RESOLUTION 95-40

TO ADOPT A WRITTEN FISCAL PLAN AND TO ESTABLISH A POLICY FOR THE PROVISION OF CITY SERVICES TO AN ANNEXED AREA
(Furrow's, Aldi's and other Park 37 Retail)

WHEREAS, the City of Bloomington desires to annex the area known as Furrow's, Aldi's and other Park 37 Retail, which is more specifically described in Ordinance 95-53; and

WHEREAS, responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of City services to the annexed areas; and

WHEREAS, such a plan has been developed and presented to the Common Council, entitled, "Fiscal Plan, Annexation of Furrow's, Aldi's and other Park 37 Retail";

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

1. The Common Council of the City of Bloomington, Monroe County, Indiana, hereby approves and adopts the Fiscal Plan, Annexation of Furrow's, Aldi's and other Park 37 Retail, which Plan is attached hereto and made a part hereof, and hereby approves and adopts the specific policies for implementation of the Plan as set out therein.

2. Any monies necessary for the provision of services as described and itemized in the attached Plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the City's budget procedure.

3. It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Director of Personnel of the City of Bloomington is hereby directed to assist such employees in obtaining new employment, but nothing herein shall require the City to hire any such employees.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 6th day of December, 1995.

Iris Kiesling

IRIS KIESLING, ~~President~~
Bloomington Common Council

SIGNED and APPROVED by me upon this 8th day of December, 1995.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

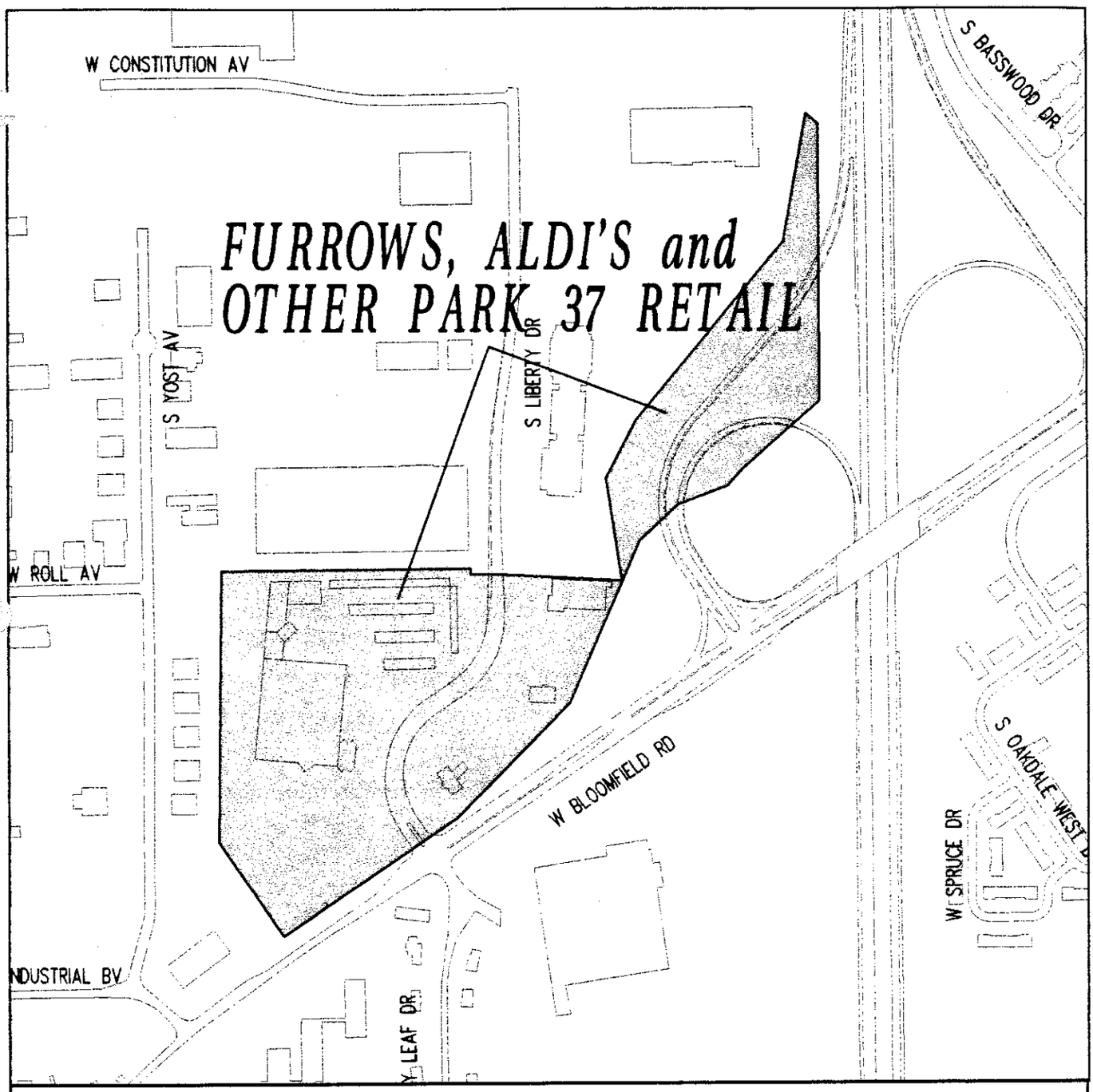
ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution requests approval of the Fiscal Plan for the annexation of Furrow's, Aldi's and other Park 37 Retail. A Fiscal Plan, which is required by state law, outlines a schedule of implementation for the various services the City will provide to the annexed area.



1995 Annexation Areas

FURROWS-ALDI'S-other PARK 37 RETAIL

November 8, 1995

Scale: 1" = 400'

400 0 400 800 1200

N

City of Bloomington
Controller's Office

Geographic Information System

BLOOMINGTON ANNEXATION DESCRIPTION FOR FURROWS AREA JOB NUMBER 2441

A part of the Northeast Quarter of Section 12, Township 8 North, Range 2 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at the northeast corner of said Northeast Quarter; thence NORTH 89 degrees 53 minutes 00 seconds West 84.67 feet to the northeast corner of Lot 3, Park 37, Phase II; thence SOUTH 89 degrees 28 minutes 07 seconds West 891.24 feet; thence SOUTH 00 degrees 12 minutes 49 seconds East 418.79 feet to the north line of Park 37, Phase I; thence SOUTH 89 degrees 28 minutes 58 seconds West 795.98 feet; thence SOUTH 00 degrees 33 minutes 40 seconds West 1013.43 feet to the POINT OF BEGINNING; thence NORTH 89 degrees 28 minutes 58 seconds East 738.44 feet along the north line of Park 37, Phase VI, to the west right-of-way of Liberty Drive; thence SOUTH 00 degrees 10 minutes 17 seconds East 17.28 feet along said west right-of-way; thence NORTH 89 degrees 49 minutes 43 seconds East 70.00 feet to the northwest corner of Park 37, Phase VII; thence SOUTH 86 degrees 53 minutes 41 seconds East 376.94 feet along the north line of said Phase VII to the west right-of-way of State Road 37; thence along said west right-of-way the following four (4) courses: 1. NORTH 08 degrees 31 minutes 28 seconds West 307.93 feet; thence 2. NORTH 27 degrees 26 minutes 46 seconds East 195.85 feet; thence 3. NORTH 39 degrees 26 minutes 33 seconds East 683.90 feet; thence 4. NORTH 10 degrees 04 minutes 26 seconds East 390.03 feet to the old right-of-way of State Road 37; thence along said old right-of-way the following three (3) courses: 1. SOUTH 46 degrees 56 minutes 06 seconds East 47.90 feet; thence 2. 385.35 feet along a 343,909.68 foot radius curve to the left; thence 3. SOUTH 00 degrees 12 minutes 00 seconds East 439.80 feet to the northwesterly right-of-way of State Road 45; thence along said northwesterly right-of-way the following six (6) courses: 1. SOUTH 48 degrees 20 minutes 00 seconds West 299.88 feet; thence 2. 375.40 feet along a 896.20 foot radius curve to the left; thence 3. SOUTH 22 degrees 34 minutes 27 seconds West 140.80 feet; thence 4. SOUTH 23 degrees 23 minutes 03 seconds West 382.30 feet; thence 5. SOUTH 44 degrees 20 minutes 58 seconds West 481.62 feet; thence 6. SOUTH 55 degrees 48 minutes 00 seconds West 616.40 feet; thence NORTH 34 degrees 27 minutes 34 seconds West 339.97 feet; thence NORTH 00 degrees 33 minutes 40 seconds East 803.87 feet along the west line of Park 37, Phase VI, to the Point of Beginning, containing 26.88 acres, more or less.

