

Introduction:

INTRODUCTORY STATEMENT FROM MAYOR JOHN HAMILTON

Annexation is how a city expands its boundaries to accommodate a growing community and to deliver high quality services and infrastructure in urbanized areas. Annexation incorporates property that is currently located outside but next to the city's boundaries into the city proper. Bloomington has continuously expanded our boundaries since 1818, when we began with six square blocks, to our 23 square miles today. But since annexation essentially paused in 2004, population and development have surged outside of the city limits, indicating the need to consider how to "right size" the city again, to accommodate the true extent of the community. Our predecessors in city and county governments have long considered much of the currently proposed areas to be annexed as likely future city land, evident in Monroe County's designation of "Bloomington Urbanizing Areas" in its 2012 Comprehensive Plan, as well as the "Areas Intended for Annexation" and "Two-Mile Fringe" maps also employed in recent years.

This Fiscal Plan outlines how an annexation would work -- its impact on individuals and institutions, both financially and in terms of services and infrastructure. In detail the attached Plan projects what services the City will provide to the proposed annexation areas, including their costs, financing methods, timing and extent. The Plan also details estimated revenues to the City and impacts on residents in the annexation areas and on all other taxing entities in the County, like county government, the school system, the library and more. The City plans for the annexation(s) to be effective as of January 1, 2024, which means the fiscal impacts - such as impacts on property tax bills - will not occur until 2025 at the earliest.

There are eight separate areas proposed for annexation. The Fiscal Plan analyzes each of the eight areas separately, as well as combined all together, to show the provision of services, costs, and revenues. In addition, the City has added a parcel-by-parcel analysis of every parcel to show the impact on each individual property in the potential annexation areas. This Plan commits to providing non-capital services such as police protection and fire protection (where allowed by law) within one year, and capital services, such as street construction, lighting, and sewer/stormwater facilities, within three years, to each annexation area separately and. All services will be provided to newly annexed residents in a manner equivalent to the way services are provided to areas already in the city.

The Plan highlights several important points:

- The City will invest significantly in the areas proposed for annexation, including plans for two new parks, several upgraded playing fields, trail connections, and enhanced services such as road improvements to facilitate sanitation services, curbside recycling, and safety inspections for rental housing.
- Residents of the annexation areas would first see the financial impact on property tax bills payable in four years at the earliest, in 2025. These areas would begin to receive services in 2024, however, before new revenue is realized. Projected property tax impacts net of

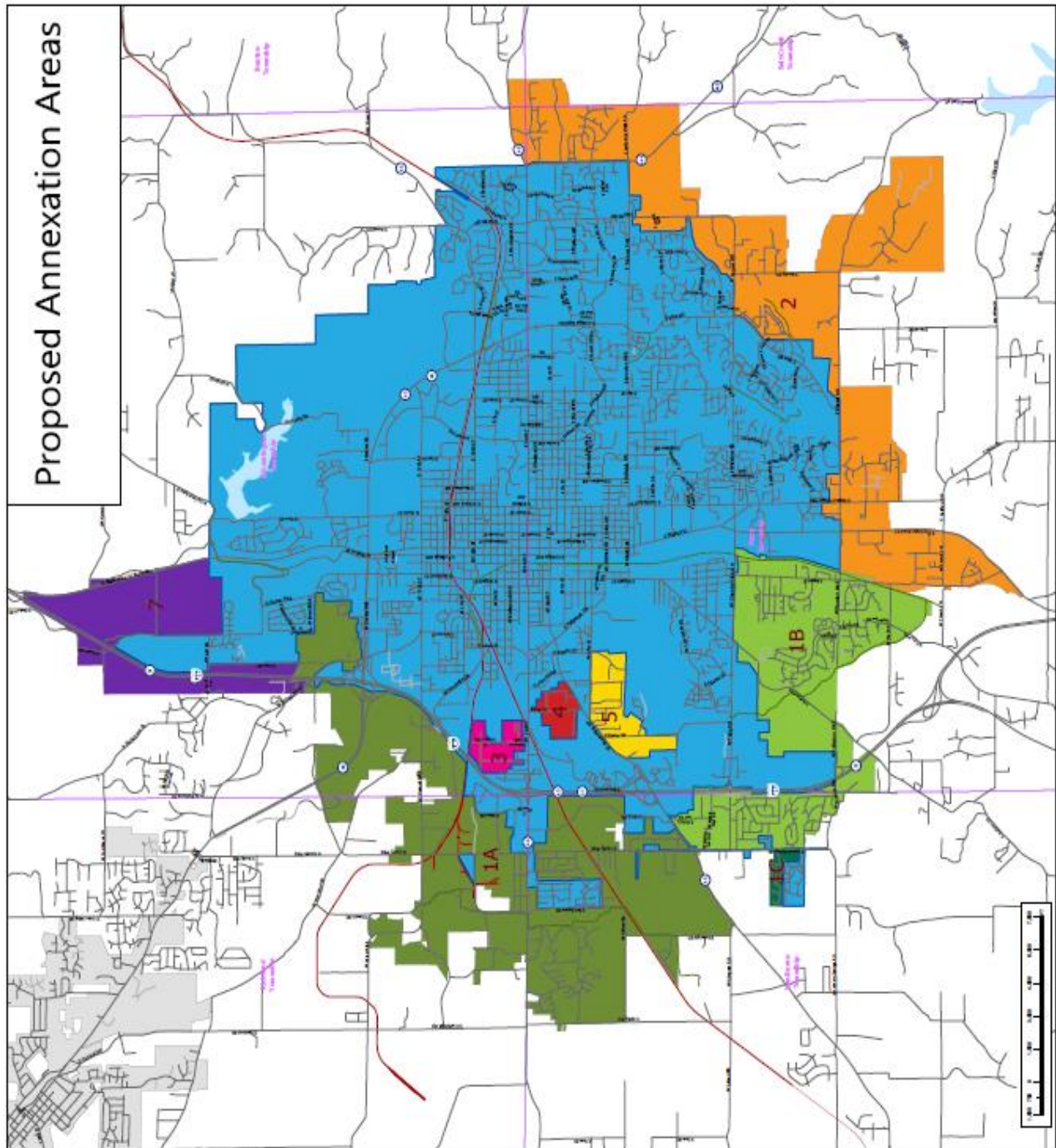


offsets show a median annual increase of \$520 across residential parcels in all annexation areas. Taxes for those homeowners over 65 with modest incomes are projected to go down with a median of \$82 in annual savings.

- Other county taxing units -- including the local school corporation and the public library - may see revenue impacts, mostly due to the State-imposed circuit breaker or “tax caps.” Any projected tax cap impact on the schools and the library will be more than offset by projected growth in levies and assessed value in Monroe County over the next four years, meaning by the time any annexation takes effect revenue growth will exceed any projected losses. The projected tax impact on the county, both from tax caps and allocations of local income taxes, also will be mitigated by income, levy and assessed value growth, but just as importantly, the City will assume the burden of providing numerous services in the annexation areas, reducing the County's operating costs. For example, the Plan projects the county will realize a higher revenue-per-street-mile for maintenance after annexation compared to before. In all events, the City intends to work with all our partners in the county to manage any such impacts.
- Under a state law passed in 2019, the City may not provide fire services to newly annexed areas that are part of an existing fire district. Instead, annexed parcels in townships that have joined the Monroe Fire Protection District (MFPD) would continue to receive those services. Their new city property tax rate would be reduced by the amount the city would charge for fire services, which is 0.125% (or \$0.125 per \$100 of assessed value). Instead that will be replaced with the MFPD tax rate which is currently 0.389% (or \$0.389 per \$100 of assessed value). That net increase in taxes does cause some significant tax cap costs for all jurisdictions. If the City were ever required or asked to provide services in those areas, it would be prepared to do so at a tax rate of 0.125%.
- After annexation, tax rates for residents in our community would continue to be among the lowest in Indiana. Of the 21 largest cities in Indiana, Bloomington has the second-lowest combined tax rate, which is not expected to change after annexation.

