

RESOLUTION 81-13

To Adopt a Written Fiscal Plan and Establish A  
Policy for the Provision of Services to Woodbridge Apartments

WHEREAS, the City of Bloomington desires to annex the area described in Ordinance 81-8, Woodbridge Apartments on East Tenth Street; and

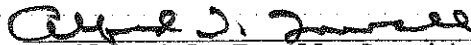
WHEREAS, responsible planning and state law require adoption of a written fiscal plan and a definite policy for the provision of services to annexed areas; and

WHEREAS, such a plan has been developed and presented to the Council;

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

The attached fiscal plan entitled "A Report on the Cost of Services for Annexation" Ordinance 81-8<sup>m</sup> is hereby approved and incorporated as a part of this resolution.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 3<sup>rd</sup> day of June, 1981.

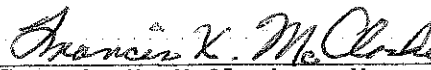


Alfred I. Towell, President  
Bloomington Common Council

ATTEST:

  
Nora M. Connors, City Clerk

SIGNED and APPROVED by me upon this 4<sup>th</sup> day of June, 1981.



Francis X. McCloskey, Mayor  
City of Bloomington

SYNOPSIS

This resolution, required by state law, adopts a written fiscal plan and establishes a policy for the provision of services to Woodbridge Apartments on East Tenth Street that are being annexed by Ordinance 81-8.

A REPORT ON THE COST OF SERVICES  
Annexation Ordinance 81-8

Woodbridge Apartments

Prepared by:

Bloomington City Planning Department

April 1, 1981

Participating Staff:

Tim Mueller	Planning Department
Dan Neubecker	Planning Department
Chris Spiek	Planning Department
Jenny Wetmore	Planning Department
John Goss	Deputy Mayor
Qamar Shaikh	Engineering Department
Talakshi Gala	Utilities Department
David Hamilton	Fire Department
Richard Post	Police Department
Roger Branam	Street Commissioner
Ken Friedlander	Sanitation Director
Lou Stonecipher	Transit Manager

## INTRODUCTION

### Purpose

Indiana law requires that before an area can be annexed (1) it must have a resident population of at least three persons per acre; or be zoned for commercial, business, or industrial uses; or be 60% subdivided; (2) at least one-eighth of its aggregate external boundaries must coincide with the annexing city; and (3) the annexing city must have developed a written fiscal plan and established, by council resolution, a definite policy showing cost estimates of planned services and the method of financing them, the plan for extension of services, a statement that noncapital services will be extended within one year of annexation and capital services within three years, and a plan for hiring employees of other governmental entities whose jobs will be eliminated by the annexation. This report will establish that those requirements have been met.

### Area Description

The areas to be annexed, shown on Exhibit A, is a 150-unit apartment development known as Woodbridge Apartments and located on East Tenth Street near Pete Ellis Drive. It meets the statutory requirement of 1/8 contiguity by abutting the corporate limits on its southern boundary.

### General Relation to City Services

The area under consideration is well within existing service limits. Sewer and water service lines are readily accessible, and municipal transportation is already provided in the vicinity. Any capital services which are not required to be provided by the developer will be provided by the City within three years of the effective date of the annexation, in a manner that is equivalent in standard and scope to capital services provided to areas within the city that have similar topography, patterns of land utilization, and population density. Non-capital services will be provided within one year of the annexation in the same manner as specified above.

## COST OF SERVICE METHODOLOGY

### Capital Costs

Field inventories were conducted by the Bloomington City Planning and Engineering Departments to assess the extent and condition of street facilities and storm drainage conditions in the area to be annexed. Existing sanitary sewer and water distribution facilities in or adjacent to the area were mapped, and extensions needed to serve existing development in the area to be annexed were identified by the City Utility Engineer.

### Non-Capital Costs

Non-Capital service needs were evaluated in two ways. The Planning Department made initial assumptions as to the ability of each service department to absorb the area; based upon the departments' reports on nearby current annexations, these assumptions were confirmed by the service departments, and are summarized in the following sections. Certain services will be provided using existing personnel and equipment resources. In the case of those services, only out-of-pocket costs will be incurred in serving the newly annexed area. The Planning Department reviewed the service departments' 1981 budgets to identify the lines which represent the out-of-pocket costs which will be incurred in serving the newly annexed area. These costs were divided by appropriate measures, such as number of dwelling units or lineal feet of street, to arrive at factors which could be applied to the parameters of the proposed annexation.

## CAPITAL SERVICE COSTS

### Streets

Access to the development will be provided by the existing annexed East Tenth Street, also known as SR 45, and when complete a direct access drive, John Hinkle Place, across the developable parcel to the east and connecting to Pete Ellis Drive. A 60-foot wide right-of-way is shown for John Hinkle Place. In order to comply with the Master Thoroughfare Plan, a 40-foot from centerline dedication of public r.o.w. along the south side of East Tenth Street was required. The developer was responsible for sidewalk construction on East Tenth Street. All interior streets in the new development are to be built by the developer as required by applicable regulations. No street-related capital costs will be borne by the City.

### Sanitary Sewer, Water Distribution, Storm Drainage

Applicable regulations and terms of the City's approval of this development require that those facilities be installed by the developer. The area will be fully served by sanitary sewer and water distribution facilities meeting current City specifications. The storm drainage system will be built to current standards.