This deed description was prepared in the office without benefit of field survey or examination of adjoining deeds. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination or field survey might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

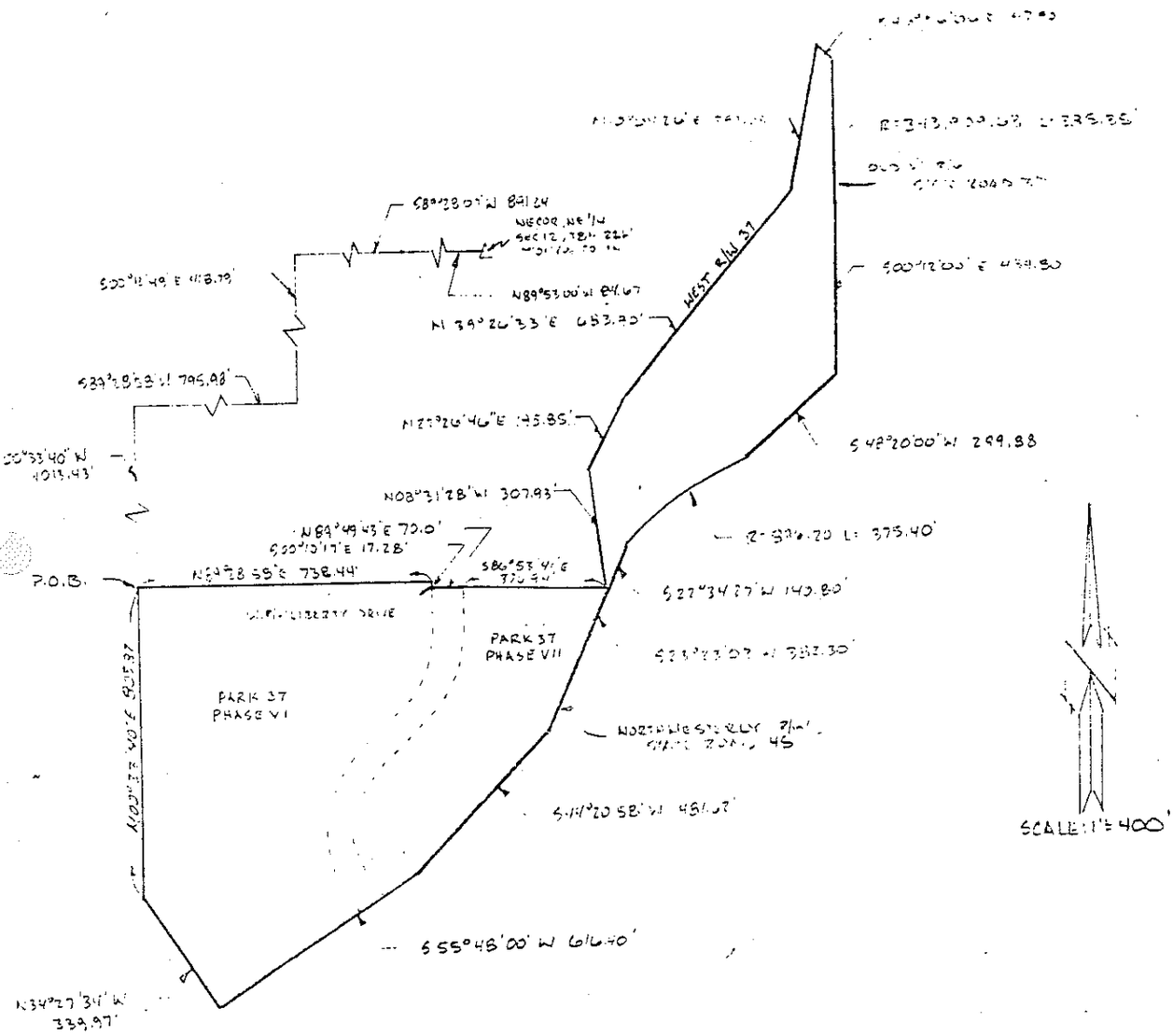
Smith Neubecker & Associates, Inc.

Certified this 24th day of Oct., 1995.

Jess A. Gwinn
Registered Land Surveyor No. 9300019
State of Indiana

Smith Neubecker & Associates, Inc.

BLOOMINGTON ANNEXATION
FURROWS AREA
3072, NO 2441



FISCAL PLAN

ANNEXATION OF

FURROW'S, ALDI'S AND OTHER

PARK 37 RETAIL

Resolution 95-40

City of Bloomington

FISCAL PLAN

ANNEXATION OF FURROW'S, ALDI'S AND OTHER
PARK 37 RETAIL

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City of Bloomington

FISCAL PLAN
ANNEXATION OF
FURROW'S, ALDI'S AND OTHER
PARK 37 RETAIL

List of Exhibits

Exhibit 1:	Map of the Annexation Area
Exhibit 2:	Contiguity Calculation of Annexation Area
Exhibit 3:	Certified Copies of City Ordinances Documenting City Boundaries
Exhibit 4:	Analysis of Terrain and Soil Types in Annexation Area
Exhibit 5:	Title 20 of the Bloomington Municipal Code
Exhibit 6:	Area Zoning Map of Annexation Area
Exhibit 7:	Census Data
Exhibit 8:	Master Thoroughfare Plan
Exhibit 9:	Map of Sewer Mains and Water Lines in Annexation Area
Exhibit 10:	Map of Sewer Mains and Water Lines in Comparable Areas
Exhibit 11:	USB Rules, Regulations, & Standards of Service
Exhibit 12:	Map of Fire Hydrants, Street Lights, & Street Signs in Annexation Area and Comparable Areas
Exhibit 13:	Standards of Utility Dept., Insurance Services Office, Ten States Standards
Exhibit 14:	Final Statement of Community Development Objectives & Projected Use of Funds
Exhibit 15:	1995 Fiscal Plan for Rehabilitation Assistance Funds as Adopted by the Common Council (Resolution 95-40)
Exhibit 16:	Map of Refuse Collection Routes
Exhibit 17:	Map Showing Parks & Recreation Site Locations Along With a Chart Listing Facilities and Activities Available at Each Park
Exhibit 18:	Map of the Two Mile Fringe Around the City

ANNEXATION OF FURROW'S, ALDI'S AND OTHER PARK 37 RETAIL

INTRODUCTION

The following Fiscal Plan, developed through the cooperative efforts of the City of Bloomington's Controller's Office, Planning Department, Engineering Department, Legal Department, Fire Department, Police Department, Street Department, Sanitation Department, Department of Public Works, Redevelopment Department, Utilities Department, Animal Shelter, Parks and Recreation Department, Human Resources Department, and Personnel Department represents the City's policy and procedure for the annexation of the following property: Furrow's, Aldi's and other Park 37 Retail.

The cost estimates of the planned services to be furnished, methods of financing, and plan for the organization and extension of services to the Annexation Area are fully discussed. In addition, information is provided to compare the services proposed for the Annexation Area with other areas within the City's corporate boundaries with similar topography, patterns of land use and population density.

Effective Date

The effective date of this ordinance will be sixty days after Council action. Accordingly, subsequent sections of this Fiscal Plan stating that the City will provide services "upon annexation" refer to this effective date.

1.00 LOCATION

Annexation Area

The Annexation Area lies in Van Buren township section 12. The Annexation Area is contiguous to the City along 23% of its boundary. A copy of the Annexation Area contiguity calculation is attached and incorporated herein as Exhibit 2. The Annexation Area is located in the southwestern part of the city. Certified copies of the City Ordinances documenting the City corporate boundaries are attached herein as Exhibit 3.

There are approximately 25 acres of land within the boundaries of the Annexation Area.

2.00 TOPOGRAPHY

The Annexation Area has slopes in the predominant range of 2% to 12%. A more thorough analysis of the terrain and an analysis of soil types is attached and incorporated herein as Exhibit 4.