This Fiscal Plan is an update from 2017, when the City’s annexation was halted by a state law that has since been ruled unconstitutional. By distributing this revised and updated Plan, the City resumes the public process from the point at which it was interrupted. The Plan may be amended at any time before the City Council adopts any annexation ordinances, expected later in the fall. The City Council is scheduled to review this Plan version 4.0 on May 19, 2021. The narrative below summarizes all the services and impacts, starting with a map showing the areas proposed for annexation.





City of Bloomington
Compacted to 1/2 inch = 1 mile

Incorporated Areas

- City of Town
- Unincorporated

Municipal Boundary
City of Bloomington

Township Boundaries
City of Bloomington

Proposed Annexation Area
City of Bloomington

- 1A
- 1B
- 1C
- 2
- 3
- 4
- 5
- 7

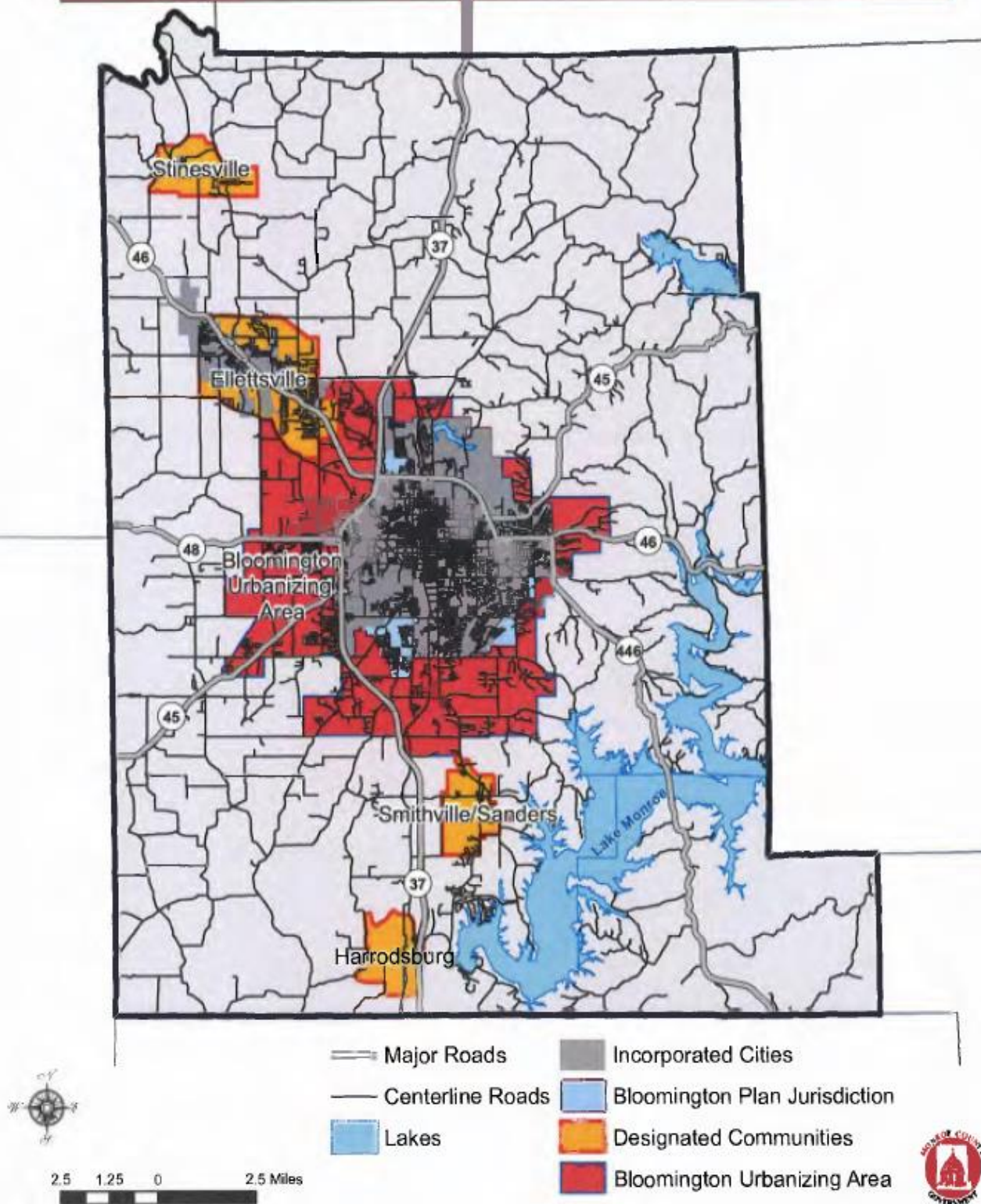
April 22, 2021

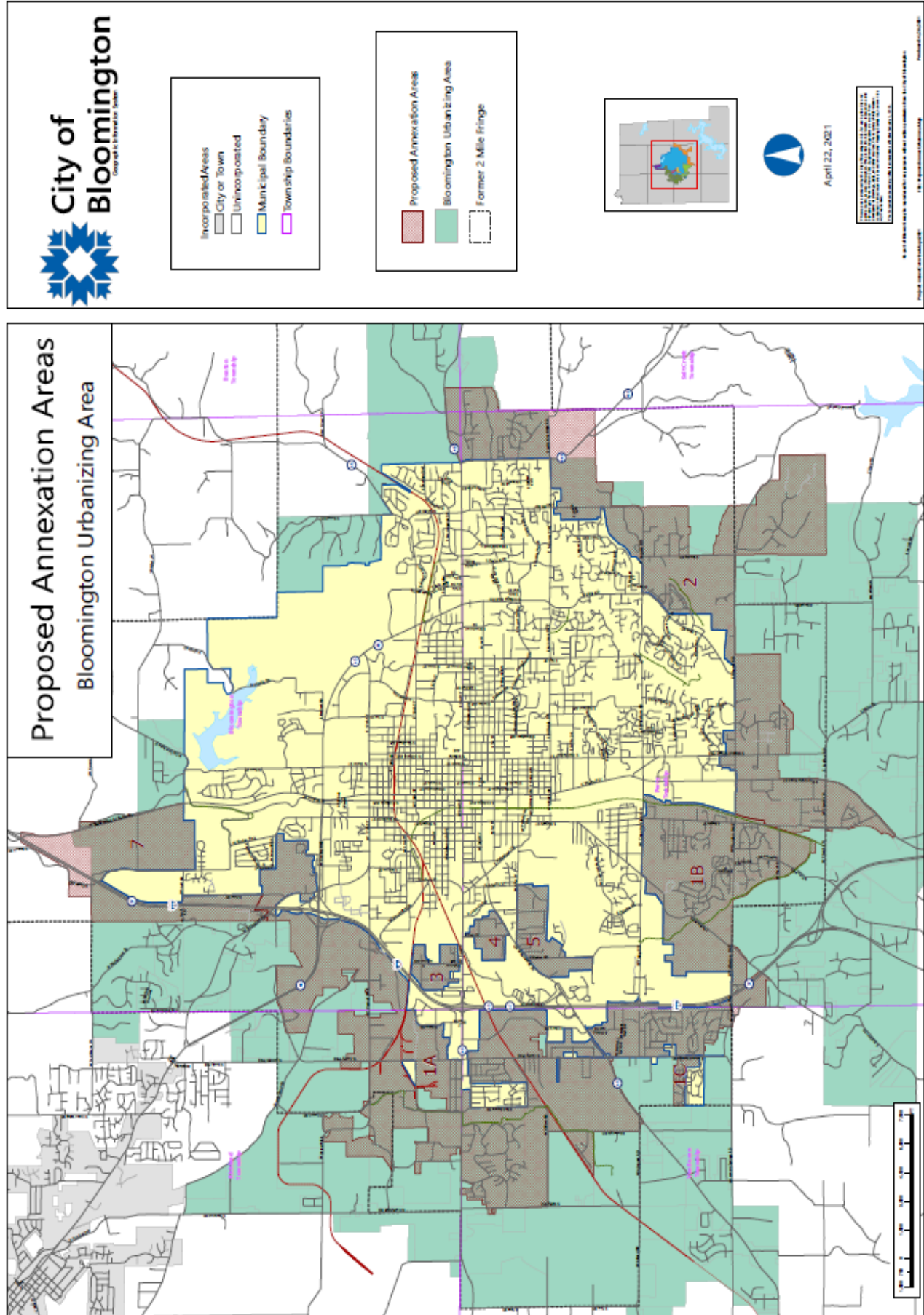
THIS MAP IS A PRELIMINARY DRAFT AND IS NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF BLOOMINGTON AND ITS DESIGNATED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF BLOOMINGTON AND ITS DESIGNATED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF BLOOMINGTON AND ITS DESIGNATED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

The Monroe County Comprehensive Plan, adopted February 4, 2012, delineates an area known as the Bloomington Urbanizing Area. The proposed annexation areas of the City of Bloomington are well within the boundaries of the Bloomington Urbanizing Area. The following two maps show this area and its relationship to the annexation areas.



