Passed : 8-0

RESOLUTION 96-32
TO ADOPT A WRITTEN FISCAL PLAN AND TO ESTABLISH A POLICY FOR THE PROVISION OF CITY SERVICES TO AN ANNEXED AREA
(Sare Road Park/School Area)

WHEREAS, the City of Bloomington desires to annex the area known as Sare Road Park/School Area, which is more specifically described in Ordinance 96-60; 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 Sare Road Park/School Area";

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 Sare Road Park/School Area, 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 18th day of December, 1996.

Patricia Cole
PATRICIA COLE, Vice President
Bloomington Common Council

SIGNED and APPROVED by me upon this 19 day of December, 1996.

J. Fernandez
JOHN FERNANDEZ, 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 Sare Road Park/School Area. A Fiscal Plan, which is required by state law, outlines a schedule for the implementation of the various services the City will provide to the annexed area.

FISCAL PLAN

ANNEXATION OF

SARE ROAD PARK/SCHOOL AREA

Resolution 96-32

City of Bloomington

FISCAL PLAN

ANNEXATION OF SARE ROAD PARK/SCHOOL AREA

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City of Bloomington

FISCAL PLAN
ANNEXATION OF
SARE ROAD PARK/SCHOOL AREA

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:	199? Fiscal Plan for Rehabilitation Assistance Funds as Adopted by the Common Council (Resolution 96-32)
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 SARE ROAD PARK/SCHOOL AREA

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: Sare Road Park/School Area.

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

Indiana Code 36-4-7(C) provides that when a municipality annexes territory which lies wholly or partly within a fire protection district, the annexation ordinance takes effect on the second January 1 that follows the date the ordinance is adopted. Because the Annexation Area lies within the Perry-Clear Creek Fire District, the effective date of this ordinance will be January 1, 1998. Accordingly, subsequent sections of this Fiscal Plan stating that the City will provide services "upon annexation" refer to the effective date, January 1, 1998.

1.00 LOCATION

Annexation Area

The Annexation Area lies in Perry township, section 15. The Annexation Area is contiguous to the City along 44% 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 southeastern part of the City. Certified copies of the City Ordinances documenting the City corporate boundaries are attached herein as Exhibit 3.

There are approximately 111 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%, with some in the 12% to 18% range. 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

The Annexation Area is used for residential purposes, as well as having land which will be used for the City's new middle school, and a new park. There are currently 17 property owners of 48 parcels in the Annexation Area. There are 44 lots which can be used for residential purposes. The figures for this fiscal will be calculated assuming one residence per lot.

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 is a potential for 44 households in the Annexation Area, which gives an estimated population of 106. With the area's 111 acres this will give a population density of 0.95 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: Sare Road Park/School Area

a. Location: The Annexation Area is bordered by The Stands to the north, Rhorer Road to the south, Sherwood Oaks to the west, and Canada Farm property to the east.

b. Topography: The Annexation Area has slopes of 2% to 18%.

c. Patterns of Land Use: The Annexation Area is zoned as single-family residential (RS 3.5 & RE 1), as well as Planned Unit Development (PUD).

d. Population Density: The Annexation Area will have approximately 106 people living on 111 acres for a density of 0.95 persons per acre.

Comparable Area I: Area near Bloomington High School North

a. Location: Comparable Area I is bordered by N. Kinser Pk. to the south, BHSN to the west, the Cascades Golf Course to the east and E. Rosewood Dr. to the north.

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

c. Patterns of land use: Comparable Area I is zoned as single-famile residential (RS 3.5 & RS 4.5), Institutional, and Planned Unit Development (PUD).

d. Population Density: Comparable Area I has approximately 77 people living on 51 acres for a density of 1.5 persons per acre.

Comparable Area II: Area near Binford/Rogers School.

a. Location: Comparable Area II is bordered by S. High St. to the west, E. Maxwell Lane to the south, S. Woodcrest Dr. to the east and E. 2nd St. to the north.

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

c. Patterns of land use: Comparable Area II is zoned single-family residential (RS 3.5), multi-family, 15 units per acre (RM 15), and Institutional.

d. Population Density: Comparable Area II has approximately 48 people living on 52 acres for a density of 0.92 persons per acre.

6.00 GENERAL RELATIONSHIP TO CITY SERVICES

The Annexation Area is located in the southeastern 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 Annexation Area currently receives fire protection from the Perry-Clear Creek 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 Annexation Area. 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

Within the Annexation Area, City sewer service is available as described below. 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: Sanitary Sewer service will be made available to the Annexation Area by the developer.

