALLY THIEME PARCEL AS

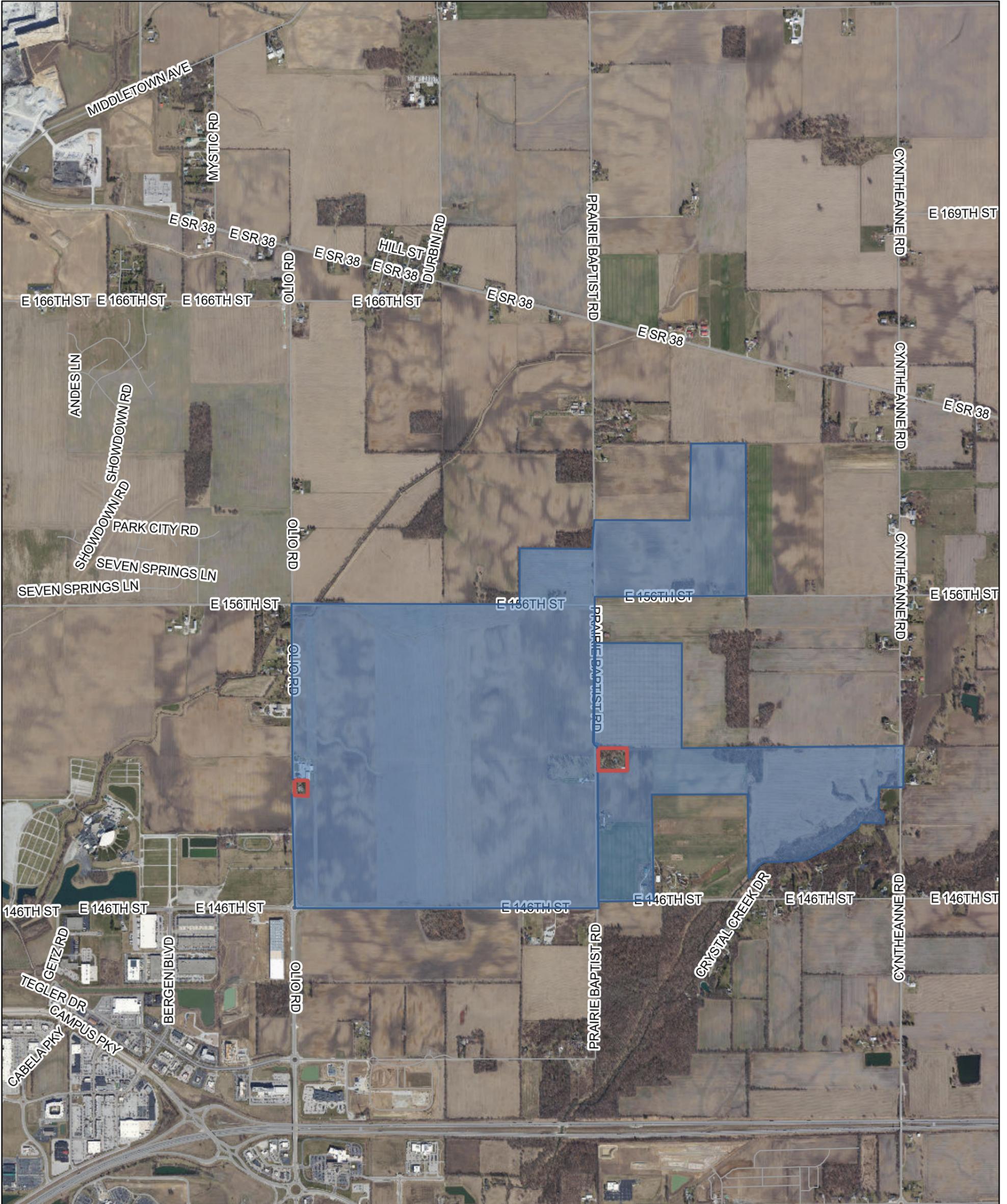
DESCRIBED IN INSTRUMENT NUMBER 2016049006 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 45 MINUTES 36 SECONDS WEST 1686.82 FEET TO THE EAST LINE OF THE MARTIN, MARSHA, AND MATHEW THIEME PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 200000030627 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 48 MINUTES 53 SECONDS EAST 1856.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 27 SECONDS WEST 983.94 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF SOUTH 03 DEGREES 16 MINUTES 49 SECONDS EAST 127.63 FEET TO THE POINT OF BEGINNING CONTAINING 1033.3 ACRES, MORE OR LESS.

