Comm- 8-0
final- 9-0
12/18/91

RESOLUTION 91-36

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

WHEREAS, the City of Bloomington desires to annex the area known as the Southwest Annexation, which is more specifically described in Ordinance 91-65; 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 for the Southwest Annexation";

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 for the Southwest Annexation, 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 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 18th day of December, 1991.

JOHN FERNANDEZ, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 19th day of December, 1991.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 19 day of December, 1991.

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This Resolution requests approval of the Fiscal Plan for the Southwest Annexation. 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.

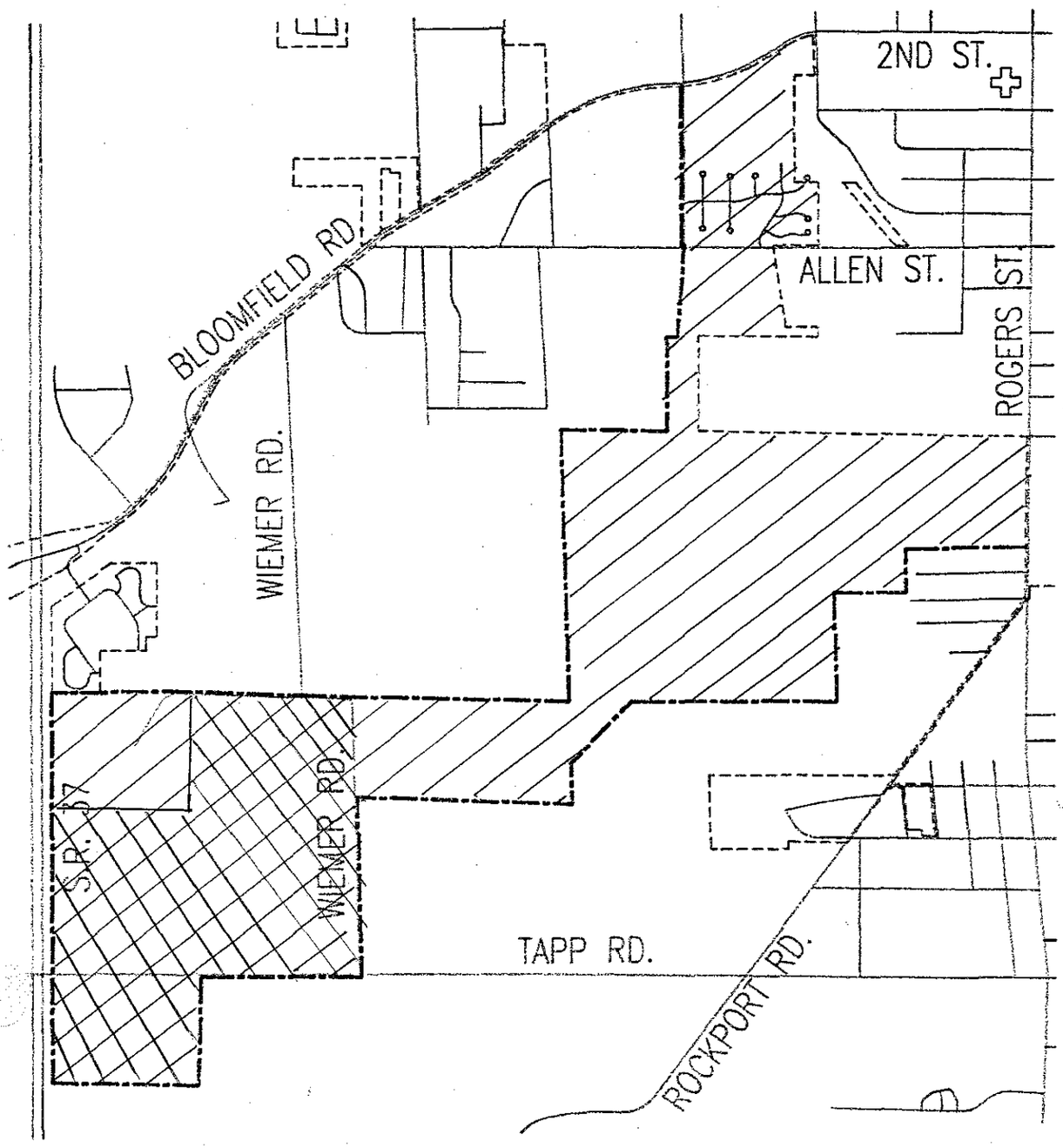
Signed copies to:
Controller
Public Works
Pete Dunn

FISCAL PLAN

SOUTHWEST ANNEXATION

RESOLUTION 91-36

SOUTHWEST ANNEXATION PROPOSAL



Proposed TIF District

City of Bloomington

FISCAL PLAN

SOUTHWEST ANNEXATION

Table of Contents

List of Exhibits iii

INTRODUCTION 1

1.00 LOCATION 3

2.00 TOPOGRAPHY 3

3.00 PATTERNS OF LAND USE 4

4.00 POPULATION DENSITY 4

5.00 COMPARABLE NEIGHBORHOODS 4

6.00 GENERAL RELATIONSHIP TO CITY SERVICES 10

7.00 COST OF SERVICES METHODOLOGY 10

8.00 PROVISION OF SERVICES 11

8.01 SANITARY SEWER SERVICE 11

8.02 WATER DISTRIBUTION 11

8.03 FIRE HYDRANTS 12

8.04 STORM WATER DRAINAGE FACILITIES 13

8.05 STREET AND ROAD CONSTRUCTION AND MAINTENANCE 15

8.06 STREET AND ROAD SERVICES 16

8.07 STREET SIGNS AND TRAFFIC SIGNALS 17

8.08 STREET LIGHTS 18

8.09 SIDEWALKS 19

8.10 ENGINEERING/HOUSING CODE INSPECTION 19

8.11 REDEVELOPMENT DEPARTMENT SERVICES 20

8.12 POLICE PROTECTION 21

8.13 FIRE PROTECTION 23

8.14 ANIMAL SHELTER/ANIMAL CONTROL 25

8.15 REFUSE COLLECTION AND RECYCLING 27

8.16 PARKS AND RECREATION 28

8.17 HUMAN RESOURCES 30

8.18 PLANNING AND ZONING SERVICES, BUILDING PERMITS, INSPECTION AND BUILDING CODE ENFORCEMENT 31

8.19 ADMINISTRATIVE SERVICES 32

8.20 OTHER CITY FUNCTIONS 33

9.00 HIRING PLAN 34

10.00 SUMMARY OF COSTS - 1993 35

City of Bloomington

FISCAL PLAN
SOUTHWEST ANNEXATION

List of Exhibits

Exhibit 1:	Map of the Annexation Area and Proposed TIF District
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 and Street Lights 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 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