Comparable Area I: All dwellings in this Areas have sanitary sewer service. A publicly-owned, minimum 8" main serves all residences.

Comparable Area II: All dwellings in this Areas have sanitary sewer service. A publicly-owned, minimum 8" main serves all residences.

SUMMARY OF SANITARY SEWER SERVICES

COST ESTIMATE FOR PROVISION OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: The City will incur no cost for sanitary sewer services as a result of this annexation. Sanitary Sewer service will be made abailable to the Annexation Area by the developer.

8.02 WATER DISTRIBUTION

The City Water Utility is serving Annexation Area and all of the 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 mains serving this area are publicly owned ductile iron pipe, of minimum 8" diameter.
>
> Comparable Area I: The water mains serving this area are publicly owned ductile iron pipe of minimum 6" diameter.
>
> Comparable Area II: The water mains serving this area are publicly owned ductile iron pipe of minimum 8" 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 to the Annexation Area is provided in a manner equal to water service in the comparable areas.

8.03 FIRE HYDRANTS

There are 4 fire hydrants currently available and operating properly in the Annexation Area. A map showing the locations of the hydrants is attached and incorporated herein as part of Exhibit 12. The spacing of the hydrants in the Annexation Area is consistent with the type and intensity of the development and the standards set by the Utilities Department, the Insurance Services Office, and the Ten States Standards. Applicable portions of these standards are attached and incorporated herein as Exhibit 13. Generally, spacing varies between 350 and 600 feet, depending on these standards, with closer spacing required for industrial, commercial, and densely populated areas. The Comparable Areas all have fire hydrants installed according to the same standards. The fire hydrant locations in the Comparable Areas are shown on the map attached and incorporated herein as Exhibit 12.

All of the fire hydrants in Annexation Area are publicly owned and maintained. The rental charges for publicly owned hydrants will be 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: Fire hydrants meeting the proper standards are currently in place in the Annexation Area, at a level of service equal to the Comparable Areas. 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 storm drainage facilities within the Comparable Areas consist of curbed roadways that empty into an enclosed system of pipes, as well as natural drainage. Likewise, the Annexation Area contains an enclosed storm drainage system consisting of curbed roadways and natural drainage. The records maintained by the City Engineering Department indicate that in the past year no complaints were received from the Comparable Areas. Although there were no complaints from the Comparable Areas last year, one complaint from the Annexation Area is projected.

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 complaints 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 $1.10 per gallon - $44.00
Cost per Clean out: $51.20

Personnel Cost: 2 MEO I drivers, at 4 hours, at $10.75 hourly: $86.00
1 Laborer I, at 4 hours, at $10.35 hourly: $41.40
Total Personnel cost per Clean out: $127.40

Total Cost per Clean out= $178.60

SUMMARY OF STORM WATER DRAINAGE FACILITIES

COST ESTIMATE FOR PROVISION OF SERVICES: $179

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Storm water drainage facilities in the Annexation Area are adequate and are being provided in the same manner that those services are provided to the Comparable Areas. There are no plans for further construction of drainage facilities in the Annexation Area. 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 one clean-out 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 1997 budget, materials expenses are as follows: Line 233; Street, Alley, & Sewer Materials - $545,000. Line 431; Improvements Other Than Building - $450,000. These two items total $995,000. This amount divided by 185 miles of city streets equals a yearly cost of $5,378 per mile of street maintained. This $5,378 multiplied by .4 miles (not lane miles) of public roadway in the Annexation Area equals a yearly maintenance cost of $2,151.20.

SUMMARY OF STREET AND ROAD CONSTRUCTION AND MAINTENANCE

COST ESTIMATE OF MAINTENANCE: $2,152.

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 effective date of the annexation, public streets within the Annexation Area will be repaired and maintained by the City in accordance with established 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, routine leaf collection, 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, routine leaf collection, 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 1996 and the 1996 pay rates of the AFSCME work and wage agreement in effect within the City of Bloomington.

1. Sweeping:

Time	Personnel	Fuel
8 Hrs.	2 sweepers	45 gal. @1.10 (average) = $49.50
	1 truck driver	
	24 hrs. @ 11.70 (average) = $280.80	

Total: 280.80 + 49.50 + $158.00 + $640.00 = $1,127.50
(truck) (Sweepers 2X8 hrs. X $40 per hour)

Four times per year for .4 miles = 4 X (.4 X 1,127.50) = $1,804.00.

