Committee 12/12 4-0
2nd Reading 12/19 8-0

RESOLUTION 90-41

TO ADOPT A WRITTEN FISCAL PLAN AND TO ESTABLISH A POLICY FOR THE PROVISION OF CITY SERVICES TO AN ANNEXED AREA

WHEREAS, the City of Bloomington desires to annex the area commonly known as Walnut Station Shopping Center, which is more specifically described in Ordinance 90-61; 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 Walnut Station Shopping Center";

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 Walnut Station Shopping Center, 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 funds 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 asist 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 19 day of December, 1990.

Iris Kiesling

IRIS KIESLING, President
Bloomington Common Council

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 21st day of December, 1990.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This Resolution requests approval of the Fiscal Plan for the annexation of Walnut Station Shopping Center. 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.

CITY OF BLOOMINGTON

FISCAL PLAN

ANNEXATION OF WALNUT STATION SHOPPING CENTER

CITY OF BLOOMINGTON

FISCAL PLAN

ANNEXATION OF WALNUT STATION SHOPPING CENTER

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CITY OF BLOOMINGTON

FISCAL PLAN
ANNEXATION OF WALNUT STATION SHOPPING CENTER

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:	1990 Fiscal Plan for Rehabilitation Assistance Funds as Adopted by the Common Council (Resolution 90-5)
Exhibit 16:	Map Showing Parks & Recreation Site Locations Along With a Chart Listing Facilities and Activities Available at Each Park
Exhibit 17:	Map of the Two Mile Fringe Around the City

ANNEXATION OF WALNUT STATION SHOPPING CENTER

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 Walnut Station commercial property.

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, 1992. Accordingly, subsequent sections of this Fiscal Plan stating that the City will provide services "upon annexation" refer to the effective date, January 1, 1992.

1.00 LOCATION

The Annexation Area: Walnut Station Shopping Center

The Annexation Area is located on the corner of South Walnut Street (Business 37) and Country Club Drive. It is bounded on the north by Country Club Drive, on the east by South Walnut Street, on the south by the Greenhill neighborhood, and on the west by the Indiana Railroad. A map of the Annexation Area is incorporated as Exhibit 1. The Annexation Area is located in the northwest quarter of Section 16 in Perry Township.

The Annexation Area is contiguous to the City along approximately 19% of its boundary. A copy of the Annexation Area contiguity calculation is attached and incorporated herein as Exhibit 2. Certified copies of the City Ordinances documenting the City corporate boundaries are attached herein as Exhibit 3.

There are approximately 57 acres of land within the boundaries of the Annexation Area.

2.00 TOPOGRAPHY

The Annexation Area has minimal slopage. 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 is currently one property owner in the Annexation Area.

The Annexation Area contains no residences. It has five zoning designations: (1) RL/PCD (2) ML/PCD (3) UF (4) RF, and (5) FF. (See Section 5.00 for a description of these designations and a comparison with the Comparable Areas.)

4.00 POPULATION DENSITY

The Annexation Area has no residences, nor will there be any residences when the property is completely developed.

5.00 COMPARABLE NEIGHBORHOODS

Two areas (hereinafter, "Comparable Areas") within the City's corporate boundaries were selected for the Annexation Area 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:

The Annexation Area: Walnut Station Shopping Center

a. Location: The Annexation Area is bounded on the north by Country Club Drive, on the east by Business 37, and on the west by the Indiana Railroad.

b. Topography: The Annexation Area has minimal slopage.

c. Patterns of Land Use: The Annexation Area has five zoning designations: (1) RL/PCD, which is planned commercial development with residential low-density; (2) ML/PCD, which is planned commercial development with light manufacturing; (3) UF, urban floodway; (4) RF, rural floodway; and (5) FF, floodway fringe. The developed commercial area will be located within the planned commercial development, or PCD zoning.

d. Population Density: not applicable

Comparable Area I (Walnut Park Shopping Center):

a. Location: Walnut Park Shopping Center is located on South Walnut Street, just north of Country Club Drive.

b. Topography: Comparable Area I has minimal slopage.

c. Patterns of Land Use: Comparable Area I is zoned BA/PCD, or arterial business planned commercial development; RL/PCD, which is planned commercial development with residential low-density; and ML/PCD, which is planned commercial development with light manufacturing. The land use in this area is consistent with the Annexation Area.