3.00 PATTERNS OF LAND USE

There are currently 6 property owners of 11 parcels in the Annexation Area according to County tax records.

The Annexation Area contains 0 residences. Pursuant to Title 20 of the Bloomington Municipal Code, the Annexation Area is zoned as Commercial.

4.00 POPULATION DENSITY

According to 1991 data from the Indiana University Center for Population Research and the U.S. Census Bureau, Monroe County has an average of 2.39 persons per household. There are currently 0 households in the Annexation Area, which gives an estimated population of 0. With the area's 25 acres this will give a population density of 0.0 persons per acre.

5.00 COMPARABLE NEIGHBORHOODS

Two areas (hereinafter, "Comparable Areas") within the City's corporate boundaries were selected in order to compare the proposed provision of capital and noncapital services to the Annexation Area with those services already provided within the City limits. The locations of the Comparable Areas as well as of the Annexation Area are shown on the map that was previously incorporated herein as Exhibit 1.

The purpose of this comparison is to ensure that noncapital services, such as police and fire protection and street and road maintenance, will be provided within one year after the date of annexation to the Annexation Area in a manner equivalent in standard and scope to those noncapital services provided in the Comparable Areas. In addition, the purpose of the comparison is to ensure that capital services, such as street construction, sewer facilities, water facilities, and storm water drainage facilities are provided to the Annexation Area within 3 years after the effective date of annexation in the same manner as those services are provided to the Comparable Areas.

A thorough analysis of terrain and soil types of the Annexation Area and the Comparable Areas was previously incorporated herein as Exhibit 4. A more in depth discussion of the Annexation Area and the Comparable Areas follows:

Annexation Area: Furrows/Aldi (Park 37 Retail)

a. Location: The Annexation Area is bordered by SR 37 Bypass, W. Bloomfield Rd. (SR 45), and the Schulte, Corp.

b. Topography: The Annexation Area has slopes of 2% to 12%

c. Patterns of Land Use: The Annexation Area is used primarily for commercial purposes. It is zoned Commercial.

d. Population Density: The Annexation Area currently has approximately 0 people living on 25 acres for a density of 0.0 persons per acre.

Comparable Area I: The outlots of Jackson Creek Shopping Center

a. Location: Comparable Area I is bordered by College Mall Rd., E. Covenanter Dr., Hills and Kroger's of Jackson Creek, and Showplace Theatre Dr.

b. Topography: Comparable Area I has slopes of 2% to 12%.

c. Patterns of land use: Comparable Area I is zoned Commercial (PUD)

d. Population Density: As there are no residences in this area, the population density is 0.

Comparable Area II: The outlots of Whitehall Plaza

a. Location: Comparable Area II is bordered by SR 37 Bypass, W. Whitehall Pk. (SR 48), S. Welmir Dr., and Kmart and Kroger's of Whitehall Plaza.

b. Topography: Comparable Area II has slopes of 2% to 6%.

c. Patterns of land use: Comparable Area II is zoned Commercial (PUD).

d. Population Density: As there are no residences in this area, the population density is 0.

6.00 GENERAL RELATIONSHIP TO CITY SERVICES

The Annexation Area is located in the southwestern part of the City. The relationship between the Annexation Area and existing incorporated city territory is shown on the map previously incorporated as Exhibit 1. City services are currently being provided to the City areas that border the Annexation Area.

The roads currently in place in the Annexation Area are shown on the Master Thoroughfare Plan map. The Master Thoroughfare Plan and map are incorporated herein as Exhibit 8. Liberty Drive is characterized as a Designated Local Street Link.

The Annexation Area currently receives fire protection from the Van Buren Township Fire District. Upon the annexation's effective date, the City will provide this service. City parks are already easily accessible to the Annexation Area. The Annexation Area already has access to the City's functions of planning and engineering services, building inspection and social service programs. The City currently provides water and sewer service to all of the existing structures. For the reasons stated above and the reasons elaborated below, annexation of this area is a logical extension of the City's corporate boundaries.

7.00 COST OF SERVICES METHODOLOGY

The capital services within the Annexation Area were evaluated to determine what, if any, new facilities are needed to provide services to the area in the same manner as those services are provided to comparable areas within the City's corporate boundaries. Each capital service was assessed and, where required, specific improvements have been programmed. The findings and proposed improvements for each capital service are detailed in the following report. Non-capital services, which are delivered to the area without installation of capital facilities in the area, were assessed in consultation with the administrator in charge of the service. Some services are already available to the Annexation Area, while other services will have to be initiated. Such findings are detailed below. The requirements and cost of these new services were determined by the Controller's Office in consultation with the administrator in charge of each service based upon factors explained below. In each case, it is shown in this report that service is being or will be provided to the area to be annexed in a manner equivalent in standard and scope to the services being provided to Comparable Areas.

8.00 PROVISION OF SERVICES

8.01 SANITARY SEWER SERVICE

City sewer service is currently provided for all of the properties in the Annexation Area. The map indicating the locations of the sewer mains currently in place is attached and incorporated herein as Exhibit 9.

Maps showing the sewer main lines in the Comparable Areas are attached and incorporated herein as Exhibit 10. Sewer service in the Annexation Area and Comparable Areas is described as follows:

> Annexation Area: All dwellings in the area are connected to a publicly-owned, minimum 8" main, or similar facilities.

Comparable Area I: All dwellings in this Area have sanitary sewer service. A publicly-owned, minimum 8" main in a manner comparable to other areas of the City.

Comparable Area II: All dwellings in this Area have sanitary sewer service. A publicly-owned, minimum 8" main in a manner comparable to other areas of the City.

SUMMARY OF SANITARY SEWER SERVICES

COST ESTIMATE FOR PROVISION OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Sanitary sewer service is now available to the Annexation Area in a manner equal to the Comparable Areas. The City will incur no cost for sanitary sewer services as a result of this annexation.

8.02 WATER DISTRIBUTION

The City Water Utility is serving all existing properties in the Annexation Area, as well as all Comparable Areas. The water lines in place in the Annexation Area are shown on the attached Exhibit 9. Utilities Service Board Rules, Regulations and Standards of Service for the City Water Utility are attached and incorporated herein as Exhibit 11. Water service in the Annexation Area and Comparable Areas is described as follows:

Annexation Area: The water main serving this area is a publicly owned 12" line.

Comparable Area I: The water mains serving this area are publicly owned ductile iron pipe of minimum 20" diameter.

Comparable Area II: The water mains serving this area are publicly owned ductile iron pipe of minimum 12" diameter.

SUMMARY OF WATER FACILITIES

COST ESTIMATE OF PLANNED SERVICE: $0

METHOD OF FINANCING: Not Applicable.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: Water service is in place to all of the Annexation Area in a manner which meets the requirements of the area. No cost will be incurred by the City for this service.

8.03 FIRE HYDRANTS

There are currently 3 fire hydrants available in the Annexation Area. The Comparable Areas all have fire hydrants installed according to the standards set by the Utilities Department, the Insurance Services Office, and the Ten States Standards. Generally, spacing varies between 350 and 600 feet, depending on these standards, with closer spacing required for industrial, commercial, and densely populated areas. The fire hydrant locations in the Comparable Areas are shown on the map attached and incorporated herein as Exhibit 12.

Fire hydrants are publicly owned and maintained. The rental charges for publicly owned hydrants are incorporated into the existing billing structure for water users within the City's corporate boundaries, as approved by Ordinance of the Bloomington Common Council and the Utilities Regulatory Commission. No General Fund expenses for fire hydrants will occur as a result of this annexation.

SUMMARY OF FIRE HYDRANTS

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: The hydrant rental charge will be assumed by water users upon the effective date of annexation for those hydrants owned and maintained by the Utility Department.

8.04 STORM WATER DRAINAGE FACILITIES

The standard on-site drainage requirements of the Engineering Department are that inlets be sized for a minimum of a two year storm event, that pipes be sized for a minimum of a ten year storm event, and that storm water detention, if necessary, be provided to prevent an increase in off-site run off up to a 100 year storm event.

The storm drainage facilities within the Comparable Areas consist of curbed roadways and asphalt parking lots that empty into an enclosed system of pipes. Likewise, the Annexation Area contains an enclosed storm drainage system consisting of curbed roadways and asphalt parking with pipes and inlets.