2. Leafing

Time	Personnel	Fuel
8 hrs.		20 gal. @ 1.10 (average) = $22.00
	6 man crew	
	48 hrs. @ 10.00 (average) = $480.00	

Total: 480.00 + 22.00 + 158.00 + 304.00 = $ 964.00
(truck) (leafers)

Once per year for .4 miles = 964.00 X .4 = $385.60

3. Snow & Ice Removal:

Time	Personnel	Fuel
4 hrs.	1 truck driver 4 hrs. @ 10.00 (average) = $40.00	12 gal. @ 1.10 (average) = 13.20

Total: 40.00 + 13.20 + 80.00 + 79.00 = $212.20
(salt/sand) (truck)

Ten times per year for (.4 miles) = 10 X (212.20 X .4) = $848.80

The total cost for Annexation Area street services is $3,038.40 ($1,804 + $385.60 + $848.80)

SUMMARY OF STREET AND ROAD SERVICES

COST ESTIMATE OF SERVICE: $3,039

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, leaf collection, 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: The signs and pavement markings are the responsiblity of the developer.

Comparable Area I: Has all the necessary street and road signs.

Comparable Area II: Has all necessary street and road signs.

Yearly maintenance costs to the City for signs on local public streets in the Annexation Area is as follows: Replacement every 8 years. Cost

to be determined when the City assumes responsibility for the Annexation Area.

SUMMARY OF STREET SIGNS AND TRAFFIC SIGNALS

COST ESTIMATE OF PLANNED SERVICES: $0

METHOD OF FINANCING: Not Applicable.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Street sign services will begin immediately upon annexation on an as-needed basis. 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 0 street lights.

SUMMARY OF STREET LIGHTS

COST ESTIMATE FOR PLANNED SERVICE: $0

METHOD OF FINANCING: Not Applicable.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: 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 owner. The curbs are generally constructed for a life of 20+ years, and require little if any maintenance. Sidewalks and curbs are available in the Annexation Area and 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 currently contains 0 rental units that will be added to the City's total registered rental units of approximately 13,500.

SUMMARY OF HOUSING CODE INSPECTIONS

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: As there are no rental units in the annexation area, no extension of services is planned in 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 1997 (May 1996 through May 1997), the City will receive Community Development Block Grants totaling $1,105,000 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 Southeast District. If officers of that district are unavailable, then those of the Southwest District or the Northeast 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	1995 Calls	Population	Calls/Person
Comparable I	65	77	.84
Comparable II	23	48	.48
		Average:	.70

The Annexation Area will have an estimated population of 106. Using the average number of calls per person in the Comparable Areas, the number of calls anticipated for the Annexation Area is 74.

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 2,590 minutes, or 43.2 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 Plan does include the 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 $21 per hour. Additional funds of $924 ($21 X 44 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 1995 budgeted amount of $203,052 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:

$203,052 materials cost divided by 43,259 total 1995 service calls equals $4.69 average materials cost per call; $4.69 multiplied by 74 calls anticipated from the Annexation Area equals $347.06.

SUMMARY OF POLICE PROTECTION

COST ESTIMATE OF SERVICES:

Cost of Overtime:	$924
Cost of Materials	348
Total:	$1,272

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 4 Station will send 1 pumper with 4 fire fighters and will have a second pumper enroute from our Number 5 Station with 4 additional fire fighters.

Response time to the area is 2 minutes from both stations. Response times from the nearest fire station to each Comparable Area, number of yearly calls and ratio of calls per person from the Comparable Areas are noted on the chart below:

COMPARABLE AREA FIRE CALL RESPONSE CHART 1994

Comparable Area	Response Minutes	Calls	Population	Ratio
Comparable Area I	2	2	77	.03
Comparable Area II	2	1	48	.02
			Average:	.02

The average ratio of fire runs to population in the Comparable Areas is .02 Multiplied by the Annexation Area's estimated population of 106, the projected fire runs per year to the Annexation Area is 2. The 1995 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 $54,107. That amount divided by the total number of fire runs made in 1995 is:

$54,107 divided by 1,564 runs equals $34.60 cost per run; $34.60 multiplied by 2 additional run equals $69.20 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 1,564 runs in 1995, 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; 1,564 runs in 1995 plus 2 runs anticipated from the Annexation = 1,566; 1,566 runs divided by 1,825 days equals .86 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: $70