ALSO,

THE PUBLIC RIGHT-OF-WAYS FOR CYNTHEANNE ROAD, 146TH STREET, PRAIRIE BAPTIST ROAD, 156TH STREET, AND OLIO ROAD ADJACENT THEREOF.

EXCEPTING THEREFROM:

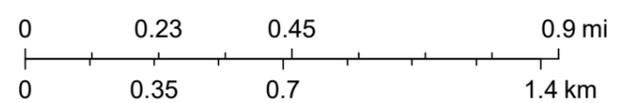
LOT 1 IN SUNNYFIELD ESTATES THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2012077388 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, IN.



2/6/2025, 12:13:20 PM

— HamCo911 - Centerlines

1:19,200



**ANNEXATION FISCAL PLAN
FOR THE
CITY OF NOBLESVILLE, INDIANA**

*Prairie Baptist and Gatewood
Gatewood Farms
Henke / Lennar Development*

November 14, 2024

Prepared by:

KROHN
&
— ASSOCIATES —
CPAS AND CONSULTANTS

CITY COUNCIL & ADMINISTRATION

Noblesville City Council

Mr. Evan Elliott, At-Large
Mr. Darren Peterson, At-Large
Mr. Pete Schwartz, At-Large
Mr. Mike Davis, District 1
Mr. Todd Thurston, District 2
Mr. Aaron Smith, District 3
Mr. Mark Boice, District 4
Mr. David Johnson, District 5
Ms. Megan Wiles, District 6

Mayor

The Honorable Chris Jensen

Chief Financial Officer/Controller

Mr. Jeff Spalding

Municipal Departments and Areas Covered in this Fiscal Plan

Mayor
Controller
Administration
Fire/EMS
Police
Board of Public Works & Safety

Street and Road Maintenance
City Court
Engineering
Parks Department
Planning & Development Department
Human Resources



INTRODUCTION

The following fiscal plan (the “Fiscal Plan”) is for the proposed super voluntary annexation of sixteen parcels on the east side of the City of Noblesville (the “City”) (the “Annexation Area”). The requirements of the Indiana Code mandate the development and adoption of a written Fiscal Plan and the establishment of a definite policy by resolution of the Common Council. Pursuant to Indiana Code Section 36-4-3-13(d), the Fiscal Plan will include the following:

- (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 to the annexed territory 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 to 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.
- (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.
- (9) A list of all parcels of property in the annexation territory and the following information regarding each parcel.

INTRODUCTION

(Cont'd)

A list of all parcels of property in the annexation territory and the following information regarding each parcel:

- The name of the owner of the parcel;
- The parcel identification number;
- The most recent assessed value of the parcel; and
- The existence of known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. This Fiscal Plan was developed through the cooperative efforts of the City's various administrative staff and an analysis provided by O.W. Krohn & Associates LLP of the proposed Annexation Area.

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

AREA DESCRIPTION

Jurisdiction - Location, Area Size and Contiguity

The proposed Annexation Area is located on the east side of the City along Prairie Baptist Road. The existing corporate boundaries of the City surround this property. A legal description is included with the Annexation Resolution and as part of Appendix I herein. The Annexation Area totals approximately 1,018.72 acres. At least 1/8th of the external boundaries of the Annexation Area are contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of 1,018.72 acres of agricultural land zoning with three occupied residential properties as of January 1, 2024.

Zoning

The existing zoning for the parcels is mostly Agricultural with some Residential. The proposed zoning for the Annexation Area to become a mixed-use development with Commercial and Residential aspects.

Current Population

The estimated current population of the Annexation Area is 10.92, as there are four occupied homes within the Annexation Area.

Real Property Assessed Valuation

The actual net assessed valuation for land and improvements in the Annexation Area is \$3,387,893. This represents the assessed value as of January 1, 2024, for taxes payable in 2025.

Plan for the Area

The plan for the Annexation Area is the mixed-use development by Lennar and Henke Development Group to include commercial shopping and dining, retail and office uses, together with a diverse array of home options for all generations and accompanying amenities, including multi-family dwellings; townhouses (and other attached dwellings)(approximately 500 in total); low maintenance lifestyle homes (approximately 522); as well as traditional single family homes (approximately 2,200-2,400) The development, named Gatewood Lakes, will provide amenities that include over 140 acres of planned Greenspace, Blueways and Parks; a mini marina with light watercraft options, and over 20 miles of scenic trails for walking, biking, and connecting with nature. The developers have indicated that approximately 20% of the total project would be developed in the first 4 years with a total project investment of \$2 billion at completion.