In any drainage system, a system of swales and culverts will become clogged with debris and silt, and will require regrading and/or flushing. After a complaint has been reviewed and a correction designed by the Engineering Department, the Street Department performs the required corrections. Response to storm drainage complaits requires an average of two trips to the site by the Engineering Department, and one trip by two Street Department vehicles. The average distance traveled to a clean-out site is no more than 3 miles from City Hall or the City Service Center. Street Department cleaning equipment is operated approximately 2 to 4 hours per job, with gasoline usage of about 5 gallons per hour per vehicle. The cost per complaint is therefore estimated as follows:

Vehicle Cost: 4 round trips of 6 miles, at 30 cents per mile cost - $7.20
Fuel cost: 40 gallons of fuel for cleaning, at $1.30 - $52.00
Cost per Clean out: $59.20

Personnel Cost: 2 MEO I drivers, at 4 hours, at $10.35 hourly: $82.80
1 Laborer I, at 4 hours, at $10.15 hourly: $40.60
Total Personnel cost per Clean out: $123.40

Total Cost per Clean out=$182.60; multiplied by 5 predicted clean outs=$913.00

SUMMARY OF STORM WATER DRAINAGE FACILITIES

COST ESTIMATE FOR PROVISION OF SERVICES: $913

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Immediately upon annexation, the City Engineering Department will respond to inquiries or complaints about drainage and will begin drainage related maintenance as may be required within the public right-of-way as a result of erosion or siltation. Funding for projected clean-outs within the Annexation Area is included in this Plan.

8.05 STREET AND ROAD CONSTRUCTION AND MAINTENANCE

On the annexation's effective date, the City will assume responsibility for maintenance of the public streets in the Annexation Area, including repair and routine inspection. All roadways in the Annexation Area will become public. The streets will be maintained and resurfaced periodically in accordance with the City's preventive street maintenance plan established through the Department of Public Works and the Street Department.

The annexation of the roadway that will be maintained by the City will not require an increase in expenditures for equipment or new personnel. However, it will result in increased operational expenses for materials and services. The cost estimate of these expenses is derived by dividing the budgeted materials expenses by the miles of city streets maintained. For the 1996 Budget, materials expenses are as follows: Line 233; Street, Alley, & Sewer Materials - $533,000. Line 431; Improvements Other Than Building - $450,000. These two line items total $983,000. This amount divided by 175 miles of city streets equals a yearly cost of $5,617 per mile of street maintained. This $5,617 multiplied by .19 miles (not lane miles) of public roadway in the Annexation Area equals a yearly maintenance cost of $1,067.23.

SUMMARY OF STREET AND ROAD CONSTRUCTION AND MAINTENANCE

COST ESTIMATE OF MAINTENANCE: $1,068.

METHOD OF FINANCING: MVH (Motor Vehicle-Highway), LRS (Local Road & Street), & CUM CAP (Cumulative Capital) funds for the annual expense.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES:Upon the effective date of the annexation, public streets within the Annexation Area will be repaired and maintained by the City in accordance with estableished policies. Funding will be provided for by the City's general street repair and maintenance funds.

8.06 STREET AND ROAD SERVICES

Immediately upon the annexation's effective date, the City will begin providing services to the public streets in the Annexation Area. These services include routine pavement sweeping, and snow & ice removal as needed. The annexation of roadway by the City will result in the need for increased operational expenses for materials, services and overtime; it will not require increased expenditure for salaries or equipment.

The Annexation Area has been evaluated by the City Street Commissioner to estimate the services needed for routine street sweeping, and snow & ice removal as needed. Snow and ice removal includes plowing and distribution of sand or salt. These estimates were made in terms of the materials, repairs and overtime that are needed in order to provide these services at the same standard and scope as provided in the Comparable Areas. The time and cost estimates made by the City Street Commissioner are based on operating expense estimates for 1995 and the 1995 pay rates of the AFSCME work and wage agreement in effect within the City of Bloomington.

1. Street Sweeping four times each year at .1 hours per time:

   One hour operating time for 2 Sweepers at $45 per hour: $90
   One hour operating time for 1 Dump Truck at $35 per hour: $35
   One hour labor time for 2 MEO I drivers at $10.35 per hour: $20.70
   One hour labor time for 1 MEO II driver at $10.55 per hour: $10.55
   Total Cost for Street Sweeping: $156.25 times .4 hours= $62.50

3. Snow & Ice Removal estimated at 10 times per year:

   One hour operating time for 1 snow plow, with distribution of sand & salt, at $45 per hour times .25 hours: $11.25
   One hour overtime for 1 MEO II driver at $15.83 per hour times .25 hours: $3.96
   Total Cost for Snow & Ice Removal: $15.21 times 10 = $152.10

The total cost for Annexation Area street services is $214.60 ($62.50 + $152.10)

SUMMARY OF STREET AND ROAD SERVICES

COST ESTIMATE OF SERVICE: $215

METHOD OF FINANCING: Motor Vehicle Highway Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Regular street and road services will begin immediately upon annexation on an as-needed basis, due to factors such as weather and public safety. Service activities include street sweeping, and snow & ice removal.

8.07 STREET SIGNS AND TRAFFIC SIGNALS

Street signs and traffic signals in the City, including those in the Comparable Areas, are installed according to City policy regarding the location and installation of traffic control and street signs. The street signs in the Comparable Areas are recorded on the map that was previously incorporated as Exhibit 12. The City policy on street signs fulfills the requirements contained in the "Indiana Manual on Uniform Traffic Control Devices" and in the Bloomington Municipal Code Book. Both of these volumes describe conditions under which each type of sign is to be installed; the City Engineer recommends sign placement to the Traffic Control Commission accordingly.

Street Signs and Traffic Signals in the Annexation Area and the Comparable Areas are listed below:

Annexation Area: Has all necessary street and road signs.

Comparable Area I This signage is on private roads, and is therefore private.

Comparable Area II: This signage is on private roads, and is therefore pivate.

The City will be responsible for the installation and maintenance of all additional signs on local public streets in the Annexation Area. Pavement markings will also be included:

Total Installation Cost: $0

Yearly maintenance costs to the City for signs on local public streets in the Annexation Area is as follows: Replacement every 8 years. (1 stop sign @ $75, and **2 speed limit signs** @40/ea.).

Total Yearly Maintenance Cost: $19.38

SUMMARY OF STREET SIGNS AND TRAFFIC SIGNALS

COST ESTIMATE OF PLANNED SERVICES: $20

METHOD OF FINANCING: Local Road and Street Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Maintenance of the existing signage within the Annexation Area will become part of the City's sign maintenance program. Funding will be provided for by the appropriate Street Department Funds.

8.08 STREET LIGHTS

The Board of Public Works of the City of Bloomington is responsible for the installation of public street lights. Street lights are installed by petition, consistent with the requirements set forth in I.C. Section 36-9-9-1, et seq. The petition shall be evaluated in relation to traffic, crime statistics, illumination levels, and availability of funds in a manner consistent with all areas within the corporate limits.

The Annexation Area currently has 8 street lights, with an annual maintenance cost of $144 each. The Comparable Areas have no publicly funded street lights.

SUMMARY OF STREET LIGHTS

COST ESTIMATE FOR PLANNED SERVICE: $1,152

METHOD OF FINANCING: General Fund.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Extra street lights will be installed by petition.

8.09 SIDEWALKS

In general, the construction and maintenance of sidewalks is not the responsibility of the City, but that of the property owner. The curbs are generally constructed for a life of 20+ years, and require little if any maintenance. Sidewalks and curbs are presently in place in the Annexation Area in a manner equivalent to the Comparable Areas.

SUMMARY OF SIDEWALKS

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Since sidewalks are provided for the Annexation Area on a level at least equal to the Comparable Areas, no publicly funded sidewalk construction is planned in the Annexation Area.

8.10 ENGINEERING/HOUSING CODE INSPECTION

Owners and agents of rental properties within the City's corporate limits are required to register their properties with the City's Code Enforcement Office. These properties are then scheduled for housing code inspections every three or four years.

The Annexation Area contains no residential units, and no maintenance cost will be incurred by the City for engineering/housing code inspection.