Recommended Land Use Plan: Designated Communities- Monroe County, Indiana

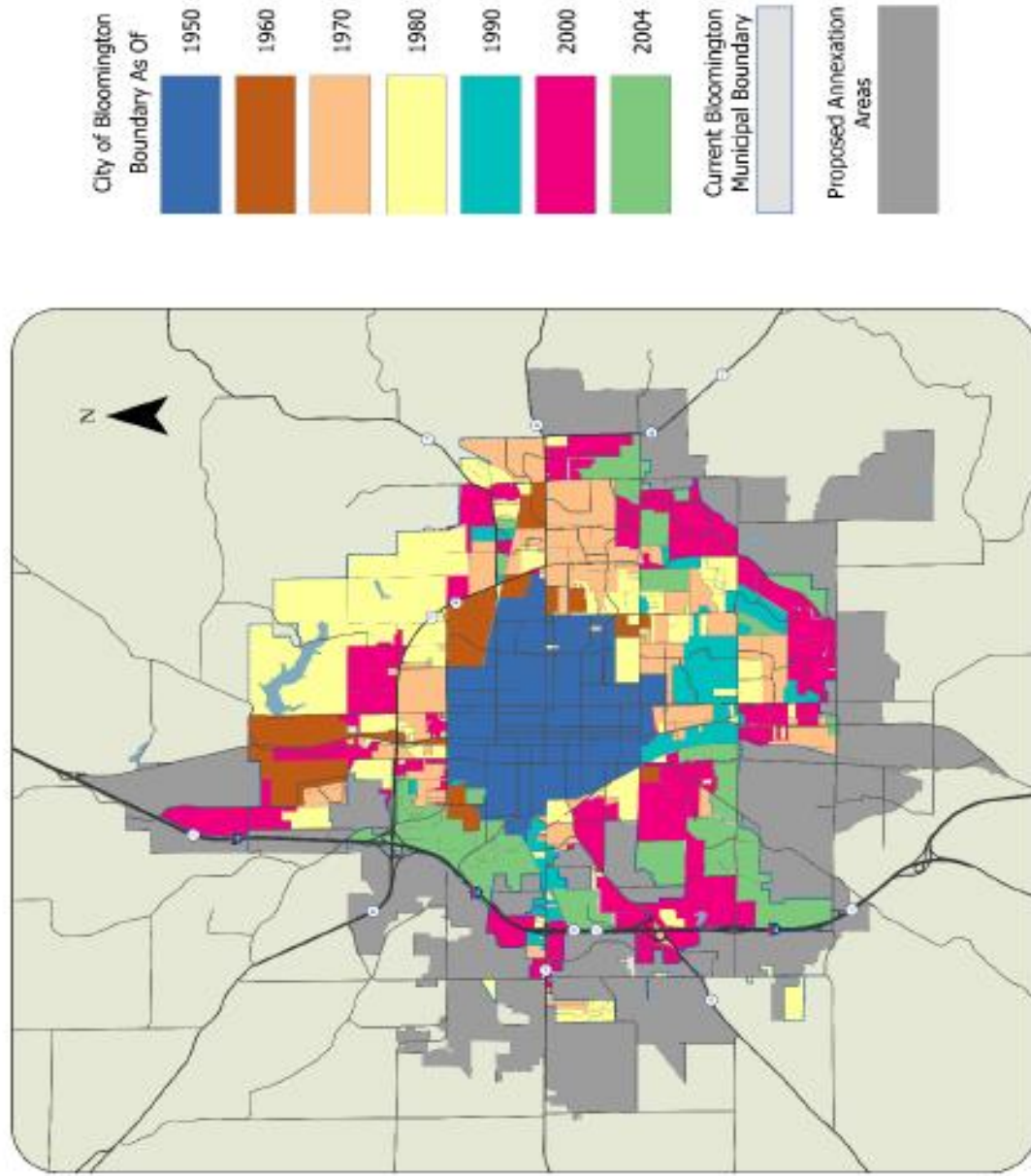




The following map shows the City of Bloomington's municipal boundaries, broken down by decade, from 1970 to 2010. The map reveals that in 1990 the City contained 85% of the urbanized area population in Monroe County and in 2014 that number dropped to 73%. The proposed annexations would bring the the City of Bloomington to 88% of the Monroe County urbanized area population..



Bloomington Incorporated Area 1950 to Today



Year	Census Population
1950	28,163
1960	31,357
1970	43,262
1980	52,663
1990	60,663
2000	69,291
2010	80,405
2019	86,630

Source: STATS Indiana

The City of Bloomington has made significant investment in the annexation areas allowing the current development and enabling future development. The City has targeted the annexation areas as areas to service and develop further in the future. The following is a chart showing miles of pipes installed in each of the annexation areas:

Area	Sewer (miles)	Water (miles)	Totals
1A	26.90	34.20	61.10
1B	25.80	24.90	50.70
1C	1.20	1.10	2.30
2	18.40	21.10	39.50
3	0.40	1.30	1.70
4	0.60	1.40	2.00
5	2.80	2.80	5.60
7	2.30	3.60	5.90
Totals	78.40	90.40	168.80

Contiguity:

Length in Feet	Areas								Total
	1A	1B	1C	2	3	4	5	7	
Total Length	173,435	68,196	8,042	121,265	12,631	9,711	17,502	50,117	460,899
Contiguous Length	69,495	42,884	4,636	37,024	12,631	9,711	17,502	19,635	213,518
% Contiguous	40.07%	62.88%	57.65%	30.53%	100.00%	100.00%	100.00%	39.18%	46.33%

Urbanization:

Per Monroe County tax records, and Bloomington GIS, the following are land use by acres in the annexation areas:

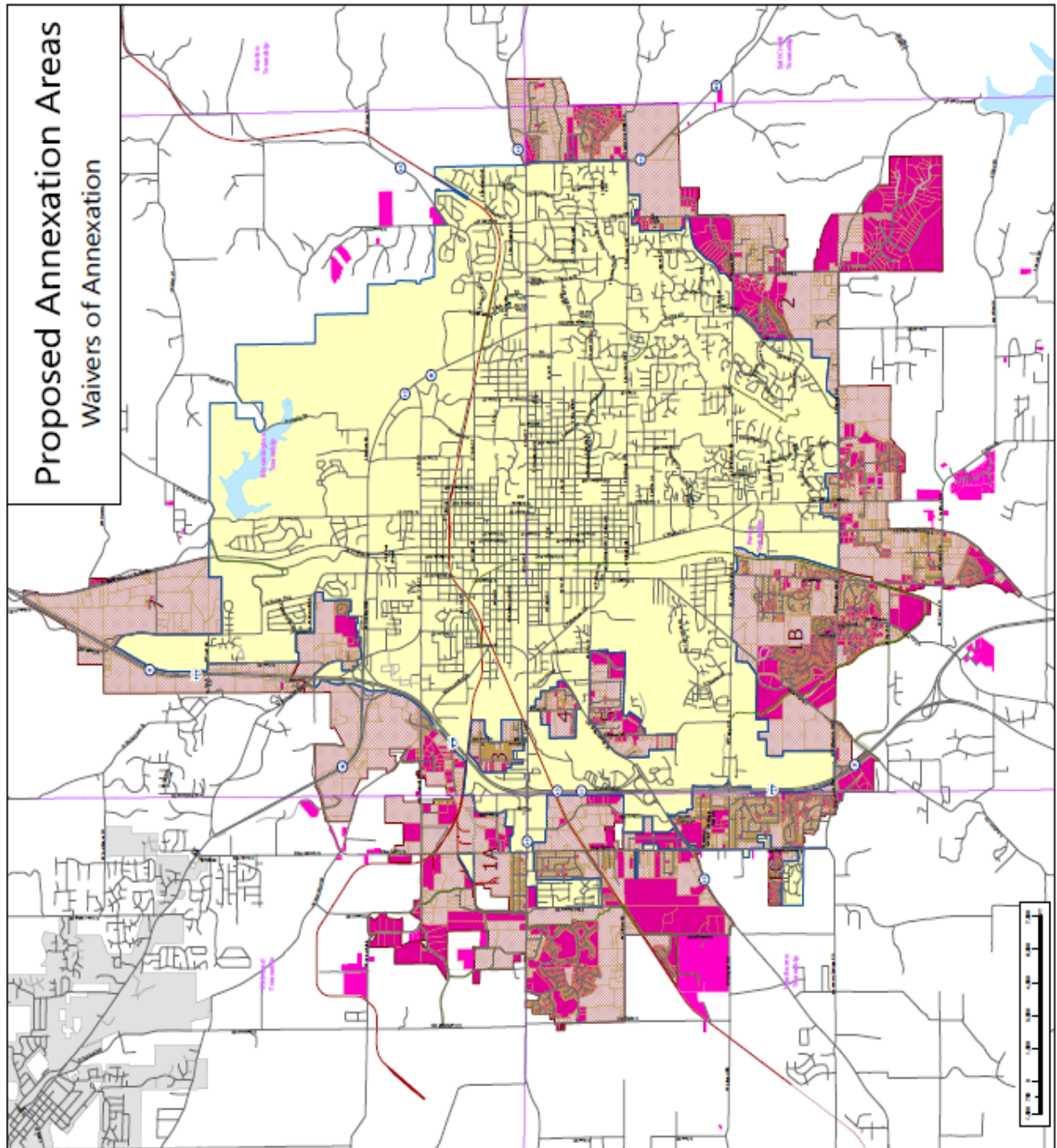
Land Use	Acres								Totals
	1A	1B	1C	2	3	4	5	7	
Agriculture	1	79	-	94	-	-	-	7	180
Recreation	18	13	-	1	-	-	-	-	32
Commercial, Business, Industrial	1,863	511	-	530	2	8	2	72	2,988
Residential	1,351	1,151	47	2,265	109	84	231	788	6,026
Total Acres	3,232	1,755	47	2,890	110	93	232	896	9,255



Sewer Waivers

The City of Bloomington has identified over 3,200 parcels subject to sewer waivers of remonstrance in the proposed annexation areas. Sewer waivers are typically signed by a property owner or developer at the time sewer service is permitted to a property by the City. The waivers require that the property owner (and future owners of the property) agree not to remonstrate against (i.e., not oppose) annexation of the property once it is pursued by the City. That is, the City allowed the development of these areas to occur with the understanding and agreement of the developer or property owner that the City would annex at some point in the future. There are portions of areas where the City provides sewer service but does not have sewer waivers for all the connected properties. Thus, even though the City may not have waivers for all parcels, the areas were still developed as a direct result of the City's services. The following maps show the location of the currently identified waivers in the proposed annexation areas.







City of Bloomington
Compacted to 1/4 inch = 1 mile

Incorporated Areas

- City or Town
- Unincorporated

Municipal Boundary

Township Boundaries

Proposed Annexation Areas

- Annexation Waiver Property
- Annexation Area Parcels
- Parcels without Tax P N

Map Data Source: City of Bloomington GIS Department



April 27, 2021

Project: 2021-2022 City of Bloomington Comprehensive Zoning Ordinance Review

Map: 2021-2022 City of Bloomington Comprehensive Zoning Ordinance Review - Annexation Areas

Scale: 1/4 inch = 1 mile

North Arrow

Legend

City of Bloomington

Map Data Source: City of Bloomington GIS Department

Current and Recent Projects in the Annexation Areas Receiving CBU Service:

Annexation Area 1A:

1. Stonelake Park Development
 - a. Location: Stonelake Dr / behind hotel next to Arlington Elementary School
 - b. Status: Development is nearly completed.
 - c. Project: Residential Development
2. Bloomington Self Storage
 - a. Location: NW corner of Curry Pike & Bloomfield Rd (SR 45 W)
 - b. Status: Under Construction – 2021
 - c. Project: Commercial Storage Facility
3. Baxter Bldg C Warehouse
 - a. Location: 927 S Curry Pike
 - b. Status: Construction Completed – 2020
 - c. Project: Commercial/Industrial Warehouse Facility
4. IU Health EMS Headquarters @ North Park
 - a. Location: SW of the intersection at Curry Pike & Lintel Dr (Tract B3, Lot 2)
 - b. Status: Project Approval – April 2021
 - c. Project: Commercial Office/Headquarter Facility
5. Hartstrait Rd Extension
 - a. Location: Road extension that connects Hartstrait Rd to Knapp Rd, Wellness Way, and Daniels Way (Ivy Tech Campus)
 - b. Status: Construction Completed – 2020
 - c. Project: County Road Extension w/ Water & Sewer Infrastructure
6. Profile Parkway Rd Extension
 - a. Location: Profile Pkwy to extend east from Curry Pk to Gates Dr and south to Jonathan Dr
 - b. Status: Construction nearly completed (ETA: June 2021)
 - c. Project: County Road Extension w/ Water & Sewer Infrastructure
7. Vernal Pike Connector
 - a. Location: Sunrise Greetings Ct extension south to meet up with Profile Pkwy.
 - b. Status: Under Construction – 2021
 - c. Project: INDOT (traffic)
8. Karst Farm Greenway, Ph 2
 - a. Location: Liberty Dr, Constitution Way, Curry Pike, Sierra Dr, to existing trailhead off of Gifford Rd
 - b. Status: Under project review – 2021
 - c. Project: County Trail
9. Autovest II on Liberty



- a. Location: 701 S Liberty Dr
 - b. Status: Under project review – 2020
 - c. Project: Commercial Retail
10. Sherwin Williams Co
- a. Location: 410 N Gates Dr
 - b. Status: Construction Completed – 2020
 - c. Project: Commercial Retail

Annexation Area 1B:

1. Baywood @ Clear Creek Estates, Ph 4
 - a. Location: Baywood Dr, Lots 25-41
 - b. Status: Development is nearly completed.
 - c. Project: Residential
2. Fullerton Pike Corridor, Ph 3 (Clearview Dr to Rockport Rd)
 - a. Location: Gordon Pike between Clearview Dr & Rockport Rd
 - b. Status: Under 2020/2021 Review
 - c. Project: INDOT (traffic)
3. Monroe County Public Library – SW Branch
 - a. Location: 900-block of W Gordon Pike
 - b. Status: Under project review – 2021
 - c. Project: Commercial
4. Highlands Parcel E (aka: The Wick / Link's Edge)
 - a. Location: 3000-block of S Rockport Rd, connects to Wickens St
 - b. Status: Under construction – 2021
 - c. Project: Multi-Family Residential Development
5. Hayden Flats @ Haley Farms
 - a. Location: 3009, 3051, 3205 S Rogers St
 - b. Status: Under project review – 2021
 - c. Project: Multi-Family Residential Development

Annexation Area 1C: Nothing in this area

Annexation Area 2:

1. Fullerton Pike Corridor, Ph 2 (Walnut St to Rogers St)
 - a. Location: Gordon Pike between Rogers St & Walnut St (Old SR 37 S)
 - b. Status: Construction Complete
 - c. Project: INDOT (traffic)
2. Holland Fields Subdivision