Estimated Assessed Value of Proposed Area to be Annexed

	<u>Estimated Gross Assessed Value</u>	<u>Estimated Net Assessed Value</u>
As of January 1, 2024: Assessed Valuation	\$ 3,684,100	\$ 3,387,893

NON-CAPITAL SERVICES

The current standard and scope of non-capital services being delivered within the City 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 the services that are currently provided within the existing City’s municipal boundary.

The City will provide all non-capital services to the Annexation Area within one (1) year after the effective date of annexation regardless of topography, patterns of land use, and population density.

Police Protection

The City operates and maintains a Police Department serving an area of over 33 square miles. Based upon residential area run statistics maintained by the Department and the Developer’s construction expectations, it is anticipated that approximately 1,800 new calls could be required after the first four years of completed development. This volume could be covered by three additional officers and the associated marginal costs are included in Appendix I illustration on page 17. These costs are covered by estimated new property tax revenues.

Fire Protection and Emergency Medical Services

The City operates and maintains a Fire Department and provides EMS services. The Annexation Area is currently served by the Wayne Township voluntary Fire Department. Initial services to the Annexation Area could be provided by Noblesville Station #77 on Olio Road adjacent to the area. Due to growth in the existing City limits, the Fire Department has been building up staffing in its annual budgets and related forward looking fiscal plans. The new property tax revenue from the Annexation Area would further supplement this build up. The Appendix I illustration on page 17 demonstrates the new property tax revenues available for this purpose.

Street & Road Maintenance

The Annexation Area is comprised of sixteen parcels with approximately 3 miles of existing roads that border or cross through the area. All non-capital services of the Noblesville Street Department (“NSD”) will be made available in the Annexation Area within one (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 City. The annexation should not have a material impact on street maintenance and the NSD’s current budget is deemed adequate to cover maintenance of any new roads. The illustration of additional operating costs in the Appendix I illustration on page 17 demonstrates that after the first four years of completed development, the City could fund up to \$100,000 per year of road maintenance, if needed, in the Annexation Area by new property tax revenues.

NON-CAPITAL SERVICES

(Continued)

Trash Collection and Recycling

The City currently contracts its garbage (refuse) collection and recycling pick up for residential properties with a solid waste management company. Therefore, the City does not anticipate any incremental costs due to annexation.

Street Lighting

The Annexation Area does not currently have any streetlights. The City of Noblesville maintains some public streetlights within the corporate boundaries of the City. Additional street lighting will be the responsibility of the developer. Therefore, there will be no additional costs to the City for maintaining streetlights after the annexation is completed.

Governmental Administrative Services

The City 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 City's offices and departments. The City Administration currently includes a nine (9) member Common Council, a Clerk, Controller, City Court, Planning & Development and Human Resources. All non-capital services of the administration of the City 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 City.

CAPITAL IMPROVEMENTS

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

The City 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 City regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state, and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than June 30, 2025.

Water Service

The City residents in this area receive water services through Indiana American Water. The costs of all water infrastructure improvements within the Annexation Area will be the responsibility of the developer and the City will not be liable for any additional water-based costs from the development of the Annexation Area or expenditures related to the water service for the Annexation Area. The water utility is user fee based and as such the annexation will not result in a property tax increase.

CAPITAL IMPROVEMENTS

(Continued)

Wastewater Service

The City residents in this area receive wastewater services through Hamilton Southeastern Utilities, Inc. The costs of all wastewater connections within the Annexation Area will be the responsibility of the developer and the City will not be liable for any additional wastewater-based costs from the development of the Annexation Area. Therefore, the City will have no direct capital expenditure requirements to serve or provide wastewater service for the Annexation Area. The wastewater utility is user fee based and as such the annexation will not result in a property tax increase.

Storm Drainage

A storm water drainage system and service will be constructed, in accordance with the City's Storm Water Management Plan, to serve the Annexation Area with all associated costs to be the responsibility of the developer. Storm water drainage infrastructure and easements will conform to the requirements of the City's storm drainage control ordinance and to be dedicated to the City upon completion. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and popularity density.

Street Construction

The Annexation Area does not currently have any streets running through the property. New road construction will be the responsibility of the developer. All capital services of the Street Department will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to the areas inside the corporate limits and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

FISCAL IMPACT

As a result of this annexation, the assessed value for the City will increase by \$3,387,893, initially. Property tax controls instituted by the 2002 Indiana General Assembly limit the City to a property tax levy increase equal to the six-year average non-farm income (4.0% for P2024 budget year) annually for most funds. The net impact of increasing the City's assessed value will result in additional property tax revenues to the City. This assumes continued growth in the existing City limits and annual levy appeals to maintain a flat \$1.10 tax rate.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than June 30, 2025. Based on the assumed effective date, Area property owners will not pay property taxes to the City until 2026 taxes payable in 2027. However, the City will begin providing non-capital municipal service 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 this annexation.