SUMMARY OF HOUSING CODE INSPECTIONS

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: No residential units are within the Annexation Area.

8.11 REDEVELOPMENT DEPARTMENT SERVICES

The Department of Redevelopment administers programs for the implementation of Community Development Block Grants available to the City through the Federal Department of Housing and Urban Development. The annual grant amount is determined by the Federal Government and may be disbursed at the City's discretion among various eligible activities.

During fiscal year 1996 (May 1995 through May 1996), the City will receive Community Development Block Grants totaling $1,102,501 which will be allocated to various projects including: rehabilitation of housing for low/moderate income families on a city-wide basis; small scale drainage projects and site improvements in targeted low-income areas; economic development activities, various public service programs; and a utility service program for low-moderate income families.

Applications from eligible low/moderate income families from the Annexation Area for assistance through the housing rehabilitation program will be processed in the same manner as other eligible applicants.

The Redevelopment records indicate that there were no grants or loans for home rehabilitation to property owners in the Comparable Areas during the previous fiscal year.

The amount of funds allocated to each Community Development Block Grant program is fixed and is disbursed as eligible applicants utilize the funds. For this reason, annexation will not result in any additional costs to these programs.

SUMMARY OF REDEVELOPMENT DEPARTMENT SERVICES

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable.

PLAN FOR PROVISION OF SERVICES: Immediately upon annexation, Annexation Area residents will be able to apply for any of the Community Development Block Grant Program services for which they may be eligible under program rules.

8.12 POLICE PROTECTION

Immediately upon annexation, Police Department services will be extended to the Annexation Area in the same standard and scope as provided to other residential areas in the City, including the Comparable Areas.

The City is divided into four police quadrants or districts. Each has officers assigned to answer calls for service within the district. Calls from the Annexation Area will be handled by the officers assigned to the Southwest District. If officers of that district are unavailable, then those of the Northwest District or the Southeast District will respond.

Additional funds for officer overtime and vehicle costs are being budgeted to enable response to the additional calls anticipated from the Annexation Area. The uniformed police officer is assigned to the Patrol Unit which operates 3 shifts per day. Officers work 6 days and then are off duty 3 days. Additional days off are scheduled for holidays, and vacation; days off also occur because of illness. In 1995, 42 officers were assigned to the Patrol Unit, and the average number on duty per 24 hours was 21. The average 8 hour day of the officers assigned to the Patrol unit in 1995 was expended as follows:

PATROL UNIT

Roll Call	5%	(26 minutes)
Equipment Maintenance	2%	(11 minutes)
Paperwork	12%	(55 minutes)
Traffic Enforcement	13%	(1 hour 4 minutes)
Accident Investigation	11%	(50 minutes)
Criminal Investigation	12%	(59 minutes)
Pro-active Patrol	45%	(3 hours 35 minutes)

Pro-active patrol serves several purposes. The primary purpose of patrol is to prevent crime. The function of detection and apprehension of offenders is closely related to the crime prevention function of patrol. Also, patrol promotes safe movement of vehicular and

pedestrian traffic by enforcing traffic and parking laws. In addition, the general well-being of the community is enhanced by officers on patrol reporting traffic hazards such as: traffic control devices out of service or icy road conditions, the location of water or power outages, reporting of fires, rendering of aid to the injured, and directing the services of other agencies to citizens in need of them, such as the welfare department, ambulance, or other departments within the city.

In order to be effective, pro-active patrol must be random. To patrol on a set schedule would result in an officer's movements becoming predictable, destroying his effectiveness. While engaged in pro-active patrol, officers are available for immediate dispatch to a call for service. Thus, they would then be able to respond to the additional calls anticipated by the Annexation Area. However, responding to additional calls will reduce the percentage of time spent in pro-active patrol, unless additional time is provided either through additional staff or through overtime.

It is a City priority not to decrease pro-active patrol time. In order that this annexation will not diminish time for pro-active patrol by increasing the work load within the same number of work hours, additional funds for overtime are included in this Plan.

The service demands expected from the Annexation Area have been estimated by a review of calls from the Comparable Areas on the following chart:

COMPARABLE AREAS POLICE CALL RESPONSE CHART

Area	1994 Calls
Comparable I	25
Comparable II	39
Average:	32

Using the average number of calls per person in the Comparable Areas, the number of calls anticipated for the Annexation Area is 32.

The Police Department estimates that each call uses approximately 35 minutes of an officer's time. Therefore, the total additional time needed to respond to calls from the Annexation Area is 1120 minutes, or 18.67 hours.

The additional time needed for calls from the Annexation Area can be provided for in any one of 3 ways. The time could be subtracted from pro-active patrol. Since the City has as a priority that pro-active patrol time not be reduced, that option is not included in this Plan. The second option would be to hire an additional officer. This option is not warranted because the time needed is less than 3 days of work per year. The City does, however, annually review the staffing level of the Patrol Unit to determine if additional police officers are needed. This Plan does include a third option which is to provide funds for overtime. According to the Fraternal Order of Police (FOP) contract in effect with the City, overtime must be assigned at a minimum of one hour increments. The overtime pay rate in the FOP contract is $20 per hour. Additional funds of $380 ($20 X 19 hours) for officer overtime are included for the Annexation Area.

The cost of materials that are needed for the annexation is estimated by using the 1994 budgeted amount of $193,704 for operational expenses. This is composed of the following line items: Line 224 - Fuel & Oil; Line 242 - Other Supplies; and Line 362 - Motor. The operational expenses calculation is made as follows:

$193,704 materials cost divided by 34,558 total 1994 service calls equals $5.61 average materials cost per call; $5.61 multiplied by 32 calls anticipated from the Annexation Area equals $179.52.

SUMMARY OF POLICE PROTECTION

COST ESTIMATE OF SERVICES:

Cost of Overtime:	$380
Cost of Materials:	180
Total:	$560

METHOD OF FINANCING: General Fund

PLAN FOR PROVISION OF SERVICES: Routine police service will be provided using personnel assigned to the primary responding district immediately upon the effective date of annexation. Response to calls, traffic-related activities, investigation, pro-active patrol and all other services will be provided to the same standard and scope provided to the Comparable Areas.

8.13 FIRE PROTECTION

Immediately upon the annexation's effective date, the City Fire Department will begin first call response to the Annexation Area, providing service to the same standard and scope as provided to all Comparable Areas within the City. Manpower for the responses to the Annexation Area will be provided from two fire stations. Number 2 Station will send 1 pumper with 4 fire fighters and will have a second pumper enroute from our Number 1 Station with 4 additional fire fighters.

Response time to the area is 3 minutes from Number 2 Station and 3 minutes from Number 3 Station, which is similar to response times from the nearest fire station to each Comparable Area. The number of calls from the Comparable Areas are noted on the chart below:

COMPARABLE AREA FIRE CALL RESPONSE CHART 1994

Comparable Area		Calls
Comparable Area I		1
Comparable Area II		2
	Average:	1.5

Based on the average of fire runs to the Comparable Areas, two fire runs per year is projected for the Annexation Area. The 1994 budget for operating expenses is composed of the following line items: Line 223 - Garage & Motor Supplies; Line 224 - Fuel & Oil; Line 232 - Motor Vehicle Repair; Line 242 - Other Supplies; Line 362 - Motor; and Line 365 - Other Repairs. The total operating expenses are $53,135. That amount divided by the total number of fire runs made in 1994 is:

> $53,135 divided by 1,429 runs equals $37.18 cost per run; $37.18 multiplied by 2 additional runs equals $74.36 additional cost for Fire Department services.

There is ample time for the Fire Department staff to respond to 2 additional runs per year. When added to the 1,429 runs in 1994, this is still less than one run per day for the primary responding station (and less than 1 additional run for the secondary responding station):

> 365 days multiplied by 5 stations equals 1,825 station response days; 1,429 runs in 1994 plus 2 runs anticipated from the Annexation = 1431; 1431 runs divided by 1,825 days equals .78 runs per day per station as a result of the annexation.

Staff is already on payroll with time available to operate the 5 stations for 24 hours a day, 365 days per year. Thus, service will be provided using existing staff and equipment, and with additional funds to make the runs anticipated in serving the Annexation Area to the same standard and scope as the Comparable Areas are served.