SOUTHWEST ANNEXATION

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: An area adjacent to the southwest side of the City, bounded on the north by West Second Street between Adams and the current corporate limits, then going south to include the area to the south and west of the Thomson site. This continues westward to include the developing sites of Public Investment Corporation (PIC), the Medical Center, the Children's Organ Transplant Association (COTA), and Wapehani Park. This area is hereinafter known as the Annexation Area. A map of the Annexation Area is attached and incorporated herein as Exhibit 1.

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.

Annexation of Territory Needed For Future Development

With the City's normal annexation policy, an area is not annexed until after development is complete. However, in order to promote long range development policies, it may be advantageous to annex primarily undeveloped territory. Indiana Code 36-4-3-13 provides for the annexation of undeveloped land when one-fourth (1/4) of the aggregate external boundaries of the territory sought to be annexed are contiguous with the boundaries of the municipality, and the territory is needed or can be used by the municipality for its development in the reasonable future. The City's recently adopted Growth Policies Plan (Master Plan) targets the area southwest of current Corporate limits for residential, commercial, and industrial development. This area is an essential component for shifting development away from the College Mall area.

Annexation Costs and Financing

The City's normal policy of annexing developed territory has two advantages: capital costs to the City are minimized because the developer pays for infrastructure during development, and property tax revenue is based on a higher assessed value.

While annexing undeveloped territory facilitates the long range goals of the Master Plan, it also requires alternative financing mechanisms. One of these is tax increment financing, or TIF. Through this mechanism, the City annexes an area targeted for future development. When the

annexation is effective, a TIF district is established. All subsequent development that occurs within the district boundaries generates property tax revenue that is earmarked for the district or roadways directly serving the district.

TIF and the Fiscal Plan

Capital services as a result of annexation are normally paid from the City's General Fund or Street Funds. This Fiscal Plan contains certain capital services that are not required to be accomplished within three years of the effective date of the annexation, but are summarized to prioritize expenditures of TIF revenues in the area. The city expects to initiate Phase II after the effective date of the annexation. These projects are detailed below:

- Sewer Extension:

In Annexation Area 6, an extension of the sewer main will be made from the northwest corner of the Grossman property to the southwest corner of the Public Investment Corporation (PIC) property. This project will involve 180 feet of line, at a cost of $10,000.

- Roadway Improvements:

Phase I: Tapp Road intersection improvements at entry to proposed surgery center and PIC property. Intersection plans include all Tapp Road improvements within the existing right-of-way, and extension of the entrances of the PIC and surgery center 150 feet into the properties. Along with the sewer expansion listed above, this will be advanced from the Special Non-Reverting Improvement Fund in an amount not to exceed $225,000. The city will repay the advance from TIF revenues as funds become available over time, in a manner that will not delay, impair, or jeopardize the expeditious timing of Phase II improvements.

Phase II: From the Hwy. 37 bypass to the westernmost entrances to PIC industrial park and the Grosssman surgery center, Tapp Road will be four-laned at a projected cost of $100,000. Continue four-lane improvements on Tapp Road, from Phase I to Weimer Road, at a projected cost of $500,000. Turn lanes would be installed at the intersection of Tapp and Weimer. Estimated cost for the intersection improvements is $75,000. Improve Weimer Road north from Tapp Road as a "Super Two", to a point approximately 200 feet north of PIC's approved north entryway off of Weimer, including 50 feet into PIC's north and south entryways. Super Two configuration would include all roadway improvements within Weimer Road right-of-way, such as accel/decel and turn lanes at appropriate intersections. Estimated cost for the Weimer Road improvements is $335,000, including the Weimer Road bridge improvement and subsequent sewer line relocation. The total cost for Phase II is $1,010,000.

Phase III: Other road improvements serving the area will be done as TIF revenues are available. Long range plans include improvements to 1) the two-lane improvement to Weimer Road north to the Weimer/Second Street intersection, including the intersection improvement of Weimer/Second; and 2) the Tapp/Rockport intersection.

Phase IV: After the road improvements projected in Phase III have been completed, the city shall establish an advisory committee to recommend project expenditures for the duration of the TIF District. The advisory committee's recommendations shall receive strong preference from the city.

The advisory committee will be charged with recommending capital projects which fit the goal of 50% of project expenditures within the district and 50% outside the district, yet serving the district. All recommendations shall be made exclusively to advance public improvements within or outside the district, yet serving the district.

The committee's membership shall be composed of the following representatives:

Two (2) members who are city residents and are owners of property north of Tapp Road within the TIF District, appointed by the property owners.

One (1) member who is a city resident and is an owner of property south of Tapp Road within the TIF District, appointed by the property owners.

One (1) member who is a city resident, appointed by the Mayor of Bloomington; and

One (1) member who is a city resident, appointed by the Common Council of Bloomington.

The TIF shall be in effect for a minimum of 20 years, and shall include Annexation Area 6.

0.00 EFFECTIVE DATE

Indiana Code 36-4-3-7(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, 1993. Accordingly, subsequent sections of this Fiscal Plan stating that the City will provide services "upon annexation" refer to the effective date, January 1, 1993. Capital improvements will be provided within three (3) years of the effective date, or January 1, 1996. Although not required for annexation, roadway improvements Phase II, Phase III, and Phase IV will be accomplished as prioritized in this Plan with TIF revenues.