d. Population Density: not applicable

Comparable Area II: K-Mart East Shopping Center

a. Location: Comparable Area II is located on East Third Street, east of the College Mall.

b. Topography: Comparable Area II has minimal slopage.

c. Patterns of Land Use: Comparable Area II is zoned BA, arterial business district. This designation is for areas where the principal use of land is commercial establishments. The commercial usage in Comparable Area II is consistent with the Annexation Area and Comparable Area I.

d. Population Density: not applicable

6.00 GENERAL RELATIONSHIP TO CITY SERVICES

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 of January 1, 1992, 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 will provide water and sewer service to the 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 areas 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 a fiscal analyst 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 will be provided to 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 on the following page.

The Annexation Area: Walnut Station Shopping Center: The entire area will be serviced by an existing publicly owned 39" main.

Comparable Area I (Walnut Park Shopping Center): The entire area has sanitary sewer service and is connected to a publicly owned 36" main.

Comparable Area II (K-Mart Shopping Center, E. Third St.): The entire area has sanitary sewer service and is connected to a privately owned 8" main.

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 will serve all properties in the Annexation Area. It presently serves 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:

The Annexation Area: Walnut Station Shopping Center: The water main serving this area is a privately owned 8" ductile iron pipe.

Comparable Area I (Walnut Park Shopping Center): The water main serving this area is a privately owned 8" ductile iron pipe.

Comparable Area II (K-Mart Shopping Center, E. Third St.): The water main serving this area is a privately owned minimum 8" ductile iron pipe.

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 for all future Annexation Area structures, in a manner equal to water service in the comparable areas. No cost will be incurred by the City for this service.

8.03 FIRE HYDRANTS

One publicly owned fire hydrant is 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.

The fire hydrant, along the Country Club Drive section of the Annexation Area, will be rented to the Civil City by the Utility Department. Upon the annexation's effective date, the City will assume responsibility for the payment of the yearly rental charge of $199.31. The remaining hydrants in the Annexation Area shall be privately-owned and maintained.

SUMMARY OF FIRE HYDRANTS

COST ESTIMATE OF SERVICE: $199.31

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Fire hydrants meeting the proper standards shall be in place in the Annexation Area when development is complete, at a level of service equal to the Comparable Areas. The rental charge of $199.31 will be assumed by the City upon the effective date of annexation for the hydrant owned and maintained by the Utility Department.

8.04 STORM WATER DRAINAGE FACILITIES

Prior to development, engineering hydraulic analyses of the storm drainage in the Annexation Area were performed in 1990 by engineering consultants for the developers. The engineering studies examined the existing land and the natural drainageways within the Annexation Area, as

well as their ability to pass storm water runoff of the type that is associated with storms of such severity that there is a 100% chance that a storm of that intensity will occur within a 100 year period.

The standard on-site drainage requirements of the Engineering Department are that inlets and pipes be sized for a minimum of a two year flow.

For the purpose of comparative analysis, both Comparable Areas were used. The storm drainage facilities within both Comparable Areas consist of roadside curbing.

The Annexation Area will have a privately-owned storm drainage system consisting of curbed roadways and parking areas with pipes and inlets. This system empties into Clear Creek, located directly west of the site. This is equal to the drainage systems found in Comparable Areas I and II.

In any drainage system, a system of swales and culverts will become clogged with debris and silt, and will require regrading and/or flushing. Response to complaints and correction of problems in the Annexation Area will be provided in the same manner that service is provided to the Comparable Areas. The experience of problems in the Comparable Areas provides the basis for estimation of the complaint demands to be expected in the Annexation Area. The records maintained by the City Engineering Department indicate that in 1989, no complaints were received from the Comparable Areas. Therefore, there is no provision for cleanout of drainage structures in this plan.

SUMMARY OF STORM WATER DRAINAGE FACILITIES

COST ESTIMATE FOR PROVISION OF SERVICES: $0

METHOD OF FINANCING: not applicable

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 construction of drainage facilities by the City 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.