SUMMARY OF FIRE PROTECTION

COST ESTIMATE OF SERVICE: $75

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: Immediately upon the annexation's effective date, full fire protection service on a first call basis will be provided to the Annexation Area.

8.14 ANIMAL SHELTER/ANIMAL CONTROL

The City of Bloomington provides two types of services related to animals. The Animal Shelter function involves a facility to shelter, care for and, if necessary, humanely euthanize animals. The Animal Control function involves serving the community with regular patrol, investigation of complaints, education, and emergency services.

Animal Control services are provided only within the corporate City limits at the present time. Immediately upon annexation, the following animal control services will be provided to the Annexation Area:

- Three full time animal control officers will be available 8 AM to 8 PM Monday through Friday and from 8 AM to 5 PM on Saturday. These officers provide service contacts

including pickup of stray, injured or dead animals; investigation of complaints, assistance with bite cases; and issuance of citations for violations of animal control ordinances.

- Twenty-four hour emergency service will be available at all other times for such emergencies as animal bite incidents, injured animals, and police assistance calls.

- The area will be patrolled on a regular basis at least twice weekly.

The above services are the same as those provided to the City as a whole, including the Comparable Areas. The 1994 experience in the Comparable Areas is listed below:

COMPARABLE AREAS SERVICE CONTACTS AND EMERGENCY CALL-OUTS, 1994

Area	Service Contacts	Emergency Call-outs
Comparable Area I	0	0
Comparable Area II	2	0
Annexation Area Projection:	1	1

As shown above, service requirements for the Annexation Area have been estimated by the average service contacts and emergency call-outs in the Comparable Areas.

This plan provides funds for these contacts and call-outs in the following manner:

Service Contacts
Operating expenses for the Animal Shelter program total $21,436 in the 1996 budget. These expenses include Line 224: Fuel & Oil; Line 242: Other Supplies; Line 362: Motor; and Line 372: Building Rental. Additional funds for operating expenses needed to make the additional service contacts anticipated by the Annexation Area are calculated as follows:

$21,436 in operating expenses divided by 2,376 City-wide service contacts in 1994 equals a $9.02 operating cost per service contact. Multiplied by 1 predicted service contacts in the Annexation Area, this comes to $9.02.

Emergency Call-outs

Under AFSCME union regulations, at least two hours overtime are designated for each emergency overtime call-out. The 1995 pay rate for Grade G, Animal Control Officer, is $10.25 per hour; $10.25 at the overtime rate of $15.38 per hour for two hours equals $30.76. This amount multiplied by 1 projected emergency call-out for the Annexation Area equals $30.76.

SUMMARY OF ANIMAL CONTROL

COST ESTIMATE OF SERVICE: $40

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Immediately upon the effective date of annexation, Animal Shelter services will be extended to the Annexation Area to a standard and scope equivalent to those provided to comparable areas of the City. Additional funds are budgeted to provide the additional operating and overtime costs anticipated.

8.15 REFUSE COLLECTION

Refuse collection will not be extended to the Annexation Area, as it is a commercial area. Comparable Areas I and II also do not receive refuse collection services from the City.

SUMMARY OF REFUSE COLLECTION

ONE-TIME COST ESTIMATE: $0

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Sanitation service will not be extended to the Annexation Area. Sanitation service is not provided to commercial areas in the City, including the Comparable Areas.

8.16 PARKS AND RECREATION

The City's Parks and Recreation Department offers a wide variety of organized activities including, but not limited to, passive recreation, recreational sports, competitive sports, sports instruction, holiday and seasonal celebrations, special events, seasonal playground programs, community programs, fitness training, and Older American programs. Some activities are free; some involve a small fee.

The Annexation Area is located within 2 miles of several City Parks and Recreation sites which together offer a wide range of opportunities. These distances are similar to those of the Comparable Areas from similar sites. A map noting the Parks and Recreation site locations and the locations of the Annexation Area and Comparable Areas I and II is attached and incorporated herein as Exhibit 17. Included in this exhibit is a chart showing the facilities and activities offered at each site.

No residences are within the Annexation Area, nor are any forseen. No additional expenses for City Parks and Recreation services are included in this plan.

SUMMARY OF PARKS AND RECREATION

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: All services are organized and in place for the Annexation Area residents, to the same standard and scope offered to residents of the Comparable Areas.

8.17 HUMAN RESOURCES

The City Human Resources Department administers a wide variety of programs for residents of the City and surrounding areas. Current programs and scopes of citizen eligibility are as follows:

Program	Scope
1. Senior Citizens' Nutrition Project	Owen and Monroe Counties
2. Title XX Childcare Assistance Pgm.	No restrictions
3. Childcare Food Program	No restrictions
4. Volunteer Action Center	Monroe County and vicinity
5. Community Farmers' Market	Statewide
6. Day Care Resources	No restrictions
7. Teen Hotline	No restrictions
8. Youth Substance Abuse Prevention	No restrictions
9. Regional Office, Governor's Commission for a Drug-Free Indiana	Nine counties
10. Commission on Handicap Concerns	No restrictions
11. Commission on the Status of Women	No restrictions
12. Short-term, topic-specific task forces	No restrictions

All Human Resources Department programs are already available to the Annexation Area on the same basis as they are available to other areas in the City, including the Comparable Areas. Certain programs require specific client qualifications having to do with income, age, family circumstances, etc. Access to these programs for the Annexation Area residents is determined on the same basis as access for residents of other areas, including the Comparable Areas.

Because the Annexation Area is already served to the standard and scope equivalent to the service offered to Comparable Areas, no new service is proposed.

SUMMARY OF HUMAN RESOURCES SERVICES

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: All services are organized and in place for the Annexation Area to the same standard and scope offered to the Comparable Areas. No extension of service is required or proposed.

8.18 PLANNING AND ZONING SERVICES, BUILDING PERMITS, INSPECTION AND BUILDING CODE ENFORCEMENT

All the Planning Department services, and building plan reviews, permit issuance, inspections, and code enforcement performed by the Engineering Department and Code Enforcement Division are currently being provided to all residents of the City of Bloomington and the City's 2-mile fringe planning and zoning jurisdiction. The Annexation Area is presently included within the 2-mile fringe area. A map showing the area to which these services are being provided is attached and incorporated as Exhibit 18.

The Planning Department reviews and approves site plans of proposed new construction to insure compliance with applicable regulations. Specific proposals such as variance requests, special exceptions, conditional use, rezoning requests, and public right-of-way vacations are reviewed and recommendations are forwarded to the Plan Commission, Board of Zoning Appeals and Common Council for their consideration. Additionally, the Planning Department conducts comprehensive planning and transportation studies.

The Engineering Department issues permits for building construction, plumbing and electrical installation, sign erection, and occupancy. Prior to issuing an occupancy permit, the Engineering Department conducts on-site inspections to insure conformance with previously approved plans. The Engineering Department oversees zoning and building code violation abatement. This involves an on-site inspection of the violation, consultation with citizens and possible referral to the Legal Department.

Code Enforcement will provide ordinance enforcement to the area on a compliance basis. Also, nuisance enforcement will be provided for things like weeds, trash and other type of nuisances. A service and cost summary for Code Enforcement inspections of the rental units in the Annexation Area is incorporated in Section 8.10 of this Plan.

Planning and Engineering services are already provided to the entire City and its 2-mile fringe as shown on the map previously incorporated as Exhibit 18. As a portion of the unincorporated area within the municipal planning jurisdiction, the Annexation Area presently receives these services to the same standard and scope provided to all other areas of the City, including the Comparable Areas.

SUMMARY OF PLANNING AND ZONING SERVICES, BUILDING PERMITS, INSPECTION AND BUILDING CODE ENFORCEMENT

COST ESTIMATE OF PLANNED SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Since the Annexation Area is presently within the 2-mile fringe for planning and zoning jurisdiction, it currently receives planning and zoning services, building permits, inspections, and building code enforcement services to the same standard and scope provided to all other areas of the City including the Comparable Areas.

8.19 ADMINISTRATIVE SERVICES

City administration and operations include departments which are not directly involved in the provision of the capital and noncapital services discussed previously. The City of Bloomington departments which provide administration services to the City at large are the Mayor's Office, City Council Office, Controller's Office, Legal Department and Personnel Department.

