

ORDINANCE 17-14

**AN ORDINANCE OF THE CITY OF BLOOMINGTON,
MONROE COUNTY, INDIANA, ANNEXING TERRITORY TO THE
CITY OF BLOOMINGTON, PLACING THE SAME WITHIN THE CORPORATE
BOUNDARIES THEREOF, AND MAKING THE SAME A PART OF
THE CITY OF BLOOMINGTON**

Central Island Bloomington Annexation

- WHEREAS, the City of Bloomington (“City”) has studied the City’s municipal boundaries, areas historically identified for annexation or urbanization, surrounding developed territory, provisions of local government service, agreements for annexation in exchange for City services, and opportunities for growth and development of the City and its surrounding community; and
- WHEREAS, the City has identified several areas outside of the City’s current municipal boundaries that are appropriate for annexation to the City, and has determined to proceed through the introduction and consideration of separate ordinances for the several areas, of which the “Central Island Bloomington Annexation Area” set forth in this Ordinance is one; and
- WHEREAS, prior to the introduction of annexation ordinances, the City has provided notice to landowners and conducted an outreach program to inform citizens regarding the then-proposed annexations, actively investigated the proposed annexations, and conducted numerous meetings with local residents, businesses, and entities in an effort to develop annexations that include terms that are fair and equitable to the property owners and residents of the City and the annexation areas; and
- WHEREAS, a map and legal description of the “Central Island Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 92.15 acres, and is contiguous to the existing City limits; and
- WHEREAS, the City has engaged professionals to study the fiscal and governmental impacts of the annexation on the City and on affected landowners and taxing units; and
- WHEREAS, the City recognizes and accepts its obligations, where applicable, pursuant to I.C. §§ 36-4-3-7 and 36-4-3-10; and
- WHEREAS, prior to adoption of this Ordinance, the City, by resolution, has adopted a written fiscal plan and policy for the provision of services of both a non-capital and capital nature to the Annexation Territory, including cost estimates and financing, and the estimated effect on taxpayers, municipal finances, and other political subdivisions, that meet the requirements of I.C. § 36-4-3; and
- WHEREAS, the terms and conditions of this annexation, including the written fiscal plan and policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the City; and
- WHEREAS, the City has further determined the Annexation Territory is needed and can be used by the City of Bloomington for its development in the reasonably near future; and
- WHEREAS, prior to the final adoption of this Ordinance, the City has conducted a public hearing pursuant to proper notice; and

WHEREAS, it is the determination of the Common Council that the annexation set forth herein is appropriate and the Annexation Territory should be annexed to the City of Bloomington pursuant to the terms of this Ordinance.

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

SECTION 1. The above recitals are incorporated herein by this reference as though fully set forth herein below. In accordance with I.C. § 36-1-5-4 two copies of the recitals are on file in the office of the city clerk for public inspection.

SECTION 2. In accordance with I.C. § 36-4-3 et seq., the Annexation Territory described and depicted in Exhibit A and Exhibit B is hereby annexed to the City and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.

SECTION 3. The City will be responsible for local right-of-way contiguous to the Annexation Territory. As set forth in I.C. § 36-4-3-2.5, where the legal description attached as Exhibit B describes land that is contiguous to a public highway right-of-way that has not previously been annexed and is not within another municipality as of the effective date hereof, the Annexation Territory shall include the contiguous public highway right-of-way even if it is not described in Exhibit B.

SECTION 4. Notwithstanding any discrepancies, errors, or omissions in the legal descriptions of prior annexation ordinances or this Ordinance, it is the intent of the City that where a parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing City limits, the Annexation Territory boundary shall conform to and match the boundary of the existing City boundaries so long as this does not result in adding or removing parcels of property from the Annexation Territory depicted in the map attached as Exhibit A.

SECTION 5. As authorized by I.C. § 36-4-3-8(b)(1), the effective date of this annexation is postponed such that the Annexation Territory shall be a part of the City as of the January 1, 2024 assessment date (i.e. effective immediately prior to January 1, 2024).

SECTION 6. As provided in I.C. § 36-4-3-4.1, any real property in the Annexation Territory assessed as agricultural land (under the real property assessment rules and guidelines of the department of local government finance) is exempt from property tax liability under I.C. § 6-1.1 for municipal purposes, and is not considered a part of the City for purposes of annexing future additional territory, while the property's assessment classification remains agricultural land.