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 1995 experience in the Comparable Areas is listed below:

COMPARABLE AREAS SERVICE CONTACTS AND EMERGENCY CALL-OUTS, 1995

Area	Population	Service Contacts	Ratio	Emergency Call-outs	Ratio
Comparable Area I	77	5	.06	1	0.01
Comparable Area II	48	7	.15	0	0.00

Service requirements for the Annexation Area have been estimated by average of the ratio of service contacts per person and emergency call-outs per person in the Comparable Areas. The average ratio for service contacts is 0.1, and for emergency call-outs is 0.01. Multiplied by the Annexation Area's estimated population of 106, this comes to 11 service contacts and 1 emergency call-outs.

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

Service Contacts
Operating expenses for the Animal Shelter program total $21,966 in the 1997 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:

> $21,966 in operating expenses divided by 2,381 City-wide service contacts in 1995 equals a $9.23 operating cost per service contact. Multiplied by 11 predicted service contacts in the Annexation Area, this comes to $101.53.

Emergency Call-outs
Under AFSCME union regulations, at least two hours overtime are designated for each emergency overtime call-out. The 1997 pay rate for Grade G, Animal Control Officer, is $10.65 per hour; $10.65 at the overtime rate of $15.98 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 ESTIMATED OF SERVICE: $133

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

Immediately upon annexation, the City will begin curbside refuse collection and recycling collection to the Annexation Area to the same standard and scope of service provided to all comparable areas within the City including the Comparable Areas defined in this Plan.

Sanitation services that will be extended to the Annexation Area include refuse collection, yard waste collection, and recycling pickup.

Refuse and recycling collection services to the Annexation Area will be incorporated into rerouting of existing collection routes. A map showing existing refuse collection routes is attached and incorporated herein as Exhibit 16. The Sanitation Department plans to add the Annexation Area pickup to Thursday route A.

Additional costs incurred resulting from the annexation will be in personnel operating supplies, services and landfill fees. The Sanitation Department reports that the annexation will not require additional funds for equipment.

The Director of Public Works estimates the net annual cost of sanitation services in the city to be $103 per household. This average cost multiplied by the 44 households in the Annexation Area comes to $4,532 per year for sanitation service.

In addition, a one-time cost for recycling bins at $4.80 per bin to the households comes to $211.20.

SUMMARY OF REFUSE COLLECTION

ONE-TIME COST ESTIMATE: $212

COST ESTIMATE OF SERVICE: $4,532

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Immediately upon the annexation's effective date, the Annexation Area's single-family residences will receive curbside pickup, as well as periodic pickup of recyclable items. Service will be provided in a manner equivalent in standard and scope to the curbside service provided to all comparable areas in the City.

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. A summary of City parks in relation to the Annexation Area and the Comparable Areas is given below:

> Annexation Area: Located within a one mile radius is the following park: The new Park on Rhorer Road, Sherwood Oaks Park, Winslow Woods Park, and Winslow Sports Complex.
>
> Located within a two mile radius are the following parks: Frank Southern Center, Bryan Park/Bryan Park Pool, Southeast Park, and Schmalz Farm Park.
>
> Comparable Area I: Located within a one mile radius are: Upper Cascades Park, Lower Cascades Park, and Cascades Golf Course.
>
> Located within a two mile radius are: Griffy Lake Nature Preserve, Miller-Showers Park, Mills Pool, and Crestmont Park.
>
> Comparable Area II: Located within a one mile radius are: Souteast Park, Bryan Park/Bryan Park Pool.
>
> Located within a two mile radius are: Park Ridge East Park, Park Ridge West Park, Peoples Park, 3rd St. Park, Older Americans Center, Seminary Park, Building and Trades Park, Frank Southern Center, Winslow Woods Park, Winslow Sports Complex, Sherwood Oaks Park, Schmalz Farm Park.

At present, all activities are open to residents of unincorporated areas. However, a secondary priority registration status and a higher out-of-City fee is applied to most of the recreation and facility programs. There is no City residency requirement or higher fee for utilization of park areas with the exception of fee support facilities, such as Winslow ballfields and Bryan Park pool.

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 and because eligible Annexation Area residents are already permitted to participate in these programs, 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 residents to the same standard and scope offered to residents of 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, with an estimated population of 106 people, represents only a .001% increase in 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 represents a minimal 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 represents only a .001% 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 and/or its residents 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 and/or their residents which were not previously discussed in this Plan will be made available in the same manner to the Annexation Area and/or its residents 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 and/or its residents 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.