The City of Noblesville currently has \$126,530 of over 65 circuit breaker tax credits and total circuit breaker credits of \$6,696,871, including the 1%-3% circuit breaker tax credits for 2024. The City's circuit breaker credits amount to less than 12% of the total City abstract property tax levy (approximately \$56M). The City has maintained its commitment to taxpayers to keep the total corporate tax rate at \$1.10 since 2020. Future financial plans include the \$1.10 tax rate which was factored into our illustration of on page 13 of tax impact on the City from this annexation and the potential initial development. With continued growth in the existing City limits at 8% per year together with development of the Annexation area, this table shows the growth in City property tax revenue through 2030. The illustration on page 17 highlights the potential property tax revenue from the initial development phase of the Annexation Area and compares the marginal cost estimates for public safety and public works services provided as development is completed. These preliminary estimates indicate that the marginal costs to provide these services would be approximately 30% of the property tax revenue generated. The remaining incremental property taxes would be available to offset inflation and provide for overhead and additional costs.

Wayne Township's current property tax rate of \$0.1885 / \$100 is for fire services provided to Township properties located outside of the City's corporate limits. Once the properties are annexed, they will no longer pay this fire rate and will no longer be served by the Township for fire services. They will pay the City rate to receive City fire services. As displayed under the Summary of Impacts due to Annexation (below), Wayne Township would lose about \$6,386 of its current tax levy due to annexation. Therefore, after the initial annexation, the Township Tax Rate could increase by \$0.0025118 per \$100, a small fraction of a percent of the current Township Fire tax rate - \$0.1885/ \$100, other things being equal. There should be no adverse impact on the other overlapping taxing units, as it is anticipated that growth in net assessed value will be equal to or exceed normal inflation in operating costs. Schools generate the majority of their operating funds from student population. And the County's AV remains intact with or without annexation.

APPENDIX I

Parcel Information

Legal Description

Estimated Assessed Value and Tax Rate Impact from Annexation

Summary of Estimated Additional Costs Due to Annexation

PARCEL INFORMATION

Property Card Information

Parcel #	Owner	1/1/2024 Assessment		Remoistrance Waiver	Pay 2024 Prop.Taxes
		Acreage	Assessed Value		
29-12-18-000-010.000-016	Thieme, Martin & Marsha & Matthew Co Ten	44.64	\$ 184,955	Yes	\$ 2,752.72
29-12-18-000-010-001.016	Thieme, Martin & Marsha & Matthew Co Ten	0.36	\$ 6,200	Yes	\$ 104.54
29-12-18-000-009.000-016	Thieme, Martin & Marsha & Matthew Co Ten	30.99	\$ 70,900	Yes	\$ 996.48
29-12-18-000-001.000-016	Entrust Group Inc FBO Charles N Spartz	60.69	\$ 158,300	Yes	\$ 2,225.66
29-12-18-000-004.000-016	Mussleman, Marilyn B	98.77	\$ 187,800	Yes	\$ 2,638.74
29-12-07-000-009.000-016	Gatewood Farms Inc	70.00	\$ 175,200	Yes	\$ 2,461.70
29-12-07-000-010.000-016	Gatewood Farms Inc	41.32	\$ 106,500	Yes	\$ 1,497.26
29-11-13-000-002.000-016	Gatewood Farms Inc	160.00	\$ 415,100	Yes	\$ 5,832.22
29-11-13-000-003.000-016	Gatewood Farms Inc	160.00	\$ 469,900	Yes	\$ 6,827.02
29-11-13-000-004.000-016	Gatewood Farms Inc	66.28	\$ 178,700	Yes	\$ 3,166.50
29-11-13-000-001.000-016	Gatewood Farms Inc	160.00	\$ 468,100	Yes	\$ 6,801.72
29-11-13-000-005.001-016	Gatewood Farms Inc	28.17	\$ 266,800	Yes	\$ 4,678.94
29-11-13-000-004.002-016	B&B Land Holding II LLC	31.25	\$ 82,800	Yes	\$ -
29-11-13-000-004.001-016	Henke Development Group LLC	31.25	\$ 91,200	Yes	\$ 1,011.66
29-11-12-000-009.000-016	Verbryck, Howard	30.00	\$ 209,000	Yes	\$ 3,203.60
29-12-18-000-010.002-016	Thieme, Martin B & Marsha B	5.00	\$ 316,438	Yes	\$ 4,613.84