1.00 LOCATION

Annexation Area

The Annexation Area lies in Perry Township, sections 5,7,8, and 18. The Annexation Area is contiguous to the City along 28.03% 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 576 acres of land within the boundaries of the Annexation Area.

2.00 TOPOGRAPHY

The Annexation Area has slopes in the predominant range of 6% to 12%. A more thorough analysis of the terrain and an analysis of soil types is attached and incorporated herein as Exhibit 4.

3.00 PATTERNS OF LAND USE

There are currently 48 property owners of 115 parcels in the Annexation Area.

The Area has a mixture of land uses. For the purposes of this Fiscal Plan, the Area has been divided into the following sections of land use:

1. RS and RS/PUD (single dwelling residential and single dwelling/planned unit development). Located in the north section of the Annexation Area.

2. RE (residential estate). The Wapehani Park area.

3. MQ (quarrying districts). Located in the central section of the Annexation Area.

4. BA (arterial business district). Located on the northern border, along Second Street.

5. MG/PCD (general manufacturing/planned commercial district). Located in the Thomson Consumer Electronics vicinity, in the northeast section of the Annexation Area.

6. ML/PCD (light manufacturing & industrial district/planned commercial development). Located in the southwest section of the Area.

4.00 POPULATION DENSITY

According to 1989 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 dwelling unit. The resulting population density for residential portions of the Annexation Area and Comparable Areas is explained in Section 5. Population estimates from the 1990 Census are used only where Census blocks are not divided by Comparable Area or Annexation Area boundaries.

5.00 COMPARABLE NEIGHBORHOODS

Two areas (hereinafter "Comparable Areas") within the City's corporate boundaries were selected for each distinct section of the Annexation Area. This is done 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

ilities, and storm water drainage facilities are provided to the Annexation Area within 3 years ter the effective date of annexation in the same manner as those services are provided to the omparable 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 Areas:

1. RS and RS/PUD

Location: Annexation Area 1 lies south of Second Street (Bloomfield Road). It is bordered on the west by Adams St, and the east by the railroad and the Thomson site.

Topography: Annexation Area 1 has predominant slopage of 6 to 12%.

Patterns of Land Use: Annexation Area 1 is zoned RS and RS/PUD, as explained in Section 3.

Population Density: Annexation Area 1 currently has approximately 48 dwelling units on 52 acres for a density of 2.2 persons per acre. When approved development in the Westpointe area is complete, Annexation Area 1 will have 116 units on 52 acres for a population density 5.3 persons/acre.

2. RE

Location: Annexation Area 2 is located at the Wapehani Park area, bordered on the west by State Rd. 37.

Topography: Annexation Area 2 has slopage of 6% to 18%.

Patterns of Land Use: Though zoned as Residential Estate as explained in Section 3, Annexation Area 2 is used as a City Park, and will continue to be used in such a manner upon annexation.

Population Density: Annexation Area 2 has no residences.

3. MQ

Location: Annexation Area 3 is located in the central portion of the Annexation Area, with Tapp Road as its southern border.

Topography: Annexation Area 3 has predominant slopage of 6% to 12%.

Patterns of Land Use: Though zoned for quarry use, the area is mostly vacant, and does not include the stone quarry operation.

Population Density: Annexation Area 3 has no residences.

4. Business Arterial

Location: Annexation Area 4 is located on the south side of Second St. (Bloomfield Rd.), and is bounded on the West by Adams Street.

Topography: Annexation Area 4 has slopage of 6% to 12%.

Patterns of Land Use: Annexation Area 4 has a mixture of businesses and residences.

Population Density: Annexation Area 4 has 43 dwelling units on 11.0 acres for a population density of 9.3 persons per acre.

5. MG/PCD

Location: Annexation Area 5 is located south and west of the developed Thomson Consumer Electronics site.

Topography: Annexation Area 5 has minimal slopage.

Patterns of Land Use: Annexation Area 5 will be used as a warehouse facility for Thomson Consumer Electronics.

Population Density: Annexation Area 5 contains no residences.

6. ML/PCD

Location: Annexation Area 6 is located near the intersection of Tapp Road and State Rd. 37, along the north and south sides of Tapp Road.

Topography: Annexation Area 6 has slopage of 6% to 18%.

Patterns of Land Use: Annexation Area 6 will be used for commercial and industrial development.

Population Density: Annexation Area 6 has no residences.

Comparable Areas:

1-A: Bentley Court

Location: Bentley Court is located south of Winslow Road, east of Sherwood Oaks.

Topography: Slopage in Bentley Court is primarily 6% to 12%, with some slopage of up to 18%.

Patterns of land use: Bentley Court is zoned RS/PUD.

Population Density: Bentley Court has 27 units on approximately 9.9 acres, for a population density of 6.5 persons/acre.

1-B: Pinestone Area

Location: The Pinestone Area is bounded by Hillside, Henderson, Thornton, and Olive Streets.

Topography: The area has predominant slopage of 6% to 12%.

Patterns of Land Use: The area is zoned primarily as RS. Though a small southern portion of the area is zoned as MG (general manufacturing), the area is residential.

Population Density: The area has 68 units on 24.5 acres, for a population density of 6.6 persons/acre.

2-A: Bryan Park

Location: Bryan Park is bounded by Henderson, Woodlawn, and residences along Maxwell and Grimes.

Topography: The area has predominant slopage of 6% to 12%.

Patterns of Land Use: The area is zoned SI (special institutional) and is used totally as a City Park.

Population Density: No residences are located within the area.

2-B: Winslow Park

Location: Winslow Park is bordered by Highland Avenue and residences on Winslow Road.

Topography: The area has predominant slopage of 6% to 12%, with some slopage at 2% to 6%.

Patterns of Land Use: The area is zoned RS and is used as a City Park.

Population Density: No residences are located within the park area.

3-A: Rogers Group Quarry

Location: The Rogers Group Quarry is located at 1800 Kinser Pike, bordered on the south by the 45/46 Bypass.

Topography: The area has some slopage of 6% to 12%.