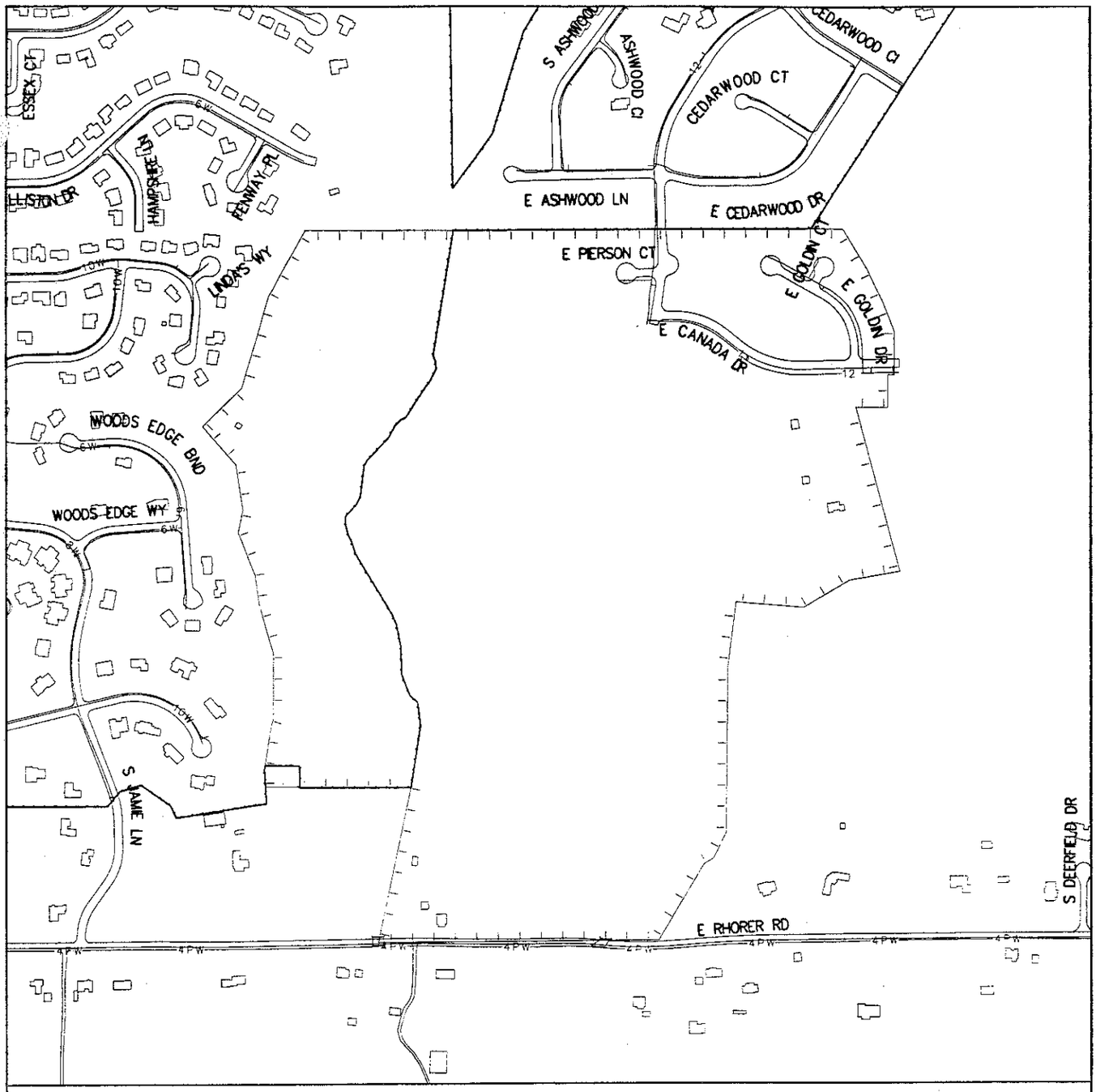
In the event of unforeseen elimination of jobs, the Personnel Director will take the application of any such employee and maintain a special file of these applications. Each application will be forwarded to major employers in the area, and to any City department having a job opportunity for which the 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	179.00
Street and Road Construction and Maintenance	2,152.00
Street and Road Services	3,039.00
Street Signs and Traffic Signals	0.00
Street Lights	0.00
Sidewalks	0.00
Engineering/Housing Code Inspection	0.00
Redevelopment Department Services	0.00
Police Protection	1,272.00
Fire Protection	70.00
Animal Shelter/Animal Control	133.00
Refuse Collection	4,532.00
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 Cost:	$11,377.00