## NON-CAPITAL SERVICES COSTS

### Street Maintenance

The maintenance needs of this area will be absorbed by existing personnel and equipment. Increased out-of-pocket and material costs are expected with the addition of any roadway to the City. The following Public Works budget lines will vary with the length of street served.

#### Streets

Repairs	\$ 30,000
Garage & Motor Supplies	45,000
Repairs	40,000
Other Materials	19,000

#### Local Road and Street Specials

Street Reclamation Projects (sand, salt, street, reclamation)	\$ 45,000
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TOTAL \$179,000

The City maintains approximately 312 lane miles, for an average annual out-of-pocket cost of \$573.72 per lane mile. The annexation adds 1920 feet of lane or .363 lane miles, for an out-of-pocket annual service cost of \$208.62.

The amount will be covered in the budget for 1981 and subsequent years.

### Fire Protection

The Fire Department can serve this area in its present state of development without additional crew or equipment. The Department already covers the immediate vicinity. Fire Station #4 which is located at 2201 E. Third Street would be able to respond by traveling east on Third Street to Pete Ellis Drive, turning north and on Pete Ellis Drive to East Tenth Street, turning east on East Tenth Street to John Hinkle Place.

It should be noted that ambulance service as of April, 1981 has been provided by the Bloomington Hospital, so that former Fire Department service will be unaffected.

Out-of-pocket costs that will accrue from this annexation relate to the department's two programs: fire prevention and fire fighting. Since this service to this annexation will be absorbed by existing manpower and equipment, only the following budget lines will vary with service to the new area:

	<u>Fire Prevention</u>	<u>Fire Fighting</u>	<u>Total</u>
Gasoline	\$5,100	\$11,300	
Oil	100	250	
Other Garage & Motor	150	500	
TOTAL	\$5,350	\$12,050	\$17,400

Based upon the 837 responses experienced by the Department in 1979, the out-of-pocket per response is \$20.79.

The frequency of response being experienced is one call per 121 dwelling units per year. This area includes 150 dwelling units, so that an average of 1.2 calls can be anticipated, at an out-of-pocket cost of \$25.77. This amount will be easily absorbed in the Department's budget for 1981 and subsequent years.

#### Police Protection

The Police Department can serve this area without additional personnel or equipment. The Department already patrols the streets which abut the area, including Fountain Park Apartments which are directly north, and Grandview subdivision to the east.

The only police program that will experience increased out-of-pocket costs due to this annexation is the crime and control program. Although it could be contended that no expenses are incurred because the patrols are driving when not on call, this analysis assumes that costs will be incurred for each call. The following budget lines will vary with area served:

Repairs, Equipment	\$ 26,340
Gasoline	72,189
Oil	2,997
Tires	2,447
Other Garage & Motor Sup.	1,655
Other Equipment	<u>13,160</u>
TOTAL	\$118,788

22,427 calls were experienced in 1979, so that the average out-of-pocket cost per call is \$5.30.

The Police Department has determined from the Monroe County Sheriff's Department that the Winslow Court Apartments 1980 experience 72 calls per year, an average of .48 calls per unit for the 150 units. The 150 apartments in this area can be expected to generate 112.5 calls per year. At an average cost per call of \$5.30, the annexation will generate \$596.25 per year in out-of-pocket costs. That amount will easily be absorbed in the department's budget for 1981 and subsequent years.

#### Sanitation

The area to be annexed will require no new equipment or personnel. The Woodbridge Apartments do not require service, utilizing dumpsters and private contractor.

#### Transit

The area to be annexed has been served by Route 1 for several years, with service on East Tenth Street within walking distance of Woodbridge Apartments.

#### Animal Control

The shelter already serves the Monroe County areas outside of the City. The animal control program which responds to calls provides service to the City only. The area to be annexed will not require any new equipment or personnel. Only out-of-pocket costs associated with service to this new area will be incurred with annexation. The following budget lines will vary with area.

Repairs to Vehicles and Equipment	\$1,250
"Pager" for Emergency Calls	325
Garage and Motor Supplies	3,500
Equipment	<u>250</u>
TOTAL	\$5,325

These variable costs average \$.30 per household for the City's current estimated household count of 17,775 (1980 census). The annexation area, with 150 dwellings, is expected to accrue an annual out-of-pocket service cost of \$45.00, which will be covered in the budget for 1981 and subsequent years.

#### Administration, Parks and Other Services

Annexation of the magnitude of this proposed area will not significantly alter the service demands upon City departments which have functions that are not specific to a particular area. Administrative costs will not be affected. Park service is available to the area whether in or out of the City, and Planning, some engineering services, zoning and building, inspection and enforcement, are already provided to the area the City's two-mile fringe planning jurisdiction.

#### 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, then 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.

#### CONTRIBUTION TO FUTURE INCREMENTS

This report is intended to satisfy statutory requirements regarding the cost of services and how they are programmed. As such, it does not address the contribution of this annexation, in combination with other future annexations, to the eventual need for additional equipment and personnel in various service departments.

Any monies necessary for the provision of services as described and itemized in this plan will be budgeted and appropriated from the city's General Fund, Utilities Fund, or Motor Vehicle Highway Fund, pursuant to state law and the city's budget procedures.