- a. Location: 4300 block of S Walnut St Pike & Holland Dr (btwn Holland & Crestline)
 - b. Status: Ph 1 & 2 (Infrastructure installed; lots are being built); Ph 3 under construction
 - c. Project: Residential development
3. The Lakes PUD
 - a. Location: SE corner of Sare Rd & Rogers Rd (across from Sherwood Oaks Church)
 - b. Status: Ph 1 is complete. Additional phases are planned for future development
 - c. Project: Mixed – Use Development (Commercial, Residential, Multifamily Residential)
4. Canada Farms, Parcel E/F, Lot 3 (aka: Creek's Edge, Lot 3 for Rubicon)
 - a. Location: 2755 E Canada Dr
 - b. Status: Construction Completed
 - c. Project: Commercial Office Building
5. Evergreen Village
 - a. Location: 3607 Heirloom Dr
 - b. Status: Construction Completed
 - c. Project: Commercial / Multi-family Residential (Assisted Living Facility)
6. Sentinel Building
 - a. Location: SE corner of Sare Rd & Canada Dr (Canada Farm, Parcel H)
 - b. Status: Construction Completed
 - c. Project: Multi-family Residential
7. German American Bank
 - a. Location: 3930 S Walnut St / Old SR 37 S
 - b. Status: Construction Completed
 - c. Project: Commercial
8. Owen County State Bank
 - a. Location: 4020 S Old SR 37
 - b. Status: Project Approved – 2020
 - c. Project: Commercial
9. Cedar Springs PUD
 - a. Location: Falls Creek Drive off-of SR 446
 - b. Status: Development is nearly completed .
 - c. Project: Single-family Residential Development
10. Jackson Creek Trail, Ph 2
 - a. Location(s): High St from Arden Dr to Winslow Roundabout, Elliston Dr to Rhorer Rd, and Rhorer Rd to Sare Rd
 - b. Status: Under Construction – 2021

- c. Project: Trail
- 11. Derby Pines Subdivision
 - a. Location: 4214 S Derby Dr
 - b. Status: Under project review – 2021
 - c. Project: Single-family Residential Development
- 12. Blind Squirrel Development (aka: Clear Creek Urban/ connects to the Southern Meadows Dev)
 - a. Location: 4831 & 4833 S Rogers St
 - b. Status: Under project review – 2021
 - c. Project: Infrastructure & roadway (may change to include Mixed Use Dev: Commercial, Multi-Family Residential)
- 13. Southern Meadows Development
 - a. Location: E of 4831 S Rogers St
 - b. Status: Under project review – 2021
 - c. Project: Residential Neighborhood (may change to Multi-Family Units)

Annexation Area 3:

- 1. Evergreen & Kimble Dr – MFR
 - a. Location: 2540 & 2546 W Evergreen Dr / NW corner of Evergreen & Kimble Dr
 - b. Status: Construction Completed – 2019
 - c. Project: Multi-Family Residential Development

Annexation Area 4:

- 1. 3rd & Cory – Rimrock Storage Development
 - a. Location: SE corner of 3rd St & Cory Ln (1918 W 3rd, 307 S Cory Ln)
 - b. Status: Construction Completed – 2020
 - c. Project: Commercial Office & Storage Facility

Annexation Area 5: Nothing in this area

Annexation Area 7:

- 1. **Proposed:** Gul Saeedi Development
 - a. Location: 4631 N Old SR 37 (Business) / Intersection of Bayles Rd & N Old SR 37
 - b. Status: Under Consideration - Currently in Area B Jurisdiction and seeking approval to be eligible for sanitary sewer service so property can be rezoned from Residential to Commercial for future development.
 - i. No additional updates on this project since 2017.
 - c. Project Type: Sewer Extension for Future Commercial Development



Planning and Transportation

The I-69 Expansion represents a critical stimulus to future economic development for Bloomington. I-69 is known as the North American Highway, ultimately connecting Canada, the US and Mexico. The expansion of this primary national artery will capture increasingly more commercial traffic through Indiana as it connects Evansville to Indianapolis, with a projected corresponding increase in economic development opportunities along the expansion corridor.

The City of Bloomington and large portions of the annexation areas have already experienced significant development over the past seventeen years and I-69 will only compound and speed up this process. The City of Bloomington is the largest urbanized area between Evansville and Indianapolis and is best suited to manage development and growth to provide a diversification of property uses at the proposed interchanges of I-69.

Bloomington has approximately 8.5 miles of the I-69 expansion located inside its corporate boundaries, including five (5) interchanges and four (4) over-passes. As part of the conversion of SR 37 to I-69, the existing, partially controlled, limited access facility was upgraded to having fully controlled access and includes the addition of travel lanes in the north and southbound lanes.

Interchanges (listed south to north):

1. West Fullerton Pike
2. West Tapp Road
3. SR 45/West Bloomfield Road
4. SR 48/West 3rd Street
5. SR 46/SR 45 and SR 46 By-Pass

Overpasses (listed south to north):

1. South Rockport Road
2. West 17th Street/ West Vernal Pike
3. West Arlington Road
4. Northern Kinser Pike

The proposed annexations are collectively intended to enable the City of Bloomington to promote and stimulate controlled economic development along the I-69 expansion, including planning for street infrastructure improvements, for the existing utility expansion to current developments, and for the continued extension of municipal utilities to undeveloped areas.

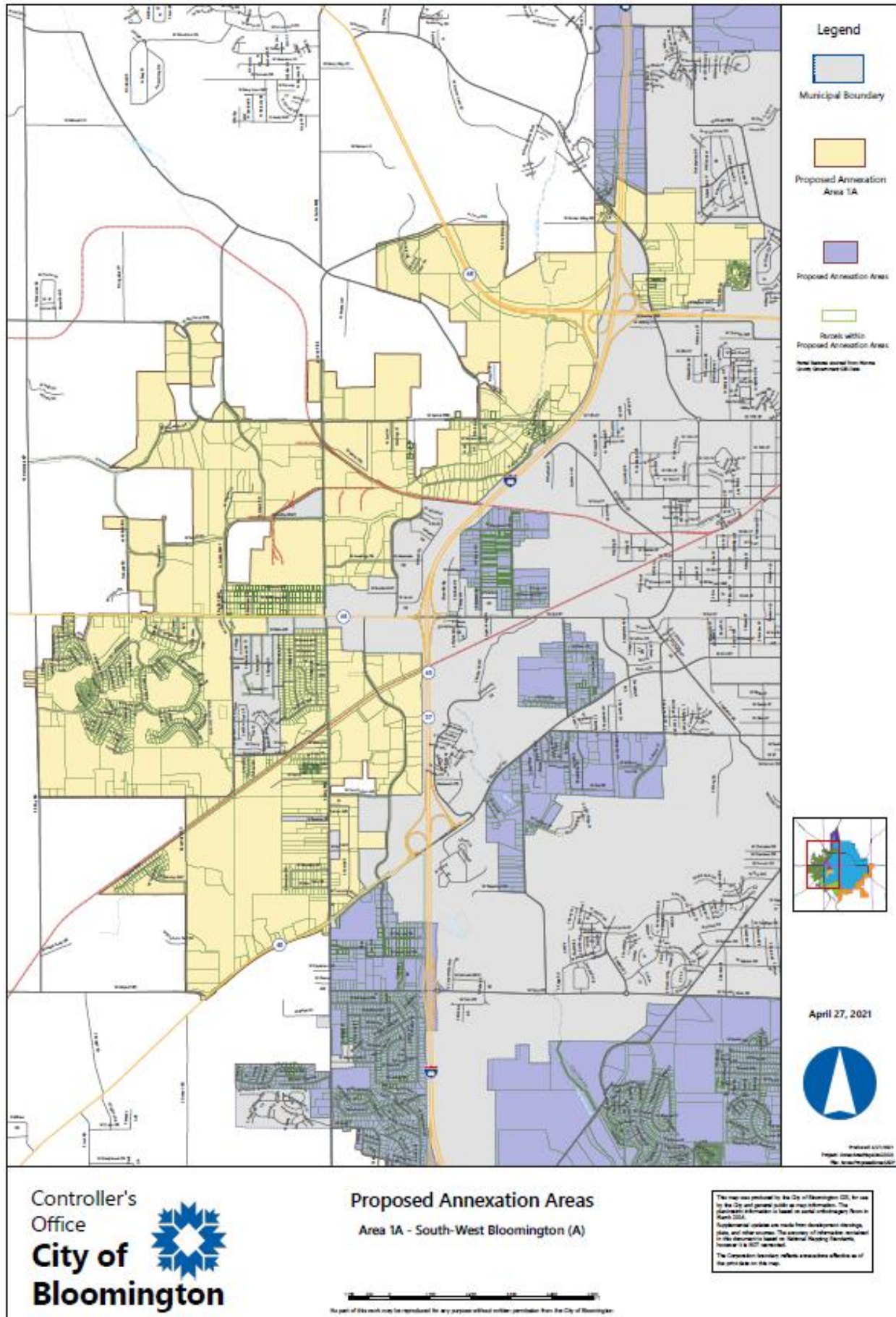


Location:

1. Area 1A (Name – South-West (A) Bloomington Annexation Area) – Includes approximately 3.3 miles of the new I-69. Includes areas along the north-western and western borders of the City of Bloomington.