Patterns of Land Use: The area is zoned MQ and is used as a quarry operation.

Population Density: No residences are located within the area.

3-B: Bloomington Crushed Stone Company

Location: Bloomington Crushed Stone Company is located at 350 South Adams, on the northwest corner of Adams/Second Street.

Topography: The area has minimal slopage.

Patterns of Land Use: The area is zoned MG (general manufacturing) and is used as a quarry operation.

Population Density: No residences are located within the area.

4-A: South Walnut - Allen to Hillside

Location: The area lies along the west side of South Walnut St. It is bounded by Allen St. to the north and Hillside Dr. to the south.

Topography: The area has slopage of 2% to 12%.

Patterns of Land Use: The area has a mixture of business and residences.

Population Density: According to the 1990 Census, the area has 106 persons. On 12.6 acres, this results in a population density of 8.4 persons/acre.

4-B: South Walnut - Second to Dodds

Location: The area lies along each side of South Walnut. The borders are Second Street to the north, Washington Street to the east, Dodds Street to the south, College Avenue to the west, and First St. to the north back to Walnut.

Topography: The area has slopes of 6% to 12% on the eastern portion.

Patterns of Land Use: The area has a mixture of businesses and residences.

Population Density: According to the 1990 Census, the area has 154 persons. On 15.6 acres, this results in a population density of 9.9 persons/acre.

5-A: Thomson Consumer Electronics

Location: Thomson Consumer Electronics is located on South Rogers Street.

Topography: The area has minimal slopage.

Patterns of Land Use: The area is used entirely as an industrial site, and is zoned MG (general manufacturing/industrial).

Population Density: No residences are located within the area.

5-B: Carlisle, Incorporated

Location: Carlisle (formerly Goodrich) is located near the intersection of Hillside and Woodlawn.

Topography: The area has minimal slopage.

Patterns of Land Use: The area is used entirely as an industrial site, and is zoned MG.

Population Density: No residences are located within the area.

6-A: Curry Pike/Roll Avenue

Location: Bordered by Curry Pike to the west and Roll Avenue to the south, this area includes three properties.

Topography: The area has predominant slopage of 6% to 12%.

Patterns of Land Use: The area is zoned ML.

Population Density: No residences are located within the area.

6-B: Ace Washer Supplies site

Location: The area is located on Miller Drive, west of Henderson Street.

Topography: The area has slopage of 6% to 12%.

Patterns of Land Use: The area is zoned ML/PCD, and is used for commercial purposes.

Population Density: No residences are located within the area.

6.00 GENERAL RELATIONSHIP TO CITY SERVICES

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

The roads currently in place in the Annexation Area are shown on the Master Thoroughfare Plan map. The Master Thoroughfare Plan and map are incorporated herein as Exhibit 8. Tapp Road is characterized as a Rural Highway (Principal Arterial). It has limited access points permitted under current regulations, with turning lanes and passing blisters at accesses. The portions of Adams Street, Allen Street, and Weimer in the Annexation Area are classified as a Principal Collector, which distributes arterial traffic to neighborhood boundaries and from one neighborhood to another.

The Annexation Area currently receives fire protection from the Perry-Clear Creek Fire District. Upon the annexation's effective date of January 1, 1993, the City will provide this service. City parks are already easily accessible to the Annexation Area. The Annexation Area already has access some City functions, which will be noted later in this Fiscal Plan. The City provides water service to all existing structures. Sanitary sewer service is provided to all areas, with the exception of a portion of Annexation Area 1, as detailed later. 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 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 within City boundaries.

8.00 PROVISION OF SERVICES

8.01 SANITARY SEWER SERVICE

All Comparable Areas are currently serviced by publicly owned and maintained sanitary sewer mains. Within the Annexation Area boundaries, publicly owned and maintained sewers service all areas except Area 2, Area 6, and a portion of Area 1.

Area 2 is the Wapehani Park, where no need for service is projected.

As detailed in the TIF section, an extension of the sewer main will be made in Annexation Area 6, to be financed by the property tax increment from PIC development on the site.

In Area 1, two residential structures are currently not connected. These residences are located on the east side of Adams Street. The property owners will be responsible for hooking up to publicly owned mains.

The map indicating the locations of the sewer mains in the Annexation Area is attached and incorporated herein as Exhibit 9. The map showing the sewer mains in the Comparable Areas is attached and incorporated herein as Exhibit 10.

Sewer service in the Annexation Area and Comparable Areas is described as follows:

SUMMARY OF SANITARY SEWER SERVICES

COST ESTIMATE FOR PROVISION OF SERVICE: $10,000

METHOD OF FINANCING: Property tax increment from site development.

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Those existing residences not currently on sanitary sewer will be responsible for hook-up by January 1996. In any future residential development that occurs within the Annexation Area, developers will be responsible for hook-up. Extension of the main to the developing industrial site in the southwest portion of the Annexation Area will be done in 1992.

8.02 WATER DISTRIBUTION

The City Water Utility is serving all existing properties in the Annexation Area, with the exception of Area 2 (Wapehani Park), where no need for service is projected. In the event that Wapehani

Park requires water service in the future, financing will be provided from the Parks Department capital budget in coordination with the Utilities Department. All Comparable Areas are served by the City Water Utility. 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 6" to 20" diameter.
>
> Comparable Areas: The water mains serving these areas are publicly owned ductile iron pipe, of 6" to 12" diameter. Within Comparable Area 5-A (Thomson site), the lines are privately owned and hook up to the City's public main.

SUMMARY OF WATER FACILITIES

COST ESTIMATE OF PLANNED SERVICE: $0

METHOD OF FINANCING: Not Applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICE: Water service is in place to all existing Annexation Area structures in a manner equal to water service in the Comparable Areas. Any water service extension to future developments in the Annexation Area will be paid for by the developers.

8.03 FIRE HYDRANTS

Nineteen fire hydrants are 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 hydrants in Annexation Area are publicly owned and maintained. Upon the annexation's effective date, the City will assume responsibility for the payment of the yearly rental charge to the Utility Department. The current charge of $199.31 per hydrant is increased by 5% to $209.28 for the 1993 estimate.