The One Time Costs are as follows:		
Street Sign Replacement	$ 0.00	
Recycle Bins	212.00	
One Time Cost Total		212.00
Total:		$11,589.00



1996 Annexation Areas

Canada Park & School

Exhibit 9: Water Lines

November 22, 1996

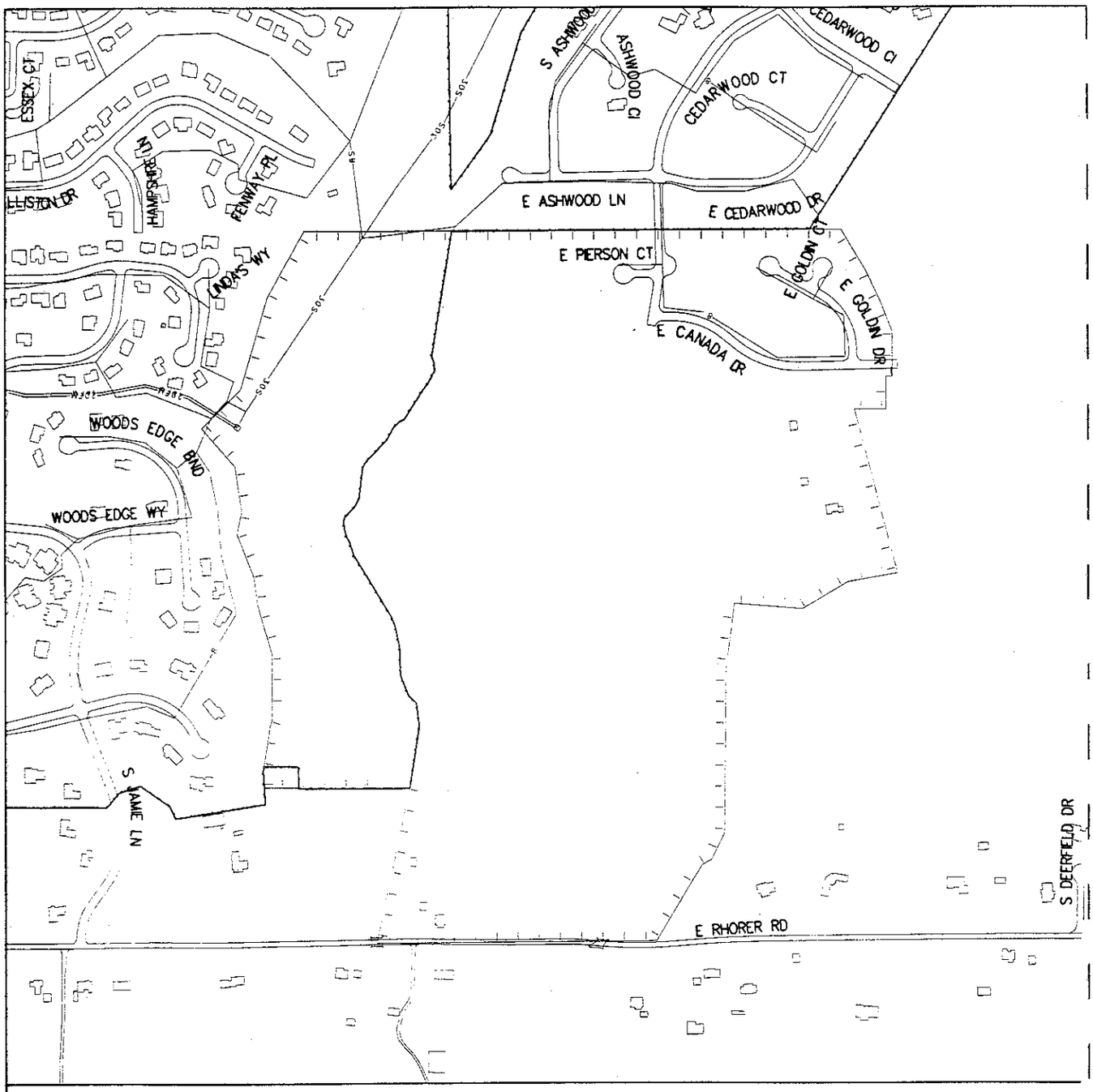
Scale: 1" = 500'