LEGAL DESCRIPTION

Part of Sections 12 and 13, Township 18 North, Range 5 East and Sections 7 and 18, Township 18 North, Range 6 East, of the Second Principal Meridian in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of said Section 13; thence along the South line thereof North 89 degrees 48 minutes 23 seconds West 2645.41 feet to the Southeast Corner of the Southwest Quarter of said Section; thence along the South line thereof South 89 degrees 54 minutes 31 seconds West 2651.69 feet to the Southwest Corner thereof; thence along the West line thereof North 00 degrees 27 minutes 10 seconds West 1965.00 feet to the Southwest Corner of the Price Parcel as described in Instrument Number 2015039844 in the Office of the Recorder of Hamilton County, Indiana; thence along the perimeter of said Parcel the following three (3) courses: (1) North 89 degrees 54 minutes 31 seconds East 260.00 feet; (2) North 00 degrees 27 minutes 10 seconds West 265.00 feet; (3) South 89 degrees 54 minutes 31 seconds West 260.00 feet to the West line of said Southwest Quarter; thence along said West line North 00 degrees 27 minutes 10 seconds West 419.42 feet to the Southwest Corner of the Northwest Quarter of said Section; thence along the West line thereof North 00 degrees 23 minutes 35 seconds West 2653.14 feet to the Northwest Corner thereof; thence along the North line thereof South 89 degrees 57 minutes 53 seconds East 2641.98 feet to the Northwest Corner of the Northeast Quarter of said Section; thence along the North line thereof South 89 degrees 52 minutes 37 seconds East 1321.55 feet to the Southwest Corner of the Verbryck Parcel as described in Book 216 Page 290 in said Recorder's Office; thence along the perimeter of said Parcel the following two (2) courses: (1) North 00 degrees 22 minutes 32 seconds West 983.34 feet; (2) North 89 degrees 36 minutes 51 seconds East 1321.32 feet to the East line of the Southeast Quarter of said Section 12; thence along said East line North 00 degrees 23 minutes 09 seconds West 483.86 feet to the Northwest Corner of the Gatewood Farms, Inc. Parcel as described in Book 330 Page 499 in said Recorder's Office; thence along the North line of said Parcel and the perimeter of the Gatewood Farms, Inc. Parcel as described in Book 324 Page 178 the following two (2) courses; (1) North 89 degrees 43 minutes 37 seconds East 1684.11 feet; (2) North 00 degrees 18 minutes 27 seconds West 1335.08 feet to the North line of the Southwest Quarter of said Section 7; thence along said North line North

89 degrees 43 minutes 55 seconds East 997.92 feet to the Northeast Corner of said Quarter; thence along the East line thereof South 00 degrees 05 minutes 37 seconds East 2670 feet to the Southeast Corner of said Quarter; thence along the South line thereof South 89 degrees 43 minutes 20 seconds West 2670.23 feet to the Southwest Corner of Quarter; thence along the East line of the Southeast Quarter of Section 12 South 00 degrees 23 minutes 09 seconds East 143.72 feet to the Northeast Corner of the Northeast Quarter of said Section 13; thence along the East line thereof South 00 degrees 08 minutes 37 seconds East 675.21 feet to the Northwest Corner of the Entrust Group Parcel as described in Instrument Number 2015067136 in said Recorder's Office; thence along the perimeter of said Parcel the following two (2) courses: (1) South 89 degrees 54 minutes 08 seconds East 1518.92 feet; (2) South 00 degrees 08 minutes 37 seconds East 1831.02 feet to the South line of the Northwest Quarter of said Section 18; thence along said South line North 89 degrees 45 minutes 42 seconds East 1160.21 feet to the Northwest Corner of the Southeast Quarter of said Section; thence along the North line thereof North 89 degrees 37 minutes 38 seconds East 2659.03 feet to the Northeast Corner thereof; thence along the East line thereof South 00 degrees 07 minutes 20 seconds East 700.40 feet to the North line of the Roush Parcel as described in Instrument Number 2016062540; thence along the perimeter of said Parcel the following four (4) courses; (1) North 89 degrees 14 minutes 25 seconds West 357.96 feet; (2) South 00 degrees 58 minutes 50 seconds West 425.07 feet; (3) South 65 degrees 56 minutes 35 seconds East 91.92 feet; (4) South 01 degrees 21 minutes 15 seconds West 170.96 feet to the South line of the North Half of said Southeast Quarter; thence along said South line South 89 degrees 40 minutes 10 seconds West 401.00 feet to the centerline of Mud Creek (now existing as a buried field tile which becomes an open ditch and creek South of the North line of the South Half of said Southeast Quarter); thence along said centerline the following (11) courses; (1) South 38 degrees 20 minutes 32 seconds West 103.75 feet; (2) South 52 degrees 23 minutes 14 seconds West 107.93 feet; (3) South 49 degrees 34 minutes 27 seconds West 133.55 feet; (4) South 60 degrees 10 minutes 16 seconds West 313.46 feet; (5) South 57 degrees 50 minutes 44 seconds West 310.74 feet; (6) South 63 degrees 40 minutes 43 seconds West 174.41 feet; (7) South 77 degrees 06 minutes 56 seconds West 106.55 feet; (8) South 88 degrees 22 minutes 58 seconds West 555.17 feet; (9) South 74 degrees 55 minutes 43 seconds West 103.77 feet; (10) South 53 degrees 57 minutes 02 seconds West 95.08 feet; (11) South 41 degrees 27 minutes 35 seconds West 283.21 feet to the West line of said Southeast Quarter; thence along said West line North 00 degrees 11 minutes 55 seconds West 1483.01 feet to the Northeast Corner of the Ronald and Sally Thieme Parcel as described in Instrument Number 2016049006 in said Recorder's Office; thence along the North line thereof South 89 degrees 45 minutes 36 seconds West 1686.82 feet to the East line of the Martin, Marsha, and Matthew Thieme Parcel as described in Instrument Number 20000030627 in said Recorder's Office; thence along said East line South 00 degrees 48 minutes 53 seconds East 1856.67 feet to the South line of the Southwest Quarter of said Section; thence along said South line South 89 degrees 36 minutes 27 seconds West 983.94 feet to the Southwest Corner of said Southwest Quarter and the East line of the Southeast Quarter of Section 13; thence along the East line thereof South 03 degrees 16 minutes 49 seconds East 127.63 feet to the point of beginning containing 1033.3 acres, more or less.