SUMMARY OF FIRE HYDRANTS

COST ESTIMATE OF SERVICE: $3,976

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Fire hydrant service in the Annexation Area meets the proper standards, and is equal to the Comparable Areas. The rental for hydrants in the Annexation Area will be assumed by the City upon the effective date of annexation.

8.04 STORM WATER DRAINAGE FACILITIES

Annexation Area 1: Storm water drainage in the residential section 1 consists of concrete curbs with inlets in the Westpointe area. Along Allen Street and Adams Street, drainage consists of natural runoff sheet flow.

Comparable Area 1-A: Concrete curbs with inlets are within the area. Natural runoff sheet flow is along Winslow Road.

Comparable Area 1-B: Concrete curbs with inlets are in the southern section of the area, and natural runoff sheet flow is along Hillside.

Annexation Area 2: Storm water drainage in Wapehani Park consists of natural topography, emptying into the lake. From the lake, there is natural stream flow east to a culvert under Weimer Road.

Comparable Area 2-A: Natural topography of Bryan Park diverts storm water into the stream into the center of the park, where it is directed into the concrete channel along Davis Street.

Comparable Area 2-B: Natural topography of the Winslow Sports Complex diverts water into the detention basin near the YMCA.

Annexation Area 3: Central area zoned MQ: Natural topography diverts storm water into streams in the area.

Comparable Area 3-A: Topography channels storm water across the Rogers Group Quarry into the Cascades Creek.

Comparable Area 3-B: Topography channels storm water across the Bloomington Crushed Stone site into the quarry.

Annexation Area 4: South side of Second Street, between Walker and Adams: Natural runoff sheet flow adequately handles storm water runoff.

Comparable Area 4-A: South Walnut - Allen to Hillside: Curbside drainage with inlets are located along South Walnut. Other portions of the area rely on natural sheet flow.

4-B: South Walnut - Second to Dodds: Curbside drainage with inlets are located along the streets.

Annexation Area 5: South and west of the developed Thomson Consumer Electronics site: As part of plant expansion, a detention basin is being constructed in the area that will handle storm water runoff.

5-A: Thomson Consumer Electronics: Storm water drains off pavement into Clear Creek.

5-B: Carlisle, Incorporated: A detention basin located behind the plant handles storm water runoff. Other storm water drains along Hillside.

Annexation Area 6: Located near the intersection of Tapp Road and State Rd. 37, along the north and south sides of Tapp Road (industrial sites): Currently, a paved side ditch is located on either side of Tapp Road, between Weimer and the entranceways off of either side of Tapp. A detention basin located near the COTA/Medical Center sites helps maintain the pre-development runoff rate. Along interior roads of the sites, curbside drainage will be in place as development occurs.

6-A: Curry Pike/Roll Avenue: Open ditch drainage is located along Curry Pike.

6-B: Ace Washer Supplies site: Curbside drainage is located along Miller Drive at the site.

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 1990, five complaints were received from the Comparable Areas. Therefore, five cleanouts are budgeted in this plan.

After a complaint has been reviewed and a correction designed by the Engineering Department, the Street Department performs the required corrections. The cost for cleanout is estimated as follows:

Equipment Cost: 2 round trips of 7 miles (average round trip distance to Annexation Area), at 23 cents per mile cost - $3.22
Street: 2 vehicles at 4 hours each (20 gallons of fuel), at $1.30 per gallon - $52.00
Cost per Clean out: $55.22

Personnel Cost: 2 MEO I drivers, at 4 hours, at $10.17: $81.36
1 Laborer I, at $9.97, at 4 hours: $39.88
Total Personnel cost per Clean out: $121.24

Total Cost per Clean out= $176.46

SUMMARY OF STORM WATER DRAINAGE FACILITIES

COST ESTIMATE FOR PROVISION OF SERVICES: $882.30

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 to the same scope that those services are provided to the Comparable Areas. 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 cleanouts within the Annexation Area is included in this Plan as shown above.

8.05 STREET AND ROAD CONSTRUCTION AND MAINTENANCE

On the annexation's effective date, the City will assume responsibility for maintenance of the public roadway in the Annexation Area, including repair and routine inspection.

In the Annexation Area are sections of Tapp Road, Weimer Road, Adams Street, Allen Street, and all roadway in the Westpointe development. This 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.

Yearly Maintenance:

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 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 160 miles of city streets equals a yearly cost of $3,500 per mile of street maintained. This $3,500 multiplied by 2.45 miles (not lane miles) of public roadway in the Annexation Area equals a yearly maintenance cost of $8,575.

ANNUAL COST ESTIMATE OF MAINTENANCE: $8,575

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, the sections of public road 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.

Roadway Improvements:

Improvements to Tapp Road and Weimer Road are detailed in the TIF section. Phase I roadway improvements will be commenced in 1992 with a projected cost not to exceed $215,000. Phase II improvements will be commenced after the effective date of the annexation with targeted completion within three years of the effective date. Actual project timing will be based on sufficient tax increment receipts. Projected costs on Phase II are $1,010,000. Phases III and IV will follow in priority.

TIF CAPITAL IMPROVEMENTS: $1,225,000

METHOD OF FINANCING: Tax increment financing (TIF)

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Capital improvements to Tapp Road, Weimer Road, and other sites will be done as detailed in the Introduction to this Fiscal Plan.

8.06 STREET AND ROAD SERVICES

Immediately upon the annexation's effective date, the City will begin providing services to the section of public road 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 1993 and the 1993 pay rates of the AFSCME work and wage agreement in effect within the City of Bloomington.