The Mayor's Office provides an ombudsman function for the residents of Bloomington in addition to its main function as chief executive. The office also dispenses information and provides a referral service to other City departments, government agencies or private organizations.

The City Council Office is responsible for organizing City Council meetings and official record-keeping and provides a forum for City legislation.

The Controller's Office oversees the municipal budgetary system. The office also issues bicycle licenses, City parking permits and itinerant merchants' licenses.

The Legal Department initiates punitive action for ordinance violations, responds to requests for legal opinions from other departments, represents the City of Bloomington in legal matters and addresses human rights and affirmative action compliance matters. In addition, the Legal Department investigates complaints filed pursuant to the Human Rights Ordinance, and represents complainants upon a finding of probable cause.

The Personnel Department is responsible for City job listings and board and commission vacancies.

The Annexation Area will not increase the City's population of 60,633 according to 1990 U.S. Census figures. The Mayor's Office, Council Office, Controller's Office, Legal Department and Personnel Department are staffed by salaried personnel, so they will not require additional staff resources to serve any increase in demand for service through the annexation of the Annexation Area. These departments will provide relevant services upon request to the same standard and scope as these are provided to comparable areas, including the Comparable Areas, with their existing resources.

SUMMARY OF ADMINISTRATIVE SERVICES

COST ESTIMATE OF PLANNED SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Immediately upon annexation, the City's administrative services provided by the Mayor's Office, City Council Office, Controller's Office, Legal Department and Personnel Department will be provided to the Annexation Area and its residents in the same manner and scope that these services are provided to the Comparable Areas. Because the Annexation Area does not represent an increase in the City's population, these services will be extended without hardship to these administrative offices and departments, and without increased cost.

8.20 OTHER CITY FUNCTIONS

This Plan outlines all City services that will be impacted by the inclusion of the Annexation Area within the City's corporate boundaries.

Because the Annexation Area does not represent an increase in population, the effect of inclusion of these people within the City limits will have minimal impact upon services not previously mentioned, such as Municipal Building maintenance or tree limb reclamation.

Any services not specifically addressed in this report have not been omitted for lack of consideration. Rather, their absence indicates that provision of these services to the Annexation Area will be provided in the same manner that such services are provided to the Comparable Areas without the expenditure of additional funds.

In conclusion, therefore, it must be noted that any services currently available to the Comparable Areas which were not previously discussed in this Plan will be made available in the same manner to the Annexation Area immediately upon annexation.

OTHER CITY FUNCTIONS SUMMARY

COST ESTIMATE FOR PROVISION OF SERVICES: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Immediately upon annexation, any municipal services not previously discussed in this plan will be made available in the same manner to the Annexation Area as it is currently available to comparable areas of the City, including the Comparable Areas.

9.00 HIRING PLAN

It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but, in the event it does, the Director of Personnel is directed to assist these employees in obtaining new employment. However, the City will not be required to hire any of these employees.

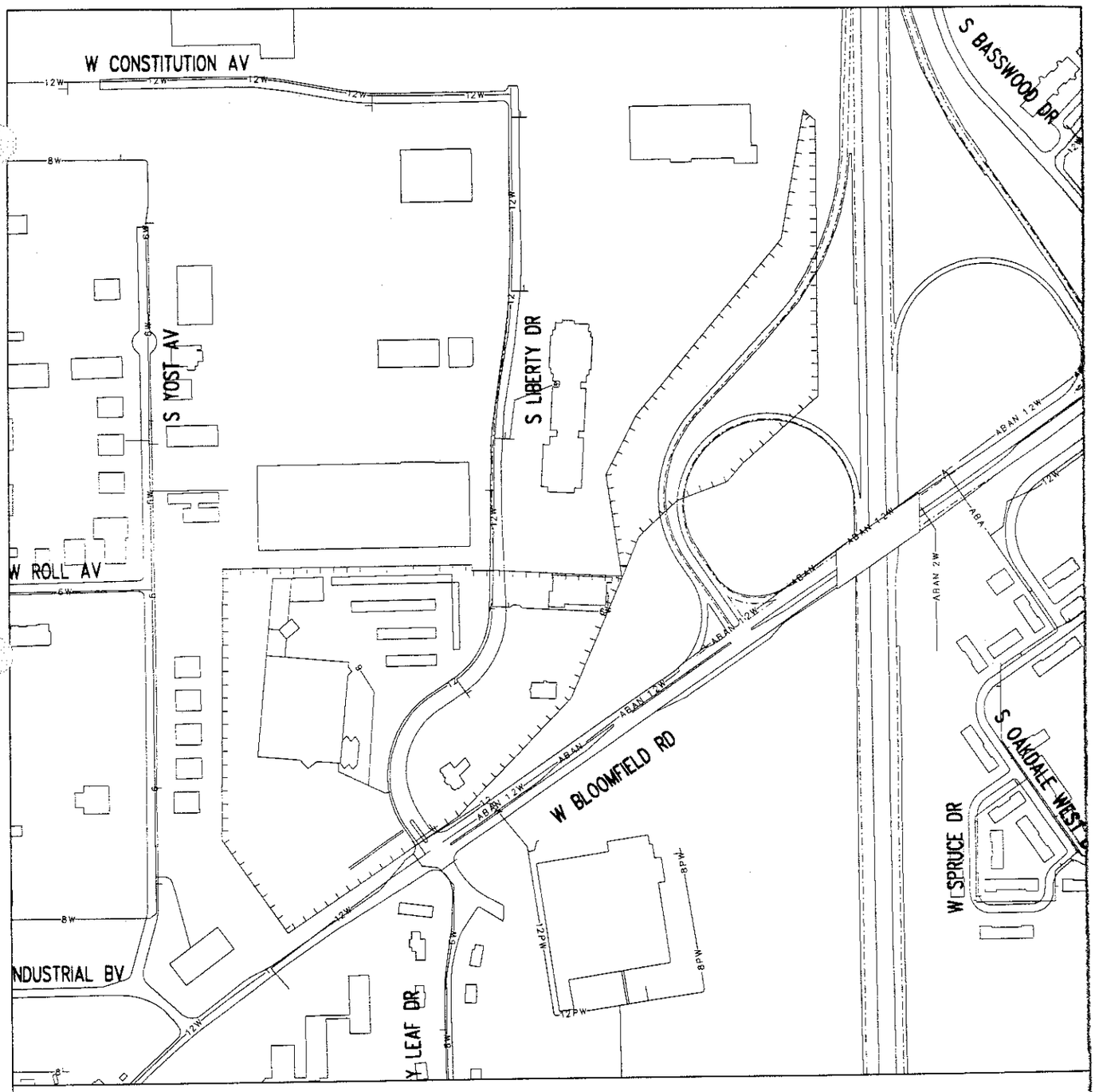
In the event of unforeseen elimination of jobs, the Personnel Director will take the application of any such employee and maintain a special file of these applications. Each application will be forwarded to major employers in the area, and to any City department having a job opportunity for which the individual is qualified. Each individual will also be referred to the Indiana State Employment Security Division.

10.00 SUMMARY OF COSTS

The following summary of costs includes any one-time capital costs that will be incurred, as well as the annual maintenance costs beginning in the first year of annexation.