8.05 STREET AND ROAD CONSTRUCTION AND MAINTENANCE

The section of Country Club Drive within the Annexation Area is designated as a Rural Highway. This section is a two-lane roadway with turn lanes. Business 37, which borders the Annexation Area on the east, is not located within the Annexation Area. The City Master Thoroughfare Plan and Map indicating the locations of roadway were previously incorporated into this document as Exhibit 8.

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. 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 this roadway that will be maintained by the City will not require increased 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 1991 Budget, materials expenses are as follows: Line 233; Street, Alley, & Sewer Materials - $435,000. Line 431; Improvements Other Than Building - $125,000. These two line items total $560,000. This amount divided by 151 miles of city streets equals a yearly cost of $3,709 per mile of street maintained. This $3,709 multiplied by the 1/4 mile of public roadway in the Annexation Area equals a yearly maintenance cost of $927.

SUMMARY OF STREET AND ROAD CONSTRUCTION AND MAINTENANCE

COST ESTIMATE OF SERVICE: $927

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

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 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 Transportation Director 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 Transportation Director are based on operating expense estimates for 1993 and the 1993 payrates of the AFSCME work and wage agreement in effect with the City of Bloomington. These are described on the following page.

1. Street Sweeping four times each year:

   Ten minutes operating time for 2 Sweepers at $45 per hour: $15.00
   Ten minutes operating time for 1 Dump Truck at $25 per hour: $4.17
   Ten minutes labor time for 2 MEO I drivers at $10.17 per hour: $3.40
   Ten minutes labor time for 1 MEO II driver at $10.37 per hour: $1.73
   Total Cost for Street Sweeping: $24.30 times 4 = $97.20

2. Leaf Collection once a year:

   Ten minutes operating time for 1 Leafer at $45 per hour: $7.50
   Ten minutes labor time for 1 MEO II driver at $10.17 per hour: $1.70
   Ten minutes labor time for 5 Laborer I at $9.97 per hour: $8.31
   Total Cost for Leaf Collection: $17.51

3. Snow & Ice Removal estimated at 10 times per year:
   Ten minutes operating time for 1 snow plow, with distribution of sand & salt, at $45 per hour: $7.50
   Ten minutes overtime for 1 MEO II driver at $15.56 per hour: $2.59
   Total Cost for Snow & Ice Removal: $10.09 times 10 = $100.90

The total cost for Annexation Area street services is $215.61 ($97.20 +$17.51 + $100.90).

SUMMARY OF STREET AND ROAD SERVICES

COST ESTIMATE OF SERVICE: $215.61

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.

Since the Annexation Area is a commercial development, the signage to be placed within its boundaries will not be the responsibility of the City, including stop signs to be placed at Country

Club Drive. The signage within the boundaries of Comparable Areas I and II are not the responsibility of the City.

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: Maintenance of the signage within the Annexation Area will not become part of the City's sign maintenance program, as the area is a commercial development.

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.

No publicly funded street lights are located within the boundaries of Comparable Areas B-1 and B-2. Therefore, there is no provision for publicly funded street lighting for the Annexation Area.

A map showing the locations of the street lights within the Comparable Areas was previously incorporated as Exhibit 12.

SUMMARY OF STREET LIGHTS

COST ESTIMATE FOR PLANNED SERVICE: $0

METHOD OF FINANCING: not applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: No provision for street lighting in the Annexation Area is included in this plan.

8.09 SIDEWALKS

In general, the construction of sidewalks is not the responsibility of the City. The approved site plan for The Annexation Area requires sidewalks in a manner similar to those present in Comparable Areas I and II. Therefore, further construction of sidewalks in the Annexation Area is not proposed, with the exception of the construction to be provided by the developers.

SUMMARY OF SIDEWALKS

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Since the developer is required to provide sidewalks 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

The City's Housing Code Enforcement Office inspects residential rental properties within City boundaries. As the Annexation Area will contain no residential properties, Housing Code inspection will not be required as a result of this annexation.

SUMMARY OF HOUSING CODE INSPECTIONS

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: not applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: As the Annexation Area is a commercial area, no Housing Codes inspections will be required.

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 1991 (May 1990 through May 1991), the City will receive Community Development Block Grants totaling $611,000 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 area; economic development activities, various public service programs; and a utility service program for low-moderate income families. A copy of Final Statement of Community Development Objectives and Projected Use of Funds for the Community Development Block Grant Program, 1990-1991, is attached and incorporated herein as Exhibit 14.