500 0 500 1000 1500

N

City of Bloomington
Controller's Office

Geographic Information System



1996 Annexation Areas

Canada Park & School

Exhibit 9: Sewer Mains

November 22, 1996

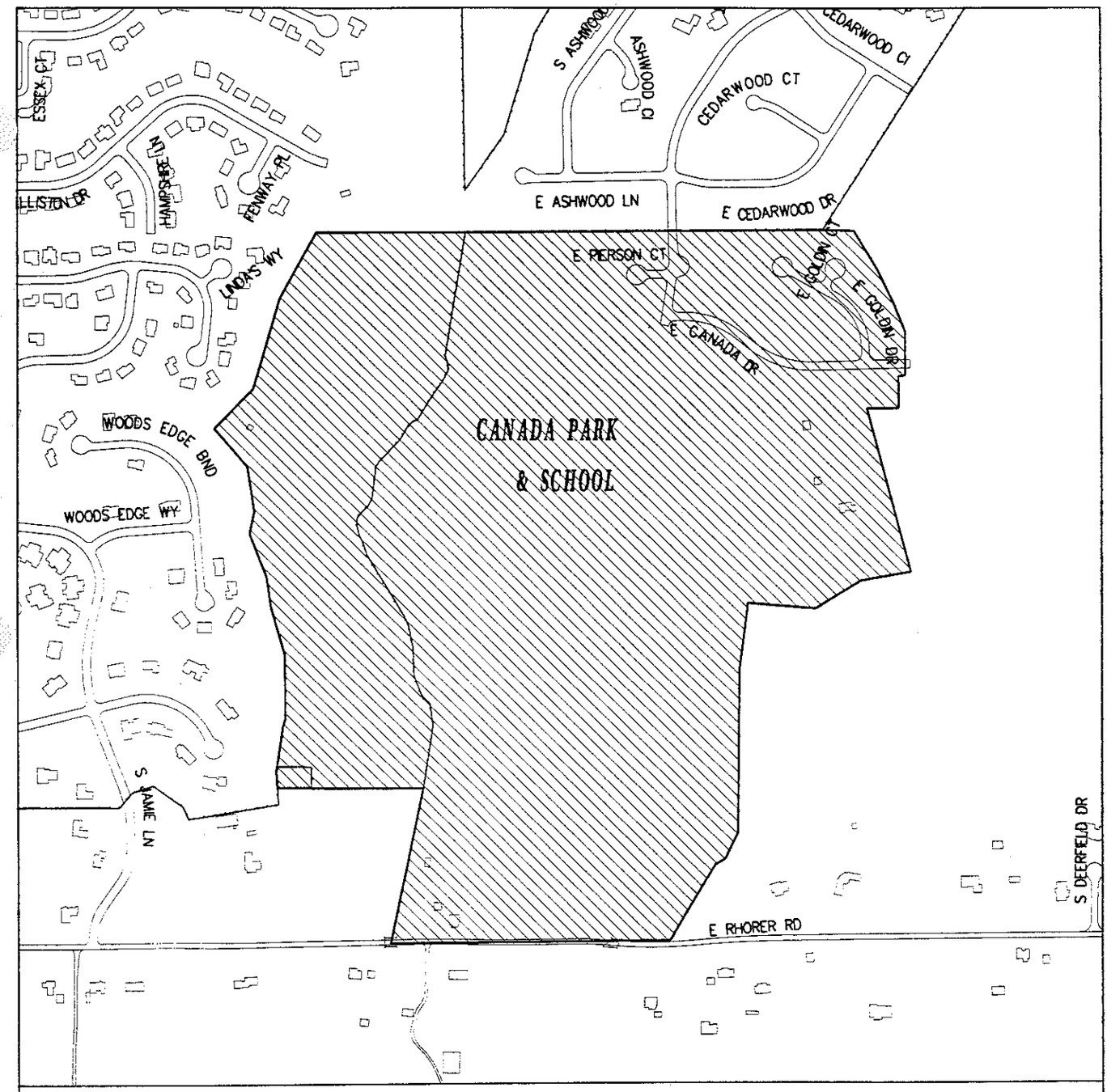
Scale: 1" = 500'

500 0 500 1000 1500

N

City of Bloomington
Controller's Office

Geographic Information System



1996 Annexation Areas

Canada Park & School

November 22, 1996

Scale: 1" = 500'

