

RESOLUTION NO. 2007 - 3

FISCAL PLAN FOR ANNEXATION OF
CERTAIN PROPERTY IN UNION TOWNSHIP,
SECTION 19, GIBSON COUNTY, INDIANA

This Resolution is the Fiscal Plan for Annexation of Certain Property in Indian Hills Subdivision, Southgate Subdivision and farm ground located in Union Township, Section 19, Gibson County, Indiana.

WHEREAS, the Fiscal Plan contains the contents as set forth under Indiana Code 36-4-3-13;

NOW THEREFORE BE IT ORDAINED THAT:

1. That the Town Council adopts and approves the Fiscal Plan entitled "Annexation Indian Hills, Fort Branch, Section 19, Gibson County, Indiana, attached hereto and incorporated herein and marked Exhibit "A".

DATED THIS 16 DAY OF MAY, 2007.

TOWN COUNCIL OF FORT BRANCH, INDIANA

Gerald L. Bledsoe
GERALD L. BLEDSOE, PRESIDENT

Ray O. Falls
RAY O. FALLS, COUNCILMAN

Christopher J. Mosby
CHRISTOPHER J. MOSBY, COUNCILMAN

ATTEST:

Stacy Elpers
STACY ELPERS, CLERK-TREASURER

Preliminary Fiscal Plan
Proposed Annexation
Indian Hills
Fort Branch, Indiana

A. AREA DESCRIPTION

a. Location and Area

The proposed area for the annexation is located in Union Township, Section 19, T 3 S, R 10 W, of the 2nd PM, Gibson, County, Indiana. The proposed annexation area is adjacent to the exiting corporate limit on the Southeast side of Fort Branch. The area is located north of Coal Mine Road on both, the east and west sides of U.S. Highway 41, a four-lane roadway.

The proposed area contains approximately 156.38 Acres.

b. Current Land Use and Development

1. Residential (west U.S. Hwy 41)	12.95 Acres
2. Farmland	26.28 Acres
3. School	19.80 Acres
4. Residential North	9.78 Acres
5. Highway 41	9.37 Acres
6. Commercial	9.10 Acres
7. Residential (Indian Hills Subdivision)	69.23 Acres

This information is displayed in image form on the attached map.

c. Existing Utilities

A drawing depicting the general location of the existing water and sewer utilities is attached.

d. Current Zoning

Currently, there are no zoning ordinances in the Town of Fort Branch.

B. CAPITAL IMPROVEMENTS AND REQUIREMENTS**a. Cost of Service**

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

b. Water Service

The attached map shows the location of both existing and need water lines. Indian Hills is currently served by the Town of Fort Branch water lines. However, the lines are only 4-inch, and fire hydrants are not present. The minimum size line that is capable of supplying fire protection is 6-inch. Therefore, the lines in Indian Hills will need to be replaced and fire hydrants added.

In addition, a water line is needed west of U.S. Highway 41 to make water service available to the undeveloped areas in that area. The remaining areas in the proposed annexation are currently adequately served by the Town of Fort Branch.

The estimated cost of providing the above described water services is \$237,312.50.

c. Sanitary Sewer Service

The undeveloped area west of Highway 41 is not currently served by sanitary sewer. The Town of Fort Branch currently has plans to install a new sanitary sewer line in this area that will provide sanitary sewer service to the entire area. The estimated cost of this sewer line extension is \$ 119,000.00.

d. Storm Sewers and Drainage

The storm Water Drainage systems in the proposed Annexation area is equivalent in both standard and scope to similar area currently within the corporate boundary. New Storm Water Drainage systems, in newly developed areas, is the responsibility of the developer and will not be a capital cost burden to the Town of Fort Branch.

The existing Storm Water Drainage systems and road ditches within the proposed Annexation area will be cleaned and maintained by the Town in an equivalent manner to systems currently within the Town.

e. Street Construction and Maintenance

Generally, the existing streets within the proposed Annexation Areas are equivalent to the streets in similar areas within the Town of Fort Branch. However, there is narrow section of street located near the east entrance to Indian Hills Subdivision. This section of street will need widening at an estimated cost of \$6,000.00.

In addition, street lights and street signs are needed in currently developed areas at an estimated capital cost of \$25,000.00.

C. NON-CAPITAL IMPROVEMENTS

a. Cost of Services

The proposed Annexation area was evaluated to determine the services and facilities required to provide the same type and level of services that are currently provided to similar areas within the existing Town of Fort Branch corporate limits.

b. Fire Protection

The Town of Fort Branch does not provide fire protection services. Fire Protection services are currently provided to the Town and the proposed Annexation areas by the Union Township. Because the Town does not currently provide Fire Protection within their corporate limits, they will not provide Fire Protection services to the proposed annexation area.

c. Police Protection

The Town of Fort Branch's Police Department will provide services to the proposed Annexation Area to the same degree that the current Town is being provided with Police services. The annexation will increase the roads patrolled by ~1.5 miles per trip. The Police Department has the capacity to provide these services without addition costs.

d. Emergency Ambulance Services

All of Gibson County, which includes the Town of Fort Branch, is serviced by the Gibson County Emergency Medical Services (EMS). The Gibson County EMS is financed by the County. Therefore, the proposed Annexation Area will not require any services or cost to the Town for emergency ambulance services.

e. Governmental Administration Services

The Town of Fort Branch's administrative services will be provided to the proposed Annexation Area in the same manner and scope of services that these services are provided to other areas within the corporate boundary. Because the proposed Annexation Area does not represent a significant increase in the Town's population, the Governmental Administration Services will be extended without hardship to the administration offices and departments within the Town, and without increased costs.

f. Trash Removal

The Town of Fort Branch does not provide any type of trash removal or disposal services to the existing residences. Therefore, there are no trash removal services to be extended to the proposed Annexation Area.

D. HIRING PLAN

As required by Indiana Code, a plan is to be prepared for hiring the employees of other governmental entities whose jobs will be eliminated by the proposed annexation. This proposed annexation will not result in the elimination of any jobs or other governmental entities.