SECTION 7. The Annexation Territory is assigned to Council District No. 1. The City recognizes its redistricting responsibilities under I.C. § 36-4-6-3(g)(1) (following the 2020 census) and I.C. § 36-4-6-3(g)(2) (following annexation). Following the effective date of the annexations, whether in conjunction with the post-census redistricting or as an additional redistricting, the City will review and redistrict its Council Districts as appropriate and required to ensure compliance with I.C. § 36-4-6-3(j) or other applicable laws.

SECTION 8. There is hereby created a special fund titled the "Central Island Bloomington Annexation Impoundment Fund" ("Impoundment Fund"). For a period of three (3) years following the effective date of this annexation, all municipal property taxes imposed in the Annexation Territory after the annexation takes effect that are not used to meet the basic non-capital and capital services set forth in the fiscal plan shall be impounded in the Impoundment Fund. The impounded property taxes in the Fund shall be used to provide additional services that were not specified in the fiscal plan, and shall be expended not later than five (5) years after the annexation becomes effective.

SECTION 9. There is hereby created an advisory board titled the "Central Island Bloomington Annexation Advisory Board" ("Advisory Board"). The Advisory Board is governed by I.C. § 36-4-3-8.1, and shall advise the City on the provision of services to the Annexation Territory that are paid for with the municipal property taxes impounded in the Impoundment Fund. The Advisory Board shall be appointed not later than ninety (90) days after the annexation becomes effective, and shall consist of the following seven (7) members:

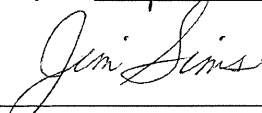
- (1) The township trustee of the township with the largest number of residents living within the Annexation Territory;
- (2) One (1) member of the County Council representing the district with the largest number of residents living within the Annexation Territory;
- (3) One (1) member who is the City engineer (or, a licensed professional engineer appointed by the Mayor if the City does not have a municipal engineer);
- (4) Two (2) citizen members, appointed by the Mayor, who own real property and reside within the Annexation Territory;
- (5) Two (2) citizen members, appointed by the County Commissioners, who own real property and reside within the Annexation Territory.

SECTION 10. The Annexation Territory shall maintain its current zoning classification(s) and designation(s) until such time as the City updates its respective comprehensive plan, zoning ordinance, or zoning map.

SECTION 11. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of this Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.


SECTION 12. The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law, except as otherwise set forth above.

INTRODUCED on March 29, 2017, and passed by the Common Council of the City of Bloomington, Monroe County, Indiana, on this 22 day of September, 2021.¹



JIM SIMS, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

¹ I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen C. Unger

This Ordinance was prepared by Stephen C. Unger, Attorney At Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204.

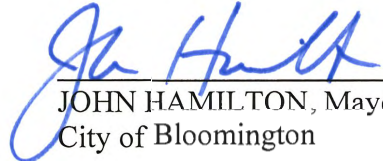
PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 24 day of September, 2021.

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 24th day of September, 2021.