Township(s): Bloomington, Richland, and Van Buren

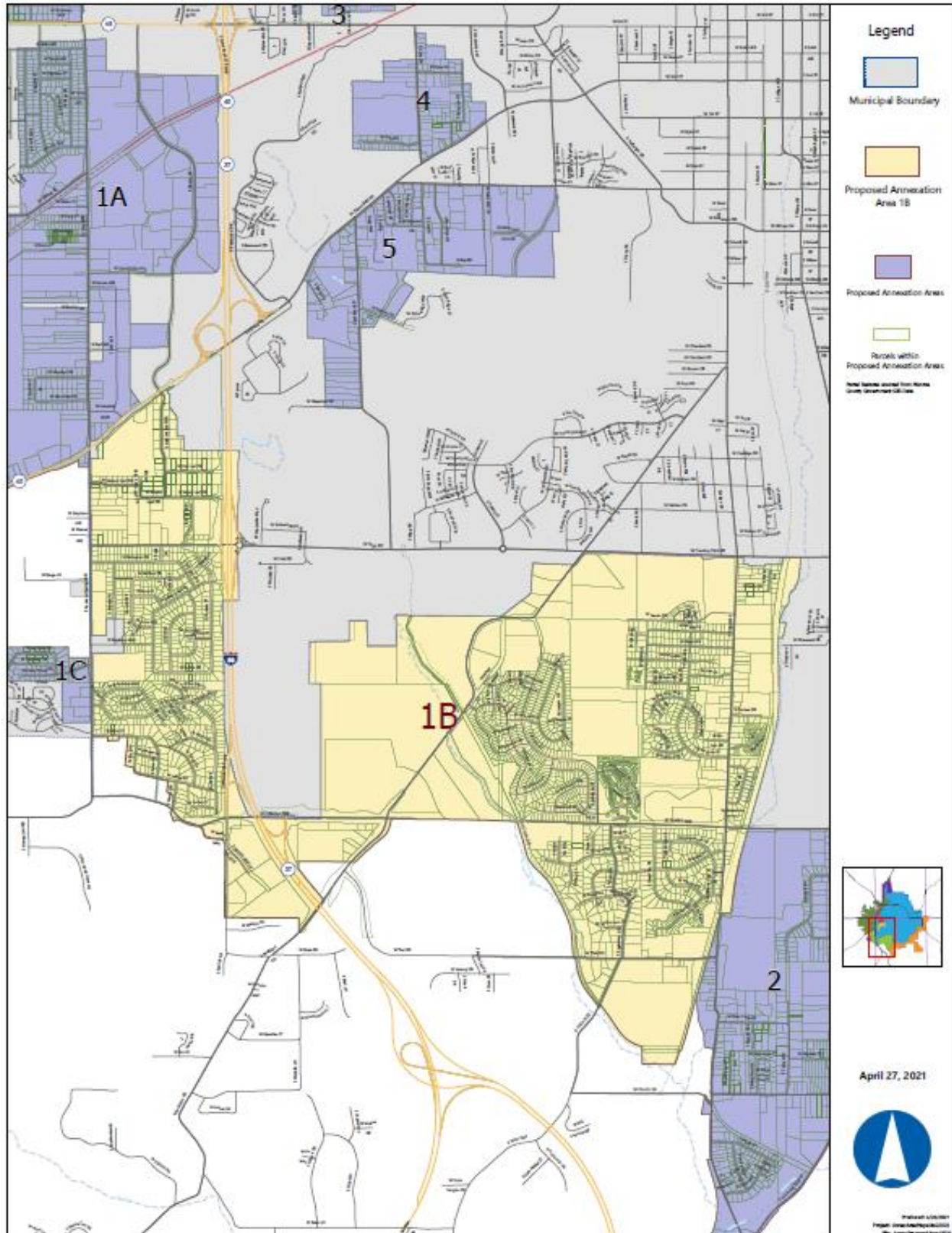




2. Area 1B (Name – South-West (B) Bloomington Annexation Area) – Includes approximately 2.4 miles of the new I-69. Includes areas along the western, south-western, and south-central borders of the City of Bloomington.

Township(s): Perry and Van Buren

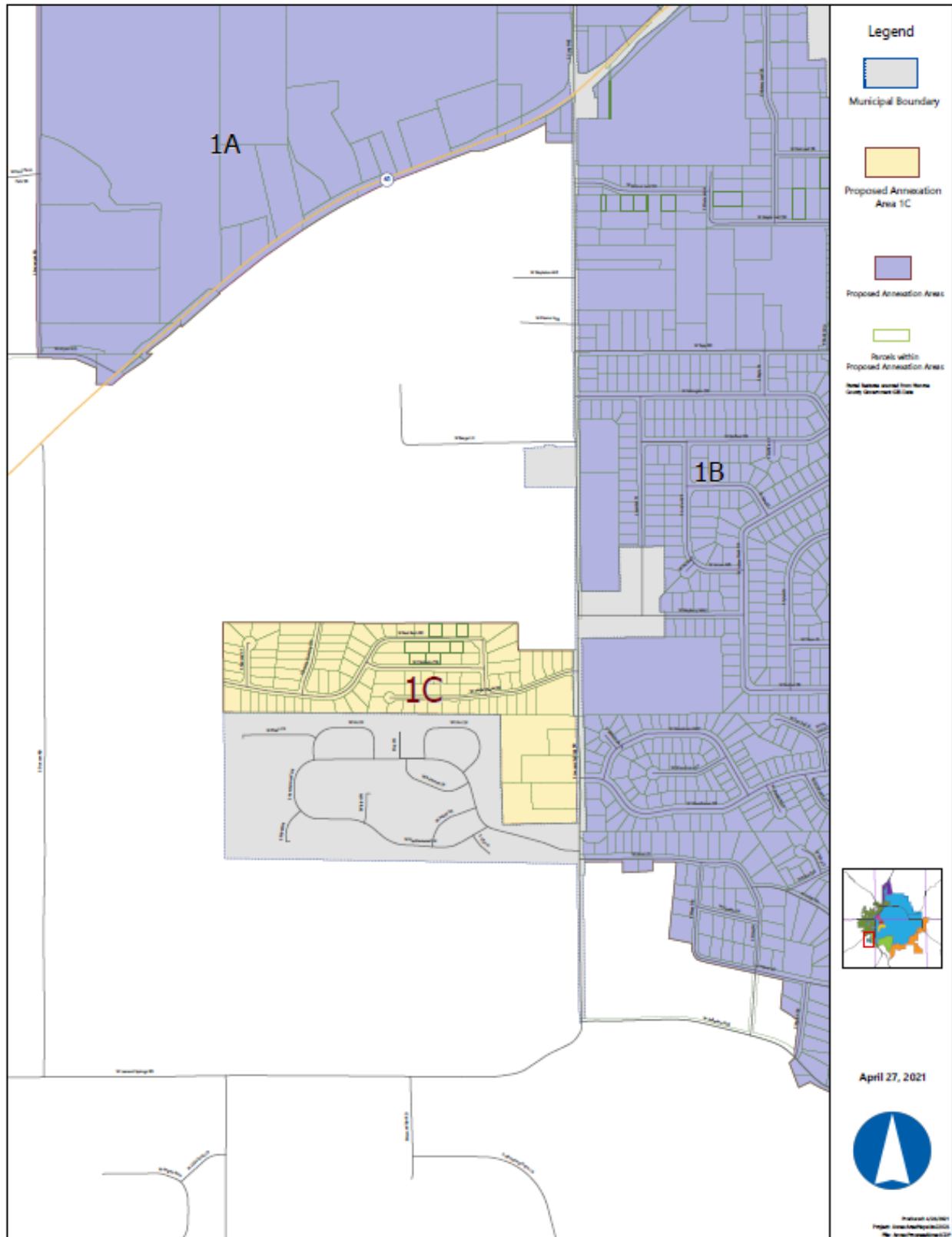




3. Area 1C (Name – South-West (C) Bloomington Annexation Area) – Includes an area along the south-western border of the City of Bloomington.