Sanitary Sewer Service	$ 0.00
Water Distribution	0.00
Fire Hydrants	0.00
Storm Water Drainage Facilities	913.00
Street and Road Construction and Maintenance	1,068.00
Street and Road Services	215.00
Street Signs and Traffic Signals	20.00
Street Lights	1,152.00
Sidewalks	0.00
Engineering/Housing Code Inspection	0.00
Redevelopment Department Services	0.00
Police Protection	560.00
Fire Protection	75.00
Animal Shelter/Animal Control	40.00
Refuse Collection	0.00
Parks and Recreation	0.00
Human Resources	0.00
Planning and Zoning Services, Building Permits, Inspection and Building Code Enforcement	0.00
Administrative Services	0.00
Other City Functions	0.00
Total Annual Maintenance Costs:	$4,043.00

The One Time Costs are as follows:		
Street Sign Replacement	$0.00	
Recycle Bins	0.00	
One Time Cost Total		0.00
Total:		$4,043.00



1995 Annexation Areas

Furrows, Aldi's and Other Park 37 Retail

Exhibit 9: Water Lines

November 8, 1995

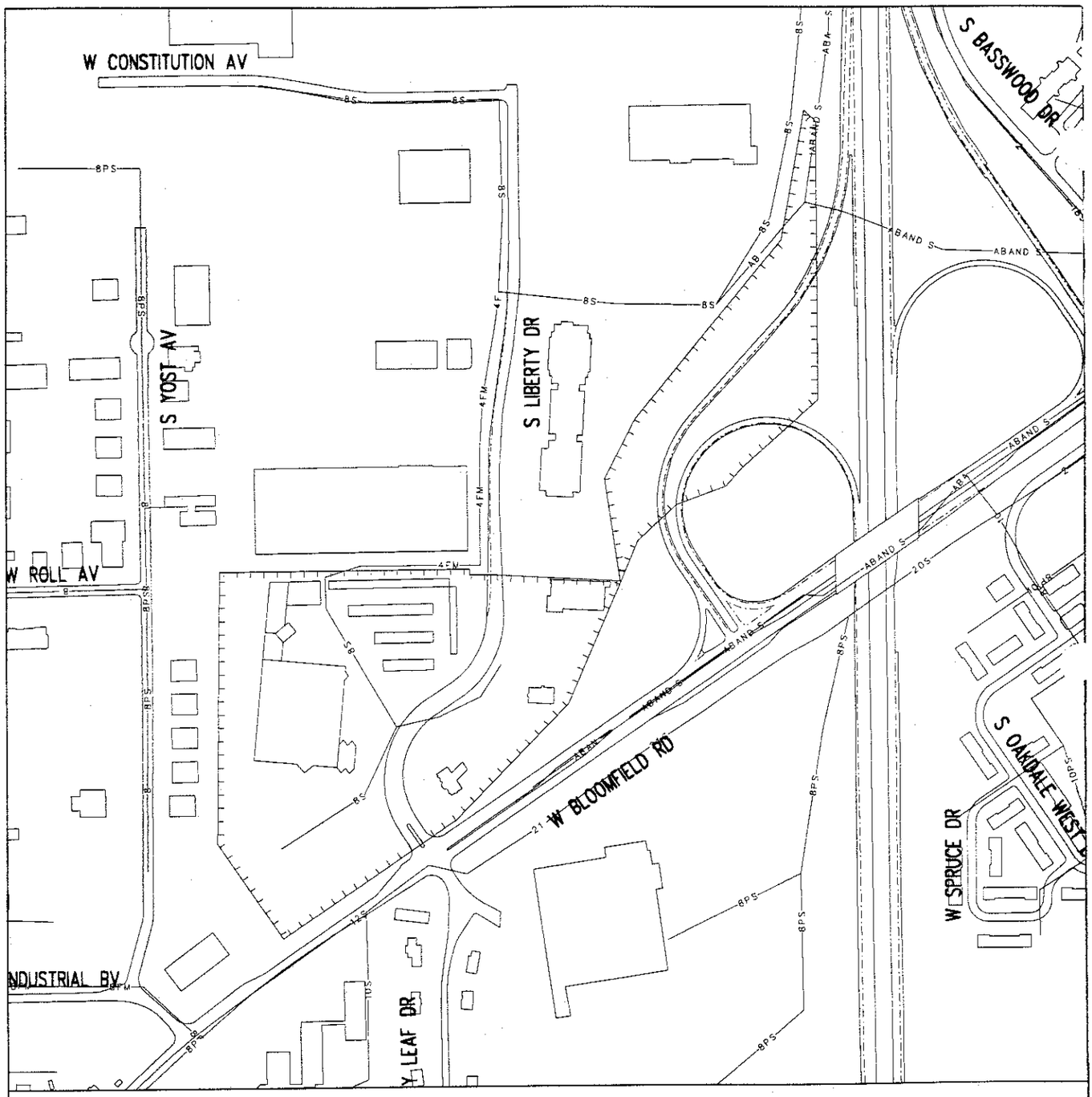
Scale: 1" = 400'

400 0 400 800 1200

N

City of Bloomington
Controller's Office

Geographic Information System



1995 Annexation Areas

Furrows, Aldi's and Other Park 37 Retail

Exhibit 9: Sewer Mains

November 8, 1995

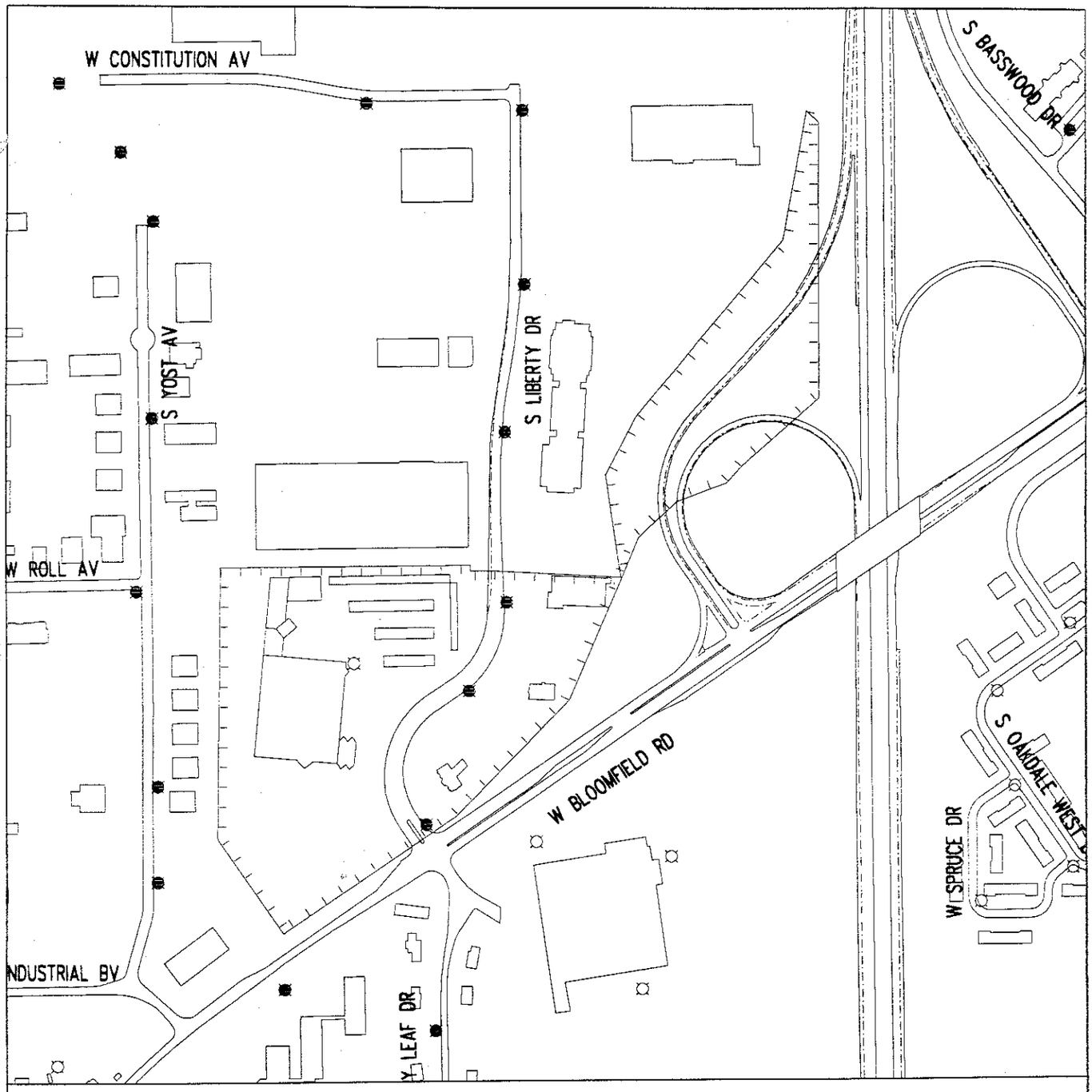
Scale: 1" = 400'

400 0 400 800 1200

N

City of Bloomington
Controller's Office

Geographic Information System



1995 Annexation Areas

Furrows, Aldi's and Other Park 37 Retail

Exhibit 12: Fire Hydrants

November 8, 1995

Scale: 1" = 400'

400 0 400 800 1200

N

City of Bloomington
Controller's Office

Geographic Information System