JOHN HAMILTON, Mayor
City of Bloomington

Synopsis

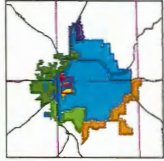
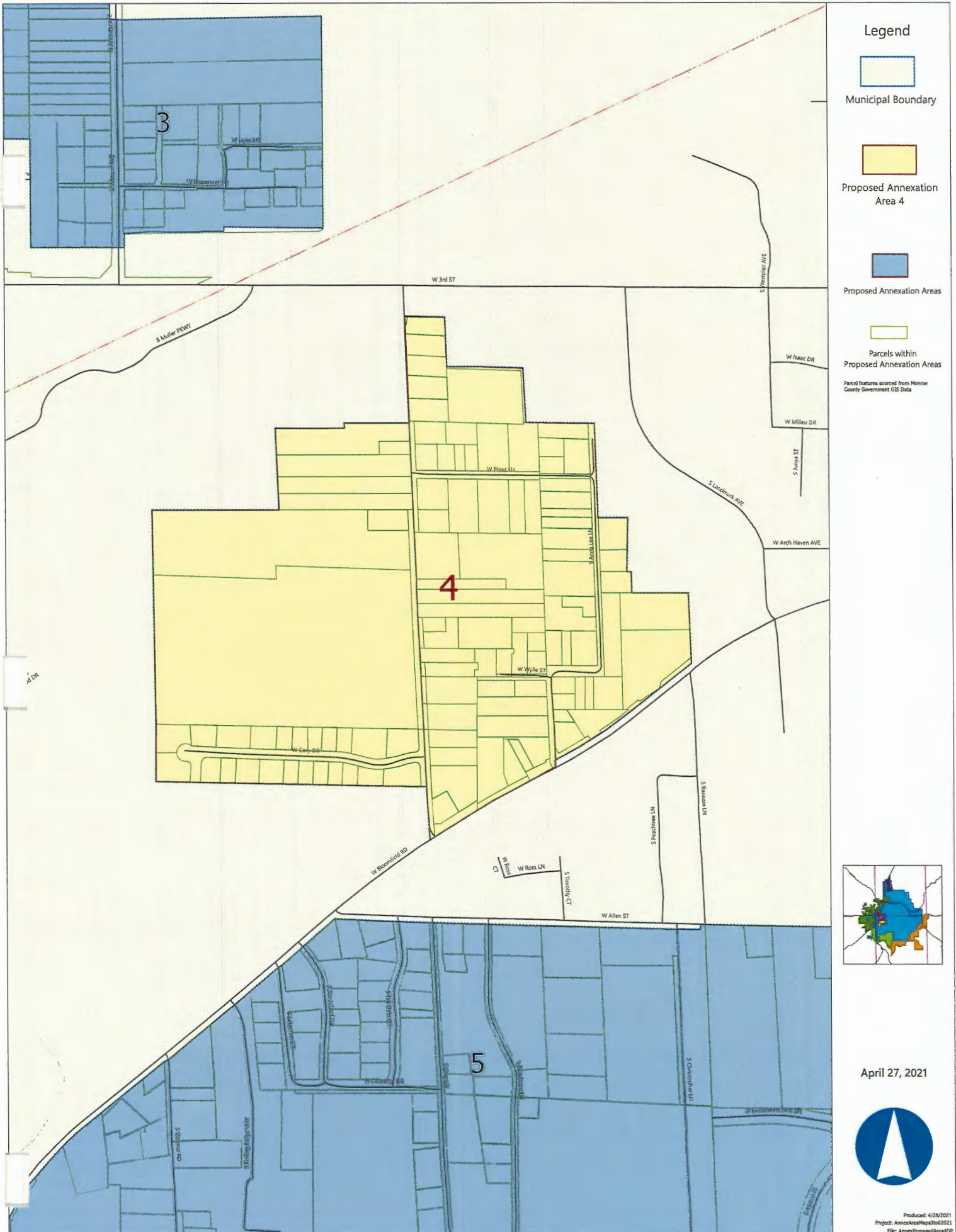
Upon adoption, this ordinance would take various steps necessary for the annexation of the Central Island Bloomington Annexation area, which is depicted in Exhibit A and attached to this ordinance. In the course of proposing the annexation of this area, the City prepared a written Fiscal Plan for Municipal Annexation ("Fiscal Plan") that describes the proposed provision of both non-capital and capital services to the Annexation Territory and was initially adopted via Resolution 17-21 and amended via Resolution 21-14. The approval of a further amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on September 15, 2021, when the Common Council will consider adoption of the proposed annexation.

Note on amendments, which have been incorporated into Ordinance 17-14:

At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-14, which changed various date references and signature lines to bring the proposed ordinance forward to 2021 so that it could be properly considered by the Common Council.

Distributed to: Clerk, Council Attorney, Legal, Mayor, Controller

EXHIBIT A
Map of Central Island Bloomington Annexation Territory



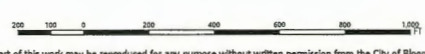
April 27, 2021



Produced: 4/28/2021
Project: AnnexAreaMaps/04/2021
File: AnnexProposedArea4DP



This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthorectified flown in March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted. The Corporation boundary reflects annexations effective as of the print date on this map.