Also,

The public right-of-ways for Cyntheanne Road, 146th Street, Prairie Baptist Road, 156th Street, and Olio Road adjacent thereof.

Excepting therefrom:

Lot 1 in Sunnyfield Estates the plat thereof recorded as Instrument Number 2012077388 in the Office of the Recorder of Hamilton County, IN.

Council District

The Annexation Area will initially be assigned to City Council District No. 6, subject to any later statutorily-required reappointment.

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT FROM ANNEXATION

CITY OF NOBLESVILLE, INDIANA									
Estimated Assessed Value and Tax Rate Impact from Annexation (Assumes first year tax collection from Annexation Area is 2025 payable in 2026)									
Assessment Year	Estimated Net Assessed Value Annexation Area	Estimated Net Assessed Value Current City Area	Total Net Assessed Value	City Levy	CCD Levy	Total City Levy	Estimated Corporate Tax Rate	Estimated CCD Tax Rate	Estimated Total Corporate Tax Rate
	(1)	(2)	(3)	(4)	(5)		(6)	(5)	(7)
2023 Pay 2024	\$ -	\$ 5,106,252,010	\$ 5,106,252,010	\$ 53,615,646	\$ 2,553,126	\$ 56,168,772	\$ 1.0500	\$ 0.0500	\$ 1.1000
2024 Pay 2025	\$ -	\$ 5,483,438,191	\$ 5,483,438,191	\$ 57,576,101	\$ 2,741,719	\$ 60,317,820	\$ 1.0500	\$ 0.0500	\$ 1.1000
2025 Pay 2026	\$ -	\$ 5,922,113,246	\$ 5,922,113,246	\$ 62,182,189	\$ 2,961,057	\$ 65,143,246	\$ 1.0500	\$ 0.0500	\$ 1.1000
2026 Pay 2027	\$ 132,500,000	\$ 6,395,882,306	\$ 6,528,382,306	\$ 68,548,014	\$ 3,264,191	\$ 71,812,205	\$ 1.0500	\$ 0.0500	\$ 1.1000
2027 Pay 2028	\$ 166,250,000	\$ 6,907,552,890	\$ 7,206,302,890	\$ 75,666,180	\$ 3,603,151	\$ 79,269,332	\$ 1.0500	\$ 0.0500	\$ 1.1000
2028 Pay 2029	\$ 182,720,000	\$ 7,460,157,122	\$ 7,941,627,122	\$ 83,387,085	\$ 3,970,814	\$ 87,357,898	\$ 1.0500	\$ 0.0500	\$ 1.1000
2029 Pay 2030	\$ 166,970,000	\$ 8,056,969,691	\$ 8,705,409,691	\$ 91,406,802	\$ 4,352,705	\$ 95,759,507	\$ 1.0500	\$ 0.0500	\$ 1.1000

(1) We added the estimated assessed value of the new development in payable years 2027-2030. This represents the developers estimates of 250 single-family homes per year for the first 4 years, 75 townhomes for the first 4 years, 100 low-maintenance lifestyle units in the first two years and 161 low-maintenance lifestyle homes in the next two, a 250-unit multi-family developments in payable years 2028 and 2029, and a senior living facility in payable year 2030. We have also added an estimated \$5,000,000 per year in payable years 2027-2030 for commercial development which is expected to include a grocery, a daycare, restaurants, a bank and a fuel center/convenience store.