Applications from eligible projects within the Annexation Area for assistance through the CDBG program will be processed in the same manner as other eligible applicants. Funds totaling $150,000 for rehabilitation assistance were programmed in the fiscal 1989 plan (Resolution 90-5) adopted by the Common Council is attached and incorporated herein as Exhibit 15.

The Redevelopment records indicate that there were no grants or loans for home rehabilitation to property owners in the Comparable Areas during either the 1988-1989 year or the 1989-1990 year.

The City anticipates that approximately $600,000 in Community Development Block Grants will be received in fiscal 1991. Funding and assistance to the Annexation Area will be provided in a manner equivalent in standard and scope as funding is provided to Comparable Areas of the City.

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: Federal Community Development Block Grants

PLAN FOR PROVISION OF SERVICES: Immediately upon annexation's effective date, the Annexation Area will be able to apply for any of the Community Development Block Grant Program services for which it 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 South West District. If officers of that district are unavailable, then those of the North West District or the South East 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 1989, 37 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 1989 is broken down on the following page:

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	1989 Calls	Population	Calls/Person
I Walnut Park Shopping Center	40	n/a	n/a
II K-Mart East Shopping Center	25	n/a	n/a

The number of calls anticipated for The Annexation Area is 33. This is derived from the average of calls to Comparable Areas B-1 and B-2 (40+25)/2 = 33.

The Police Department estimates that each call uses approximately 35 minutes of an officer's time. The additional time needed to respond to calls from the Annexation Area is 1,155 minutes, or 19.25 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 1 day of work, assuming an 8 hour day. 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 payrate in the FOP contract is $15 per hour. Additional funds of $300 ($15.00 X 20 hours) for officer overtime are included for Annexation Area A. Additional funds of $300 are included for The Annexation Area.

The cost of materials that are needed for the annexation is estimated by using the 1991 budgeted amount of $187,497 for operational expenses. This is composed of the following line items: Line 224 - Fuel & Oil; Line 232 - Motor Vehicle Repair; Line 242 - Other Supplies; and Line 362 - Motor. The operational expenses calculation is made as follows:

$187,497 materials cost divided by 18,807 total 1989 service calls equals $9.97 average materials cost per call; $9.97 multiplied by 33 calls anticipated from the Annexation Area equals $328.99. When increased by five percent to allow for a 1992 estimate, the anticipated additional materials cost is $345.44.

SUMMARY OF POLICE PROTECTION

COST ESTIMATE OF SERVICES:

Cost of Overtime:	$300.00
Cost of Materials:	345.44
Total:	$645.44

METHOD OF FINANCING: General Fund

PLAN FOR PROVISION OF SERVICES: Routine police service will be provided using personnel assigned to the South West 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 of January 1, 1992, 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 2 fire stations. Number 5 Station will send 1 pumper with 4 firefighters and will have a second pumper enroute from our Number 1 Station with 4 additional firefighters. If one of these stations is busy, our Number 2 Station will then respond with 4 firefighters.

Response time to the area is 2 minutes from Number 5 Station and 5 minutes from Number 1 Station. Response times from the nearest fire station to each Comparable Area, number of 1989 calls and number of 1989 calls per person from the Comparable Areas are noted on the chart below:

COMPARABLE AREA FIRE CALL RESPONSE CHART 1989

Comparable Area	Response Minutes	Calls	Population
I Walnut Park Shopping Center	2	2	n/a
II K-Mart East Shopping Center	2	1	n/a

In 1989, the average number of calls to the Comparable Areas was 1.5, or 2. In order to estimate the funds required to provide the 2 additional runs per year that would be required to provide fire protection to the Annexation Area by the City Fire Department, the operating cost per run is calculated. The 1991 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; and Line 365 - Other Repairs. The total operating expenses are $51,000. That amount divided by the total number of fire runs made in 1989 is:

$51,000 divided by 1,581 runs equals $32.25 cost per run; $32.25 multiplied by 2 additional runs equals $64.50 additional cost for Fire Department services. When increased by five percent to allow for a 1992 estimate, the cost is $67.73.