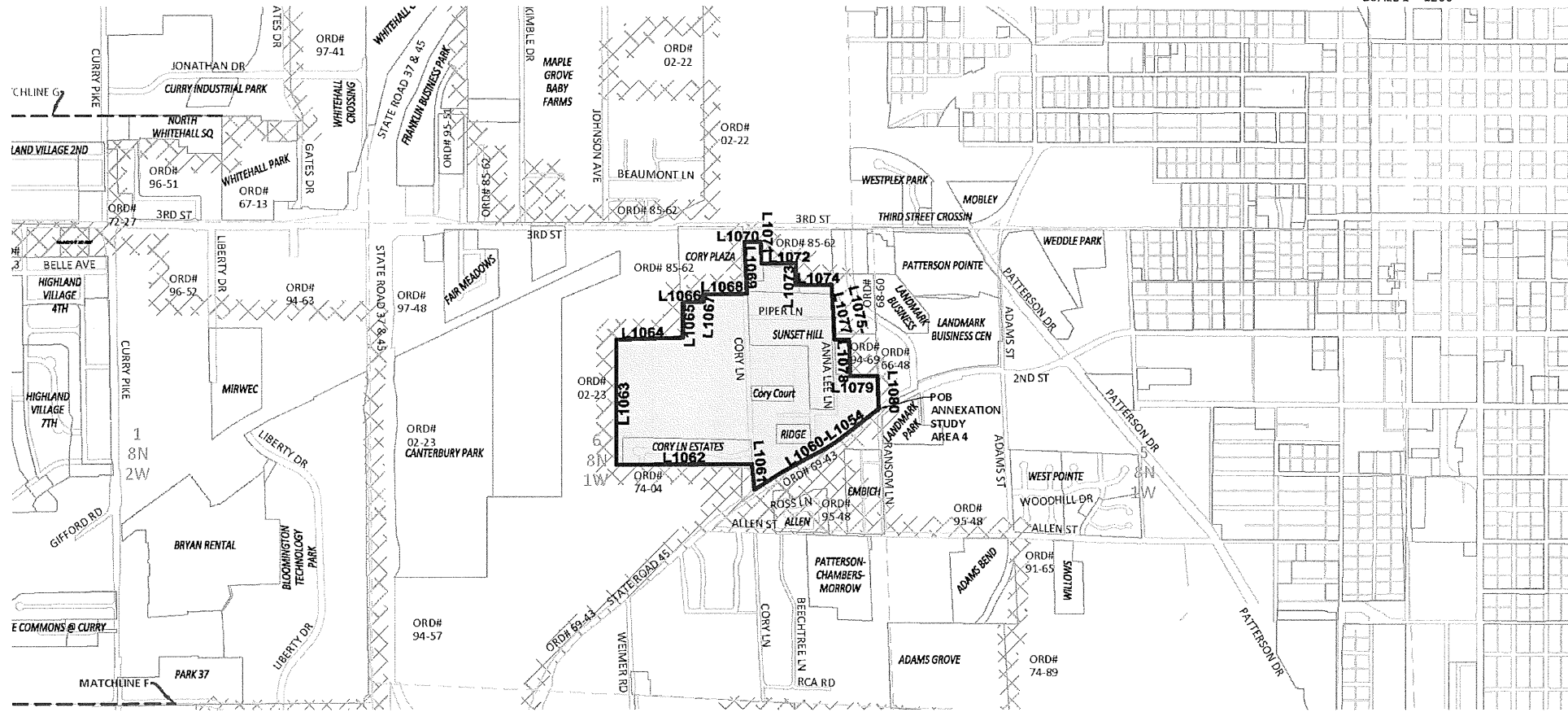
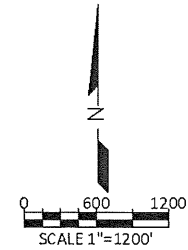
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ANNEXATION STUDY AREA 4 (2017) EXHIBIT

A part of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana

- SECTION LINE PER GIS
- ANNEXATION STUDY AREA
- EXISTING CITY OF BLOOMINGTON BOUNDARY



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 s:\jobs\9302-9400\9354 CITY OF BLOOMINGTON\DRAW\9354_CARLSON_CITY ADJUSTMENTS_3-2-17.dwg

Legal Description of Central Island Bloomington Annexation Territory

EXHIBIT B



ANNEXATION STUDY AREA 4 (2017) EXHIBIT

A part of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana

AREA 4 LINE TABLE		
L1054	S 51°43'11" W	380.64'
L1055	S 53°08'53" W	188.23'
L1056	S 57°49'20" W	192.50'
L1057	S 61°30'19" W	133.43'
L1058	S 61°45'03" W	370.37'
L1059	S 58°04'23" W	162.94'
L1060	S 57°27'06" W	188.29'
L1061	N 05°03'56" W	262.01'
L1062	S 89°45'07" W	1374.50'
L1063	N 00°00'00" W	1266.38'
L1064	N 88°46'29" E	676.00'
L1065	N 00°00'00" W	380.34'
L1066	N 88°30'37" E	198.91'
L1067	N 02°29'24" E	78.26'
L1068	N 89°33'34" E	442.02'
L1069	N 02°35'10" W	527.45'
L1070	N 90°00'00" E	170.00'
L1071	S 00°53'43" E	217.59'
L1072	N 89°26'57" E	353.62'
L1073	S 00°52'54" W	220.99'
L1074	N 89°28'21" E	366.77'
L1075	S 03°00'00" E	517.00'
L1076	S 01°21'48" E	40.17'
L1077	N 90°00'00" E	150.00'
L1078	S 02°00'00" E	371.00'
L1079	N 90°00'00" E	275.01'
L1080	S 02°42'01" E	326.61'