1. Street Sweeping four times each year:

   One hour operating time for 2 Sweepers at $45 per hour: $90
   One hour operating time for 1 Dump Truck at $25 per hour: $25
   One hour labor time for 2 MEO I drivers at $10.17 per hour: $20.34
   One hour labor time for 1 MEO II driver at $10.37 per hour: $10.37
   Total Cost for Street Sweeping: $145.71, times four services = $582.84

2. Leaf Collection once a year:

One hour operating time for 1 Leafer at $45 per hour: $45
One hour labor time for 1 MEO II driver at $10.17 per hour: $10.17
One hour labor time for 5 Laborer I at $9.97 per hour: $49.85
Total Cost for Leaf Collection: $105.02, times 8 hours = $840.16

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

One hour operating time for 1 snow plow, with distribution of sand & salt, at $45 per hour times two hours: $90
One hour overtime for 1 MEO II driver at $15.56 per hour times two hours: $31.12
Total Cost for Snow & Ice Removal: $121.12 times 10 = $1,211.20

The total cost for Annexation Area street services is $2,634.20 ($582.84 + $840.16 + $1,211.20)

SUMMARY OF STREET AND ROAD SERVICES

COST ESTIMATE OF SERVICE: $2,634.20

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 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.

All Comparable Areas are subject to these requirements. In order to bring the Annexation Area up to these standards, the following cost estimate was provided by the Street Department.

Pavement Markings:

16,400 linear feet of 4" double yellow line at $0.045/foot:	$738.00/year
16,600 linear feet of edge/channelizing line at $0.045/foo	$747.00/year
90 linear feet of 24" stop bar at $2.90/foot:	$261.00/year
Four "left" arrows at $22.50 each (replace ea. 3 years):	$30.00/year

Four "only" arrows at $32.65 each (replace ea. 3 yrs):	$43.53/year
Total pavement markings:	$1,819.53/year

Signage:

Street signs:	$80.37/year
Stop signs:	$74.69/year
Yield signs:	$68.41/year
Speed limit:	$49.86/year
Warning:	$54.89/year
Total signage:	$328.22/year

Total Yearly Maintenance Cost: $2,147.75 plus 5% = $2,255

SUMMARY OF STREET SIGNS AND TRAFFIC SIGNALS

COST ESTIMATE OF PLANNED SERVICES: $2,255

METHOD OF FINANCING: Local Road and Street Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: The signage present in the Annexation Area will be established and maintained to the same scope and standard as the signage present in the Comparable Areas. This 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 no street lights that will be publicly funded upon annexation. Upon development of Westpointe's local public streets, seven publicly funded lights should be installed to bring it to the level of its comparables in the Pinestone Area and Bentley Court. Comparable light fixtures are 100 watt high-pressure sodium, at a monthly rental rate of $11.01 per light. This includes normal installation. If existing streets are required to be cut for installation, an additional up front charge may be incurred. A map showing the location of street lights within the Comparable Areas was previously incorporated as Exhibit 12.

SUMMARY OF STREET LIGHTS

ANNUAL COST ESTIMATE FOR PLANNED SERVICE: $925

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Within three years of the annexation's effective date, street lighting will be provided to the Annexation Area to a level equal to Comparable Areas. Other installation of lighting will be done as a result of petitions or as need occurs.

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. In the residential Comparable Areas (Areas 1-A, 1-B, 4-A, 4-B), partial to full sidewalks are in place. The corresponding Annexation Areas also have partial to full sidewalks.

SUMMARY OF SIDEWALKS

COST ESTIMATE OF SERVICE: $0

METHOD OF FINANCING: Not applicable

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: Sidewalks are in place in the Annexation Area in a manner equal to the Comparable areas.

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. Thirty-eight rental units are located in the Annexation Area, and will be added to the approximately 12,000 registered rental units under City inspection. When the annexation takes effect, these units will be absorbed into the existing three to four year inspection cycle. The cost of conducting these inspections is as follows, based on applicable Code Enforcement budget line items:

	1989	1990	1991
Line 221 - Office Supplies:	$1,920	$1,850	$2,250
Line 223 - Garage & Motor Supplies:	3,600	4,100	4,500
Line 242 - Other Supplies:	1,280	1,450	1,800
Total Yearly Cost:	$6,800	$7,400	$8,550

On a three year budget cycle, the total yearly inspection cost is $22,750. The resulting per unit cost is $1.90. When the 38 rental units in the Annexation Area are inspected on a three year cycle, this will produce a yearly cost of $24.07. An five percent increase, or $25.27, is allowed in this Plan for the estimate beginning in 1993.

SUMMARY OF HOUSING CODE INSPECTIONS

COST ESTIMATE OF SERVICE: $25.27

METHOD OF FINANCING: General Fund

PLAN FOR ORGANIZATION AND EXTENSION OF SERVICES: With one year of the annexation's effective date, the 38 rental units located in the Annexation Area will become part of the Housing Code inspection cycle.

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 1992 (May 1991 through May 1992), the City will receive Community Development Block Grants totaling $690,000 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. 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 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. 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 residents will be provided in a manner equivalent in standard and scope as funding is provided to residents in Comparable Areas of the City. Housing rehabilitation is available City-wide to income eligible homeowners.

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, 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 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 1990, 38 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 1990 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	1990 Calls	Population	Calls/Person
1-A Bentley Court	1	65	0.02
1-B Pinestone Area	8	163	0.05
	Average per person:		0.04
2-A Bryan Park	9	N/A	
2-B Winslow Park	2	N/A	
	Average per site:		5.0
3-A Rogers Quarry	4	N/A	
3-B Bloomington Crushed Stone	2	N/A	
	Average per site:		3.0
4-A S. Walnut-Allen to Hillside	111	106	1.05
4-B S. Walnut-Second to Dodds	35	154	0.23
	Average per person:		0.78
5-A Thomson RCA	2	N/A	
5-B Carlisle	2	N/A	
	Average per site:		2.0
6-A Curry Pike/Roll Avenue	12	N/A	
6-B Ace Washer	1	N/A	
	Average per site:		6.50

Using the average calls per person when applicable, the projected calls for Annexation Area 1 will be 11 per year. Projected calls for Annexation Area 4 will be 80. Using site comparisons for the remaining unpopulated areas, the projected calls will total 107.

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 62.42 hours.