There is ample time for the Fire Department staff to respond to 2 additional runs per year. When added to the 1,581 runs in 1989, 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; 1,581 runs in 1989 plus 2 runs anticipated from the Annexation = 1,583; 1,583 runs divided by 1,825 days equals 0.87 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 $67.73 additional funds to make the 2 additional 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: $67.73

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: Immediately upon the annexation's effective date, January 1, 1992, full fire protection service on a first call basis will be provided to the Annexation Area from Number 5 Station and Number 1 Station. Backup response will be provided by Number 2 Station.

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 1989 experience in the Comparable Areas is listed below:

COMPARABLE AREAS SERVICE CONTACTS AND EMERGENCY CALL-OUTS, 1989

Area	Service Contacts	Emergency Call-outs	Pop.
I Walnut Park Shopping Center	6	0	n/a
II K-Mart East Shopping Center	1	0	n/a

Service requirements for the Annexation Area have been estimated by taking the average of service contacts and emergency call-outs for Comparable Areas I and II. Thus, 3.5, or 4 service contacts and 0 emergency call-outs are estimated for the Annexation Area.

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

Service Contacts
Operating expenses for the Animal Shelter program total $14,100 in the 1991 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:

> $14,100 in operating expenses divided by 2,037 service contacts in 1989 equals a $6.92 operating cost per service contact. When increased by five percent to allow for a 1992 estimate the cost is $7.27. Multiplied by 4 predicted service contacts in the Annexation Area, this comes to $29.08, the additional operating cost predicted due to annexation.

Emergency Call-outs
Since no emergency call-outs were made to either of the Comparable Areas in 1989, none are provided for in this plan.

SUMMARY OF ANIMAL CONTROL

COST ESTIMATED OF SERVICE: $29.08

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 do not receive refuse collection services from the City.

SUMMARY OF REFUSE COLLECTION

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: not applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Refuse collection will not be extended to the Annexation Area.

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.

No residences will be located within the Annexation Area. However, for purposes of showing comparability, it can be stated that the Annexation Area is located within 2 miles of several City Parks and Recreation 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 16. 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 are the following parks: (1) Winslow Sports Complex, which contains lighted tennis courts and a fitness trail with exercise stations; (2) Winslow Woods Park, the City's first fully handicap-accessible park facility, which contains trails, a playground apparatus with high-quality surfacing, a picnic shelter, basketball court, water fountain, the Willie Streeter Community Garden and parking lot; (Winslow Sports Complex and Winslow Woods Park are hereinafter referred to collectively as Winslow Park.) (3) Sherwood Oaks Park, which contains a picnic shelter/tables, play equipment, playfield, basketball court, and tennis courts.

Located within a two mile radius are the following parks: (1) Bryan Park, which contains a fitness trail/exercise station, picnic shelters with tables and grills, restroom facility, swimming pool with waterslide, play equipment, ball fields, horseshoe pits, basketball courts, and lighted tennis courts; (2) Southeast Park, which contains trails, picnic shelter/tables, play equipment, playfield, and basketball and tennis courts.

Comparable Area I: Park facilities access is identical to that of Annexation Area A.

Comparable Area II: Located within a one mile radius is Southeast Park. Located within a two mile radius is Sherwood Oaks Park, Bryan Park, Third Street Park, which contains picnic tables and play equipment, and Parkridge East Park, which contains tennis courts, and a softball field.

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: No residences will be located in the Annexation Area. However, park facilities are available to the Annexation Area to the same standard and scope offered to 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.

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 are currently being provided to the City's 2-mile fringe planning and zoning jurisdiction. The Annexation Area is 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 17.

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. A service and cost summary for Housing Codes inspections of the rental units in Annexation Area A has been previously 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 17. 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 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 itinerate 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 City's population of 52,044, according to 1980 U.S. Census figures, will not be increased as a result of this annexation. 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 this area. These departments will provide relevant services upon request to the same standard and scope as these are provided to 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 in the same manner and scope that these services are provided to the Comparable Areas.

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, it 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 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 - 1992

Sanitary Sewer Service	$ 0.00
Water Distribution	0.00
Fire Hydrants	199.31
Storm Water Drainage Facilities	0.00
Street and Road Construction and Maintenance	927.00
Street and Road Services	215.61
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	645.44
Fire Protection	67.73
Animal Shelter/Animal Control	29.08
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:	$2,084.17