NOTE:

1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.
2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
3. 92.15 ACRES CALCULATED IN AREA 4.
4. TOTAL LENGTH OF AREA 4 BOUNDARY: 9,711'
 CONTIGUOUS WITH EXISTING BOUNDARY: 9,711'
 NON-CONTIGUOUS WITH EXISTING BOUNDARY: 0.00'
 PERCENTAGE OF AREA 4 CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 100%.

Bledsoe Riggert Cooper James

LAND SURVEYING • CIVIL ENGINEERING • GIS

City of Bloomington Indiana Annexation Study Area Number 4 Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 4 as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. The following described lines are intended to be coincident with existing annexation ordinance and parcel boundary lines. No field work was performed in preparing this description. Bearings and distances shown were taken from the Monroe County Geographic Information System files.

A part of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as:

Beginning at the intersection of the west line of Ordinance 66-48 and north line of Ordinance 69-43 on the north line of State Road 45; thence coincident with the north line of said Ordinance 66-43 and the north line of said State Road 45 the following 7 courses:

- 1) SOUTH 51 degrees 43 minutes 11 seconds WEST a distance of 360.64 feet;
- 2) SOUTH 53 degrees 08 minutes 53 seconds WEST a distance of 168.23 feet;
- 3) SOUTH 57 degrees 49 minutes 20 seconds WEST a distance of 152.50 feet;
- 4) SOUTH 61 degrees 30 minutes 19 seconds WEST a distance of 133.43 feet;
- 5) SOUTH 61 degrees 45 minutes 03 seconds WEST a distance of 370.37 feet;
- 6) SOUTH 58 degrees 04 minutes 23 seconds WEST a distance of 162.94 feet;
- 7) SOUTH 57 degrees 27 minutes 06 seconds WEST a distance of 168.29 feet to the east line of Ordinance 74-04;

thence leaving said north line of Ordinance 66-43 and said north line of State Road 45 and coincident with said east line of Ordinance 74-04 NORTH 05 degrees 03 minutes 56 seconds WEST a distance of 262.01 feet to a northeast corner of said Ordinance 74-04; thence coincident with the north line of said Ordinance 74-04 SOUTH 89 degrees 45 minutes 07 seconds WEST a distance of 1374.50 feet to the east line of Ordinance 02-23; thence coincident with said east line NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 1266.38 feet to a southwest corner of Ordinance 85-62; thence coincident with said Ordinance 85-62 the following 11 courses:

- 1) NORTH 88 degrees 46 minutes 29 seconds EAST a distance of 676.00 feet;
- 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 360.34 feet;
- 3) NORTH 89 degrees 30 minutes 37 seconds EAST a distance of 198.91 feet;
- 4) NORTH 02 degrees 29 minutes 24 seconds EAST a distance of 78.26 feet;
- 5) NORTH 89 degrees 33 minutes 34 seconds EAST a distance of 442.02 feet;
- 6) NORTH 02 degrees 35 minutes 10 seconds WEST a distance of 527.45 feet;
- 7) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 170.00 feet;
- 8) SOUTH 00 degrees 53 minutes 43 seconds EAST a distance of 217.59 feet;
- 9) NORTH 89 degrees 26 minutes 57 seconds EAST a distance of 353.62 feet;
- 10) SOUTH 00 degrees 52 minutes 54 seconds WEST a distance of 220.99 feet;
- 11) NORTH 89 degrees 28 minutes 21 seconds EAST a distance of 366.77 feet to the west line of Ordinance 68-60;

thence coincident with said west line SOUTH 03 degrees 00 minutes 00 seconds EAST a distance of 517.00 feet to a northwest corner of Ordinance 94-69; thence coincident with said Ordinance 94-69 the following 4 courses:

- 1) SOUTH 01 degrees 21 minutes 48 seconds EAST a distance of 40.17 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 150.00 feet;
- 3) SOUTH 02 degrees 00 minutes 00 seconds EAST a distance of 371.00 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 275.01 feet to the west line of Ordinance 66-48;

thence coincident with said west line SOUTH 02 degrees 42 minutes 01 seconds EAST a distance of 326.61 feet to the point of beginning, and containing 92.15 acres, more or less.