Since the City has as a priority that pro-active patrol time not be reduced, that option is not included in this Plan. The other option 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 $16 per hour. When increased by 5% for a 1993 estimate, this produces an overtime cost of $1,048.66 ($16.80 X 62.42 hours) for officer overtime.

The cost of materials that are needed for the annexation is estimated by using the 1991 budgeted amount of $209,497 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:

$209,497 materials cost divided by 24,605 total 1990 service calls equals $8.51 average materials cost per call; $8.51 multiplied by 107 calls anticipated from the Annexation Area equals $910.57. When increased by five percent to allow for a 1993 estimate, the anticipated additional materials cost is $956.10.

SUMMARY OF POLICE PROTECTION

COST ESTIMATE OF SERVICES:

Cost of Overtime:	$1,048.66
Cost of Materials:	956.10
Total:	$2,004.76

METHOD OF FINANCING: General Fund

PLAN FOR PROVISION OF SERVICES: Routine police service will be provided using personnel assigned to the South East 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. Depending on the exact location of the call the fire station on Rogers Street or South Henderson will be the primary station to respond. The Headquarters Fire Station will provide additional backup as needed.

The farthest point of the Annexation Area is the southwest portion. Response time for the nearest responding stations will average three and one half minutes. 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 following chart:

COMPARABLE AREA FIRE CALL RESPONSE CHART 1990

Comparable Area	Response Minutes	Calls	Population	Ratio
1-A Bentley Court	2.5	0	65	0.00
1-B Pinestone Area	0.67	3	163	0.02
		Average per person:		0.01
2-A Bryan Park	1.5	1	N/A	
2-B Winslow Park	2.5	0	N/A	
		Average per site:		0.50
3-A Rogers Quarry	2.67	0	N/A	
3-B Bloomington Crushed Stone	6.40	0	N/A	
		Average per site:		0.00
4-A S. Walnut-Allen to Hillside	1.5 - 2.15	8	106	0.08
4-B S. Walnut-Second to Dodds	1.0 - 2.0	3	154	0.02
		Average per person:		0.05
5-A Thomson RCA	2.08	0	N/A	
5-B Carlisle	1.5	0	N/A	
		Average per site:		0.00
6-A Curry Pike/Roll Avenue	4.75	0	N/A	
6-B Ace Washer Supply	0.67	0	N/A	
		Average per site:		0.00

Using the average calls per person when applicable, Annexation Area 1 has three projected calls, and Annexation Area 4 has five projected calls. The other four Annexation Areas have a total of one projected call. In order to estimate the funds required to provide these five additional runs to the Annexation Area, 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 $47,500. That amount divided by the total number of fire runs made in 1990 is:

$47,500 divided by 1,554 runs equals $30.57 cost per run; When increased by five percent to allow for a 1993 estimate, the cost is $32.10 per run.

There is ample time for the Fire Department staff to respond to five additional calls per year. When added to the 1,554 runs in 1990, 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; 1,554 runs in 1990 plus five runs anticipated from the Annexation = 1,559 runs divided by 1,825 days equals 0.85 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. Service will be provided using existing staff and equipment. The total cost of $160.50 is included in this plan to make the 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: $160.50

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 1990 experience in the Comparable Areas is listed as follows:

COMPARABLE AREAS SERVICE CONTACTS AND EMERGENCY CALL-OUTS, 1990

	Area	Population	Service Contacts	Ratio	Emergency Call-outs	Ratio
1-A	Bentley Court	65	5	0.08	0	0.00
1-B	Pinestone Area	163	10	0.06	2	0.01
		Average per person:		0.07		0.01
2-A	Bryan Park	N/A	47		1	
2-B	Winslow Park	N/A	0		0	
		Average per site:		24	1	
3-A	Rogers Quarry	N/A	0		0	
3-B	Bloomington Crushed Stone	N/A	0		0	
		Average per site:		0	0	
4-A	S. Walnut-Allen to Hillside	106	9	0.08	0	0.00
4-B	S. Walnut-Second to Dodds	154	4	0.03	0	0.00
		Average per person:		0.06		0.00
5-A	Thomson RCA	N/A	0		0	
5-B	Carlisle	N/a	0		0	
		Average per site:		0	0	
6-A	Curry Pike/Roll Avenue	N/A	1		0	
6-B	Ace Washer Supply	N/A	0		0	
		Average per site:		0.5	0	

Using the average calls per person when applicable, Annexation Area 1 has nineteen projected calls, and Annexation Area 4 has six projected calls. The other four Annexation Areas have a total of twenty-five projected calls. Projected emergency call-outs is three.

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

Service Contacts
Operating expenses for the Animal Shelter program total $17,125 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:

> $17,125 in operating expenses divided by 2400 City-wide service contacts in 1991 equals a $7.14 operating cost per service contact. When increased by five percent to allow for a 1993 estimate the cost is $7.50. Multiplied by 50 predicted service contacts in the Annexation Area, this comes to $375.

Emergency Call-outs

Under AFSCME union regulations, at least two hours overtime are designated for each emergency overtime call-out. The 1993 pay rate for Grade G, Animal Control Officer, is $10.03 per hour; $10.03 at the overtime rate of $15.05 per hour for two hours equals $30.10. Three emergency call-outs at $30.10 each equals $90.30.

SUMMARY OF ANIMAL CONTROL

COST ESTIMATED OF SERVICE: $465.30
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 AND RECYCLING

Immediately upon annexation, the City will begin weekly curbside refuse collection and monthly recycling collection to the Annexation Area to the same standard and scope of service provided to the Comparable Areas defined in this Plan. The Annexation Area will contain 113 single family residences, including completion of development in the Westpointe area.

Refuse and recycling collection services to the Annexation Area will be incorporated into existing collection routes. A map showing existing refuse collection routes is attached and incorporated herein as Exhibit 16. 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.

Sanitation Department Director Ken Friedlander estimates that it will take approximately 3 hours each week to collect refuse and recyclable materials in the Annexation Area.