Township(s): Van Buren

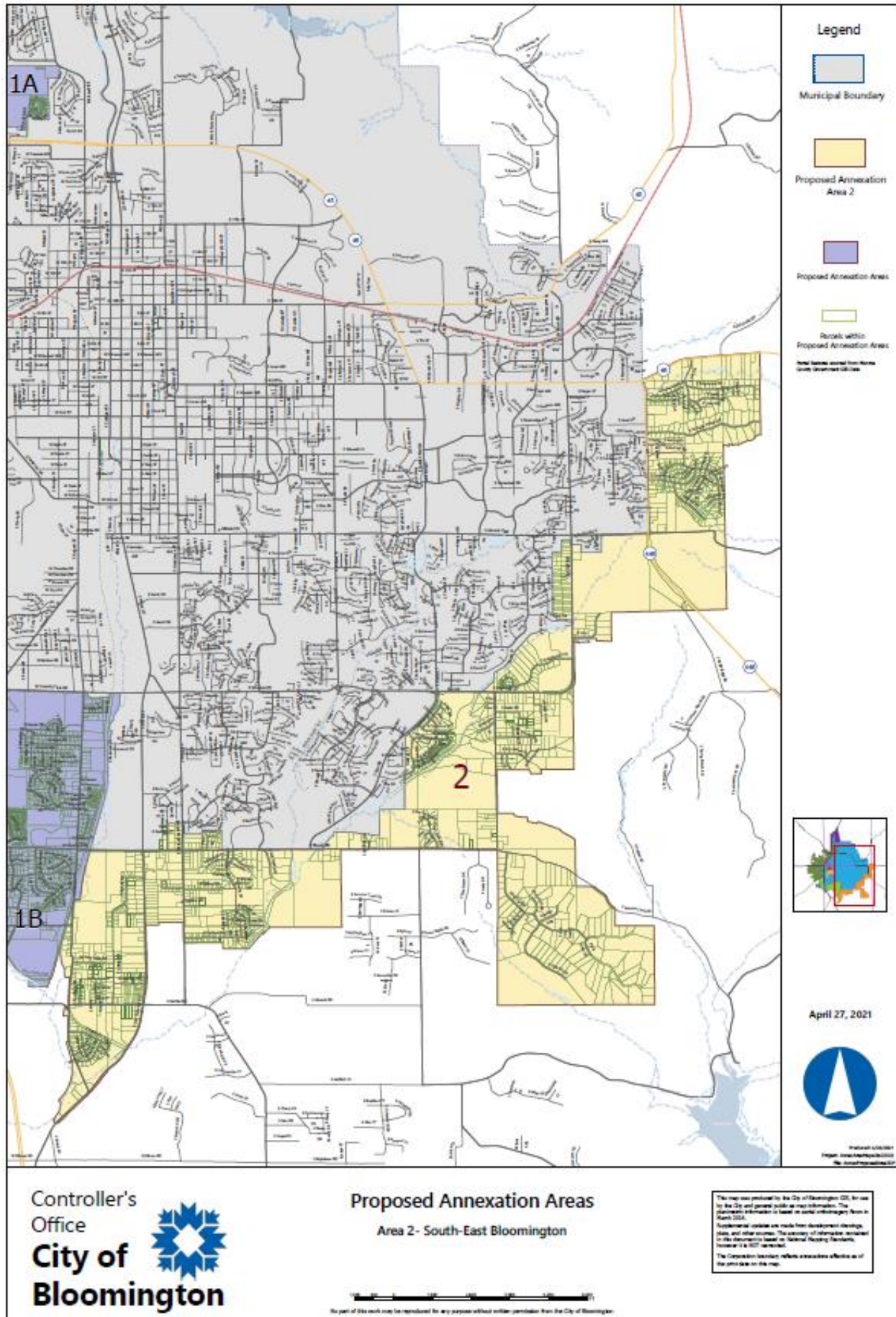




4. Area 2 (Name– South-East Bloomington Annexation Area) - Includes areas along the south-central, south-eastern, and eastern borders of the City of Bloomington.

Township(s): Bloomington, Benton, Salt Creek, Perry

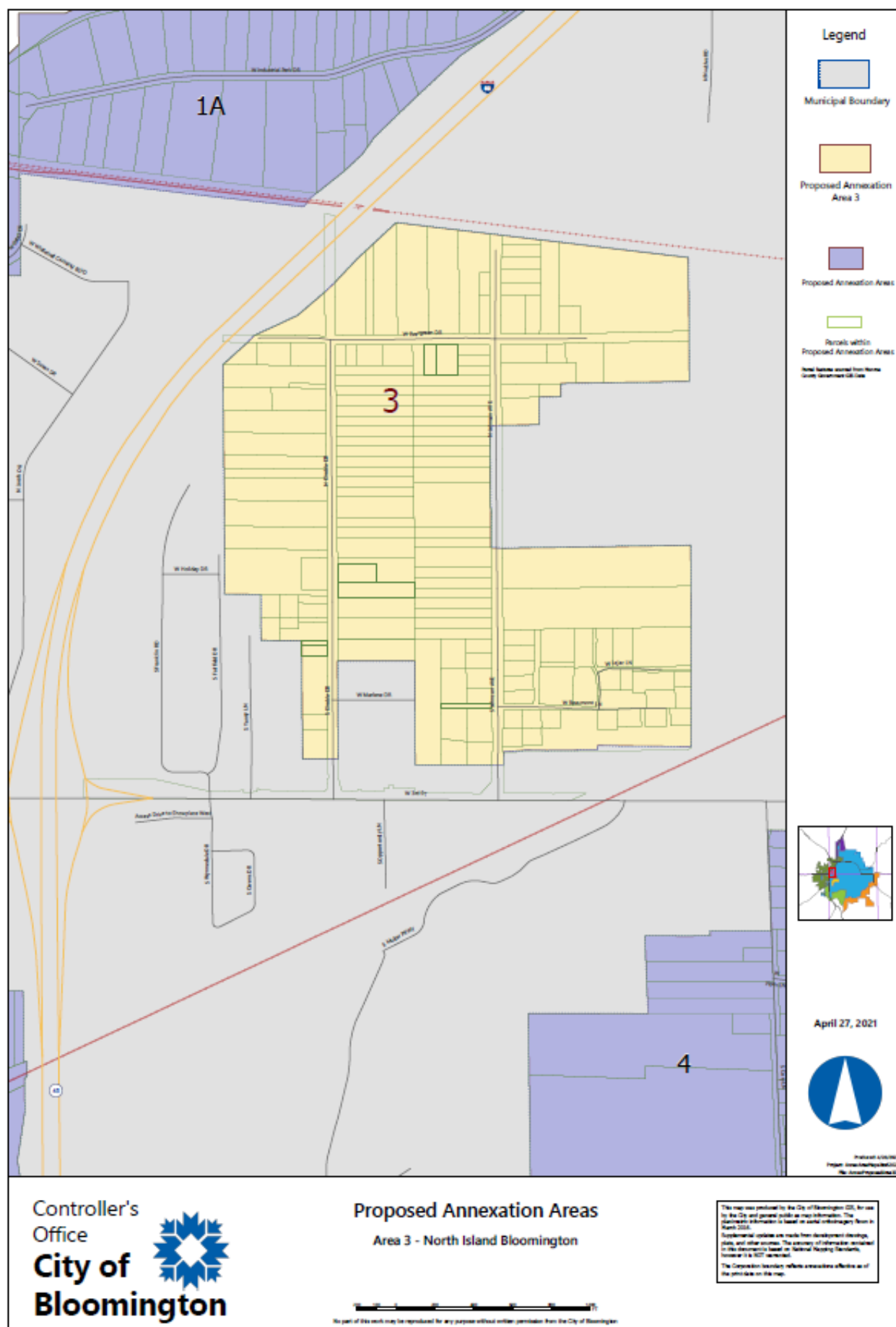




5. Area 3 (Name – North Island Bloomington Annexation Area) - Includes an area 100% inside the Bloomington corporate boundaries.