500 0 500 1000 1500

N

City of Bloomington
Controller's Office

Geographic Information System

ORDINANCE 96-60

AN ORDINANCE CONCERNING THE ANNEXATION OF ADJACENT AND CONTIGUOUS TERRITORY
(Sare Road Park/School Area)

WHEREAS, the boundary of the City of Bloomington, Indiana, is adjacent to the real estate described herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA:

SECTION 1. The following described land, commonly known as the Monroe County Community School Corporation property for the new middle school, the City property purchased for a new southeastern park, as well as section I of the Canada Farm Park subdivision, and 1900-2085 Rhorer Road, be annexed to and declared a part of the City of Bloomington, Indiana, to wit:

A part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at the northwest corner of the east half of the Southwest Quarter of said Section 15; thence SOUTH 89 degrees 09 minutes 47 seconds East 1320 feet on the south line of Annexation Ordinance #87-29; thence on the northerly, easterly and southerly boundary of Canada Park, Phase I, the following eight (8) courses: 1. SOUTH 88 degrees 13 minutes 36 seconds East 115.34 feet; thence 2. SOUTH 30 degrees 23 minutes 06 seconds East 175.26 feet; thence 3. SOUTH 25 degrees 18 minutes 21 seconds East 127.43 feet; thence 4. SOUTH 21 degrees 25 minutes 14 seconds East 119.44 feet; thence 5. SOUTH 00 degrees 05 minutes 00 seconds West 164.18 feet; thence 6. NORTH 89 degrees 55 minutes 00 seconds West 23.45 feet; thence 7. SOUTH 00 degrees 05 minutes 09 seconds West 120.00 feet; thence 8. NORTH 89 degrees 55 minutes 00 seconds West 182.47 feet to the northeast corner of land of Field; thence on the easterly and southerly boundary of said land of Field the following four (4) courses: 1. SOUTH 14 degrees 40 minutes 49 seconds East 628.97 feet; thence 2. SOUTH 79 degrees 53 minutes 21 seconds West 186.45 feet; thence 3. SOUTH 58 degrees 42 minutes 17 seconds West 195.82 feet; thence 4. NORTH 85 degrees 11 minutes 58 seconds West 249.36 feet; thence SOUTH 00 degrees 32 minutes 55 seconds East 853.13 feet to the centerline of the east fork of Jackson Creek thence on said centerline the following three (3) courses: 1. SOUTH 79 degrees 59 minutes 09 seconds West 12.88 feet; thence 2. SOUTH 26 degrees 07 minutes 09 seconds West 107.68 feet; thence 3. SOUTH 68 degrees 50 minutes 45 seconds West 41.34 feet; thence SOUTH 29 degrees 20 minutes 19 seconds West 304 feet, more or less, to the north right-of-way of Rhorer Road; thence NORTH 89 degrees 23 minutes 15 seconds West 1040 feet, more or less, on said right-of-way to the centerline of Jackson Creek; thence on said centerline NORTH 11 degrees 47 minutes 54 seconds East 580 feet, more or less; thence NORTH 89 degrees 52 minutes 51 seconds West 519.98 feet to the east line of Annexation Ordinance #92-54; thence on said east line the following 13 courses: 1. NORTH 03 degrees 22 minutes 42 seconds West 65.0 feet; thence 2. NORTH 08 degrees 31 minutes 39 seconds East 167.15 feet; thence 3. NORTH 18 degrees 20 minutes 12 seconds East 25.32 feet; thence 4. NORTH 00 degrees 08 minutes 02 seconds West 242.06 feet; thence 5. NORTH 15 degrees 57 minutes 48 seconds West 189.64 feet; thence 6. NORTH 08 degrees 00 minutes 02 seconds West 111.80 feet; thence 7. NORTH 21 degrees 03 minutes 21 seconds West 169.63 feet; thence 8. NORTH 11 degrees 28 minutes 03 seconds East 86.00 feet; thence 9. NORTH 08 degrees 27 minutes 56 seconds West 168.67 feet; thence 10. NORTH 40 degrees 47 minutes 10 seconds West 187.02 feet; thence 11. NORTH 45 degrees 05 minutes 20 seconds East 202.53 feet; thence 12. NORTH 16 degrees 11 minutes 12 seconds East 352.50 feet; thence 13. NORTH 28 degrees 26 minutes 23 seconds East 284.20 feet to the south line of Annexation Ordinance #66-1; thence EAST 570 feet, more or less, on said south line to the POINT OF BEGINNING, containing 111.3 acres, more or less.