An alternative method of determining the time necessary to provide refuse collection service is to calculate the time currently required per household served and then add that much time for each household being added by the Annexation Area. The time and the number of households served by the Sanitation Department were both determined in a survey of the refuse collection routes that was conducted in October of 1990. The calculation of time added by the Annexation Area is as follows:

> 9,000 households were served in 260 hours in the route survey. 260 hours x 60 = 15,600 minutes. 15,600 minutes divided by 9,000 households equals 1.73 minutes collection time per household, x 113 households in the Annexation Area equals 3 hours and 15 minutes.

This Plan includes provision for the longer of the two estimates, or 3 hours and 15 minutes. The Sanitation Department plans to add the Annexation Area pickup to route three on Friday. This

route extension is shown on the map that was previously incorporated as Exhibit 16, and may be subject to route rescheduling.

In order to determine the additional cost of extending refuse collection to the Annexation Area, the current operating expense per household now served by the Sanitation Department was calculated and then that amount was multiplied by the number of households being added by the Annexation Area. The department's 1991 operating expenses budget includes Line 111: Salaries & Wages-Regular; Line 112: Salaries & Wages-Temporary; Line 113: Salaries & Wages-Overtime; Line 223: Garage & Motor; Line 224: Fuel & Oil; Line 232: Motor Vehicle Repair; Line 242: Other Supplies; Line 363: Machinery & Equipment Repairs; and Line 395: Landfill Fees.

Budgeted operating expenses for 1991 are $703,703. It is estimated that 9,000 households are now served in an average week by the Sanitation Department. Therefore, $703,703 divided by 9,000 households equals an average cost of $78.19 per household in 1991. When increased by five percent to allow for a 1993 estimate, this comes to $82.10. Multiplied by 113 households, this comes to $9,277.

One time cost for one recycling bin: $4.50 x 113 households = $509

SUMMARY OF REFUSE COLLECTION

COST ESTIMATE OF SERVICE: Yearly $9,277
One-time $509

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 residence will receive weekly 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 the Comparable Areas.

8.16 PARKS AND RECREATION

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

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

at each site. 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 of the residential section are the following parks:

Twin Lakes Park, Ninth Street Park, Seminary Square Park, Third Street Park, Wapehani Park, and the future site of Thomson Park.

Within a two mile radius of the residential section of the Annexation Area are the following parks:

Bryan Park, Winslow Sports Complex, and Miller Showers Park.

The residential comparable areas are Areas 1-A & 1-B, as well as Areas 4-A & 4-B.

Located within a one mile radius of Comparable Area 1-A are:

Winslow Sports Complex, Southeast Park, and Sherwood Oaks Park.

Located within a two mile radius of Comparable Area 1-A are:

Bryan Park and the future Thomson Park.

Located within a one mile radius of Comparable Area 1-B are:

Seminary Park, Third Street Park, Bryan Park, Southeast Park, and Winslow Sports Complex.

Located within a two mile radius of Comparable Area 1-B are:

Ninth Street Park, Miller Showers Park, Sherwood Oaks Park, and the future Thomson Park.

Located within a one mile radius of Comparable Area 4-A are:

Seminary Square Park, Third Street Park, Bryan Park, and the future Thomson Park.

Located within a two mile radius of Comparable Area 4-A are:

Twin Lakes Park, Ninth Street Park, Miller Showers Park, Southeast Park, Winslow Sports Complex, Sherwood Oaks Park, and Wapehani Park.

Located within a one mile radius of Comparable Area 4-B are:

Bryan Park, Ninth Street Park, Seminary Square Park, and Third Street Park.

Located within a two mile radius of Comparable Area 4-B are:

Twin Lakes Park, Miller Showers Park, Southeast Park, Winslow Park, and the future Thomson 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.

Thomson Community Park

Within the Annexation Area is the future site of the 48 acre Thomson Community Park. First phase development will include two softball fields, two picnic shelters, play equipment, an interpretive nature trail, concrete sidewalk linkages, water fountain, and a parking lot. Second phase development will include tennis courts, basketball courts, additional parking, and additional play equipment. Third phase development will include a restroom facility, a community shelter, additional tennis courts, and an addition to the interpretive nature trail. The fourth phase of development will include additional lighting, additional play equipment, and addition to the interpretive trail, volleyball courts, and a park amphitheater.

The estimated cost for the long range four phases of development is $585,000. When the annexation is effective, a portion of this cost can be funded from TIF revenue generated from the new Thomson distribution center. Park development will also be funded through anticipated grant receipts and Parks and Recreation General Fund monies. Although development of the park is not required by the annexation, such development will encourage and promote further growth in the area in compatibility with the Master Plan.

SUMMARY OF PARKS AND RECREATION

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 services are required as a result of this annexation. Development of Thomson Community Park is not required by this annexation.

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 build out population of 380 people, represents only a 0.63% increase in the City's 1990 population of 60,633. 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 only a 0.63% 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 0.63% 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 - 1993

The following summary of costs includes a one-time capital cost that will be incurred in 1993 and completed in 1995 as required by Indiana statute. It also includes the annual maintenance costs beginning in 1993. The annual maintenance costs projected in this fiscal plan for 1993 are anticipated to increase by approximately 5% per year after 1993.

Sanitary Sewer Service	$ 10,000.00
Water Distribution	0.00
Fire Hydrants	3,976.00
Storm Water Drainage Facilities	882.30
Street and Road Construction and Maintenance	8,575.00
Roadway Improvements	1,225,000.00
Street and Road Services	2,634.20
Street Signs and Traffic Signals	2,255.00
Street Lights	925.00
Sidewalks	0.00
Engineering/Housing Code Inspection	25.27
Redevelopment Department Services	0.00
Police Protection	2,004.76
Fire Protection	160.50
Animal Shelter/Animal Control	465.30
Refuse Collection	9,786.00
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:	$1,266,689.33

Breakdown:

Annual Cost(Maintenance Cost)	$ 31,180.33
One Time Cost:	
*Sewer Extension	10,000.00
*Road Improvements	1,225,000.00
Recycle Bins	509.00
One Time Cost Total	$1,235,509.00
Total:	$1,266,689.33
*Financed By TIF	$1,235,000.00