(2) Annual growth rate of 8% for the existing assessed value of the City was added after the actual certified Pay 2025 AV. Actual 3 yr growth rate average for the City of Noblesville exceeds 11%. However, for this analysis, we have assumed that AV growth of existing corporate limits can be sustained at 8% / year.

(3) Represents estimated net assessed value of the City including development in the Annexation Area. Used to calculate estimated tax rates.

(4) Assumes that controlled property tax levy increases to an average annual factor of 9.5% after successful annual growth appeals. This is the basis for the allowed increases to the controlled property fund levy which includes General and Park Funds.

(5) Cumulative fund levies are not subject to levy control. Amount represents current tax rate of \$0.0500 times the estimated assessed value of the City including increases in the Annexed Area. The maximum allowed rate for the CCD fund by statute is \$0.05 and the rate can be maintained at this level by annual action of the Common Council. It is assumed that the Common Council will continue to re-establish the fund annually and maintain the same rate as in 2024.

(6) Represents the tax rate which produces the City Levy with an estimated tax base shown under Total Net Assessed Value.

(7) Total of City tax rate which includes the General Fund, Parks, Debt Service and CCD. Illustration demonstrates that the Corporate tax rate will remain stable after the proposed Annexation.

TAX RATES, LEVIES & NET ASSESSED VALUE OF OVERLAPPING TAXING UNITS

Pay 2024 Budget Order Breakdown

Total Tax Rates:	016 Taxing District - Wayne Township		
	<u>Certified AV</u>	<u>Tax Rate</u>	<u>Levy</u>
Hamilton County	\$ 33,794,150,221	\$ 0.2616	\$88,405,497
Hamilton County Health	24,666,342,341	0.0121	2,984,627
Wayne Township	748,210,638	0.0286	213,989
Wayne Township Fire	254,247,322	0.1885	479,256
Hamilton Southeastern Schools	10,624,875,522	0.8525	90,577,064
HSE Schools Referendum	11,995,604,946	0.2908	34,883,219
Hamilton East Library	15,660,911,761	0.0495	7,752,151
Hamilton County Solid Waste	33,794,150,221	0.0025	844,854
		<u>\$ 1.6861</u>	

Total Tax Rates:	022 Taxing District - Noblesville Wayne		
	<u>Certified AV</u>	<u>Tax Rate</u>	<u>Levy</u>
Hamilton County	\$ 33,794,150,221	\$ 0.2616	\$88,405,497
Hamilton County Health	24,666,342,341	0.0121	2,984,627
Wayne Township	748,210,638	0.0286	213,989
Hamilton Southeastern Schools	10,624,875,522	0.8525	90,577,064
HSE Schools Referendum	11,995,604,946	0.2908	34,883,219
Hamilton East Library	15,660,911,761	0.0495	7,752,151
Hamilton County Solid Waste	33,794,150,221	0.0025	844,854
Noblesville Corporate	5,106,252,010	1.1000	56,168,772
		<u>\$ 2.5976</u>	

City of Noblesville Corporate Rate	City of Noblesville		
	<u>Approved Budget</u>	<u>Tax Rate</u>	<u>Levy</u>
General Fund	\$ 80,217,717	\$ 0.6414	\$32,751,500
Debt Service	11,246,699	0.2072	10,580,154
Debt Payment	1,557,621	0.0290	1,480,813
Bond #2	5,164,000	0.0633	3,232,258
Cumulative Fire Special	1,084,150	0.0271	1,383,794
Park	4,648,039	0.0820	4,187,127
Cumulative Capital Development	1,950,592	0.0500	2,553,126
		<u>\$ 1.1000</u>	

**SUMMARY OF IMPACTS AND ESTIMATED ADDITIONAL COSTS
DUE TO ANNEXATION**

Impact of Annexation on parcels & Township Fire tax rate & levy

The parcels being annexed would see a net increase of \$.9115 / \$100 from the City’s tax rate (\$1.1000 City rate minus the \$.1885 fire tax rate included in the Twp tax rate).

Impact on Twp Fire Tax Revenue:

Noblesville Twp NAV Reduction	\$ 3,387,893
Times Noblesville Twp Fire Tax Rate	\$ <u>0.1885</u> per \$100
Loss of Fire Tax Levy	\$ 6,386.18 per Year

Divide by Remaining Twp Tax Base	\$.0025118 per \$100
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	TWP FIRE LEVY NAV	\$ 479,256 TAX RATE
BEFORE ANNEXATION	\$ 254,247,322	0.1885000
ANNEXATION AREA	\$ 3,387,893	
AFTER ANNEXATION	\$ 250,859,430	\$ 0.1910118
	TWP FIRE INC.	0.0025118

Fiscal Plan Summary - Est Marginal General Fund Revenue vs. Est Marginal Costs

Supplemental Departmental Descriptions

Department Description

The Mayor is the chief operating officer of the City and is responsible for the day-to- day conduct of City business. The Mayor works closely with department heads during the course of the day to implement City policy.

The Controller is the City’s chief fiscal officer and is responsible for the day-to-day supervision of the City’s finances, records and investments.

The City Council is the City’s legislative body, responsible for the adoption of all ordinances and appropriation of all monies.

The City’s Planning & Development Department is comprised of the Advisory Plan Commission and the Board of Zoning Appeals.

The City attorney oversees the legal affairs of the City and prosecutes City Ordinance violations.

The Engineering Department coordinates or provides all engineering services to each other department of the City.

All City administrative services, whether of a capital or a non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non- capital services

will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density. The equivalent manner concept does not take into account extremes (such as a four-lane road in one area but not on average throughout the City; therefore, the “on average” approach is the reality here). The planned services of each of the Administrative and General departments will be financed from the General Fund, MVH Fund and LRS Fund. The General Fund is supported by the City’s tax levy, Local Option Income Tax (“LIT”) and from other miscellaneous revenue. It should be noted that additional funds from LIT are delayed due to the formula involved.

Incremental cost estimates of these above-mentioned administrative services are deemed to be negligible for this development. However, we have assumed a marginal cost allocation equal to 20% of the marginal revenues anticipated to be realized for purposes of this fiscal plan in order to address allocated costs of services for police, fire, street & road department costs. It is anticipated that the developer will be responsible for all capital costs and infrastructure to be contributed to the City (roads, sewer extensions, etc.).

Police

Noblesville’s Police Department serves a population of over 69,604 citizens and an area of over 33 square miles. The City of Noblesville Police Department anticipates a proportional increase, at some point in the future, in personnel as a direct result of just this Annexation Area. The logistics of the area will be in direct proximity of existing populated areas. The annexation of this area will allow our officers to provide services without first checking to see if the area is within our jurisdiction and will streamline services to the public.

All City of Noblesville Police Department services, whether of a capital or non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density.

Fire Protection

Fire protection is currently provided to the proposed Annexation Area by the Wayne Township Volunteer Fire Department. After the annexation occurs, the Noblesville Fire Department will provide fire protection to this area. See table below for costs related to the Annexation Area.

Emergency Medical Service

Emergency Medical Service (EMS) will be provided to the proposed Annexation Area by Noblesville EMS after the annexation occurs. See table below for costs related to the Annexation Area.

Parks

The area proposed to be annexed will be in the boundaries of Noblesville’s Department of Parks & Recreation. Residents in the Annexation Area will have access to all of the Noblesville Park facilities. Funding for the existing parks is generally supported by the City of Noblesville’s Park Fund.

All Park and Recreation Department Services, whether of a capital or non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate

boundaries, regardless of similar topography, patterns of land use and population density.

**FISCAL PLAN SUMMARY OF NOBLESVILLE MARGINAL REVENUES
VS. ALLOCATED EXPENSES**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Property Tax Revenue	\$1,282,600	\$2,891,900	\$4,660,630	\$6,276,899
Non-Capital Costs:				
Police Department	(127,500)	(255,000)	(382,500)	(510,000)
Fire and EMS	(255,000)	(510,000)	(765,000)	(1,020,000)
Public Works - Street Department	(25,000)	(50,000)	(75,000)	(100,000)
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Marginal Property Tax Revenue	<u>\$ 875,100</u>	<u>\$2,076,900</u>	<u>\$3,438,130</u>	<u>\$4,646,899</u>
Percentage of Incremental Property Tax Revenue Towards Creating Economies of Scale for Existing Taxpayers	<u>68.2%</u>	<u>71.8%</u>	<u>73.8%</u>	<u>74.0%</u>

NOTE: Net Marginal Property Tax Revenues should help to offset inflation and absorb City Overhead Costs.