Township(s): Bloomington

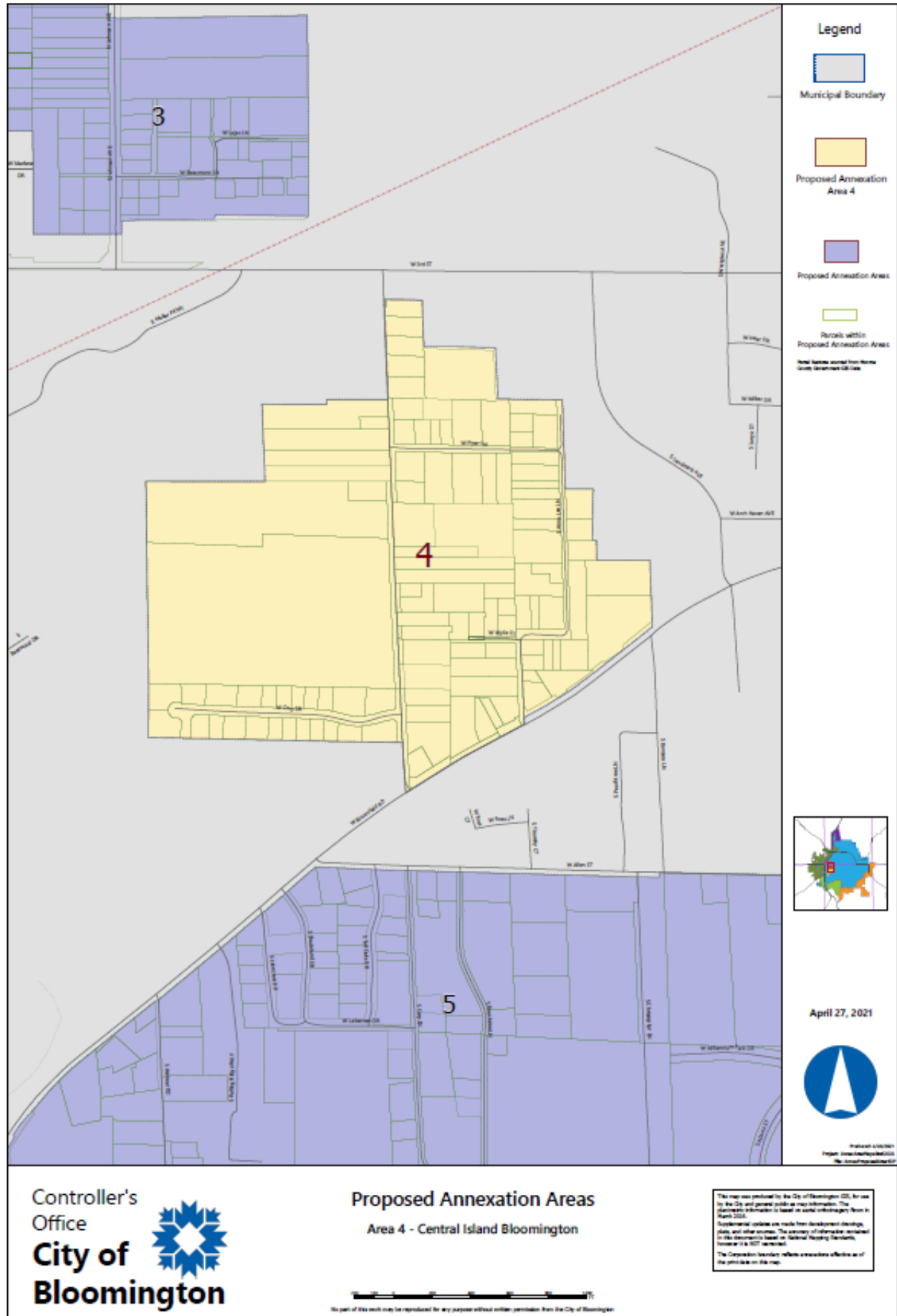




6. Area 4 (Name – Central Island Bloomington Annexation Area) - Includes an area 100% inside the Bloomington corporate boundaries.

Township(s): Perry

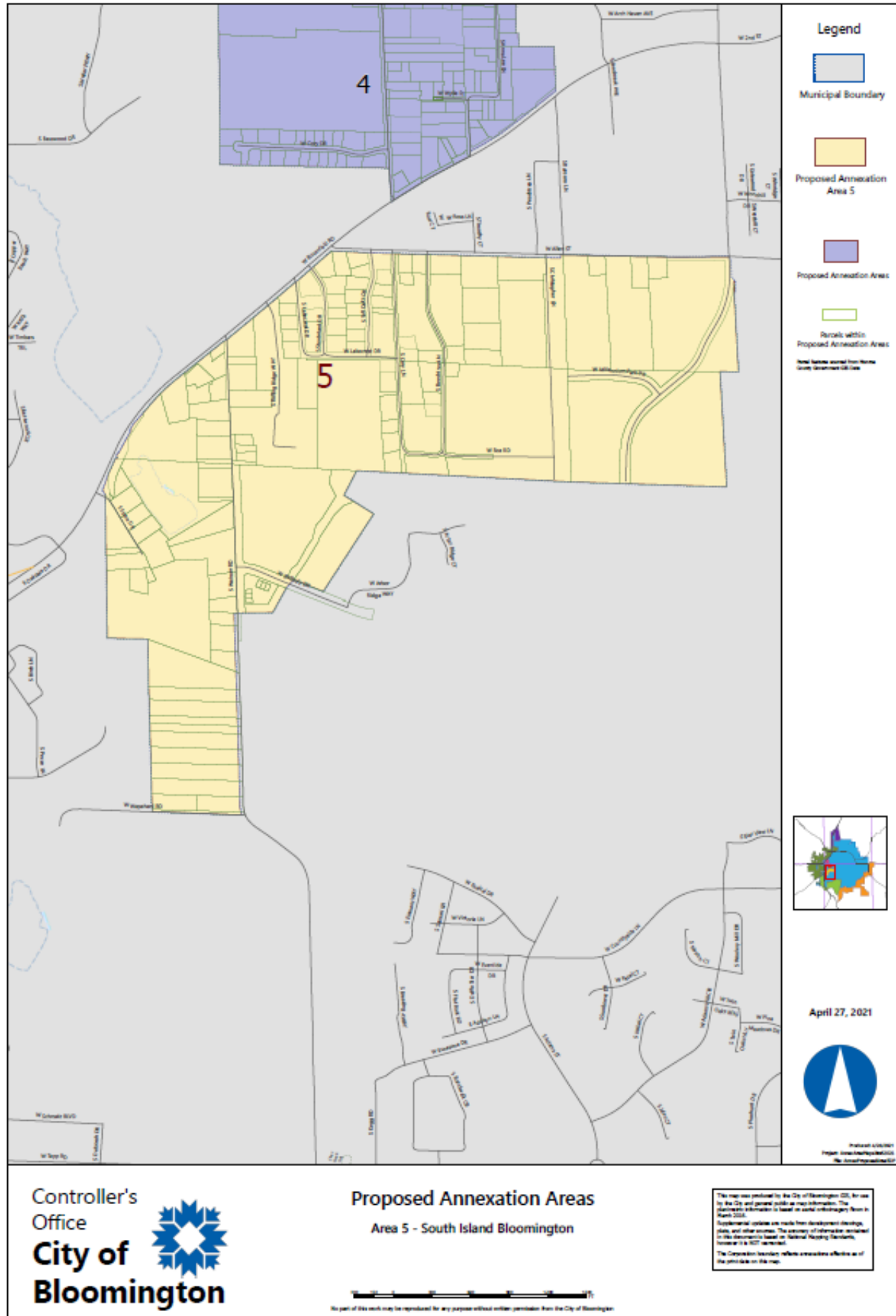




7. Area 5 (Name – South Island Bloomington Annexation Area) - Includes an area 100% inside the Bloomington corporate boundaries.

Township(s): Perry

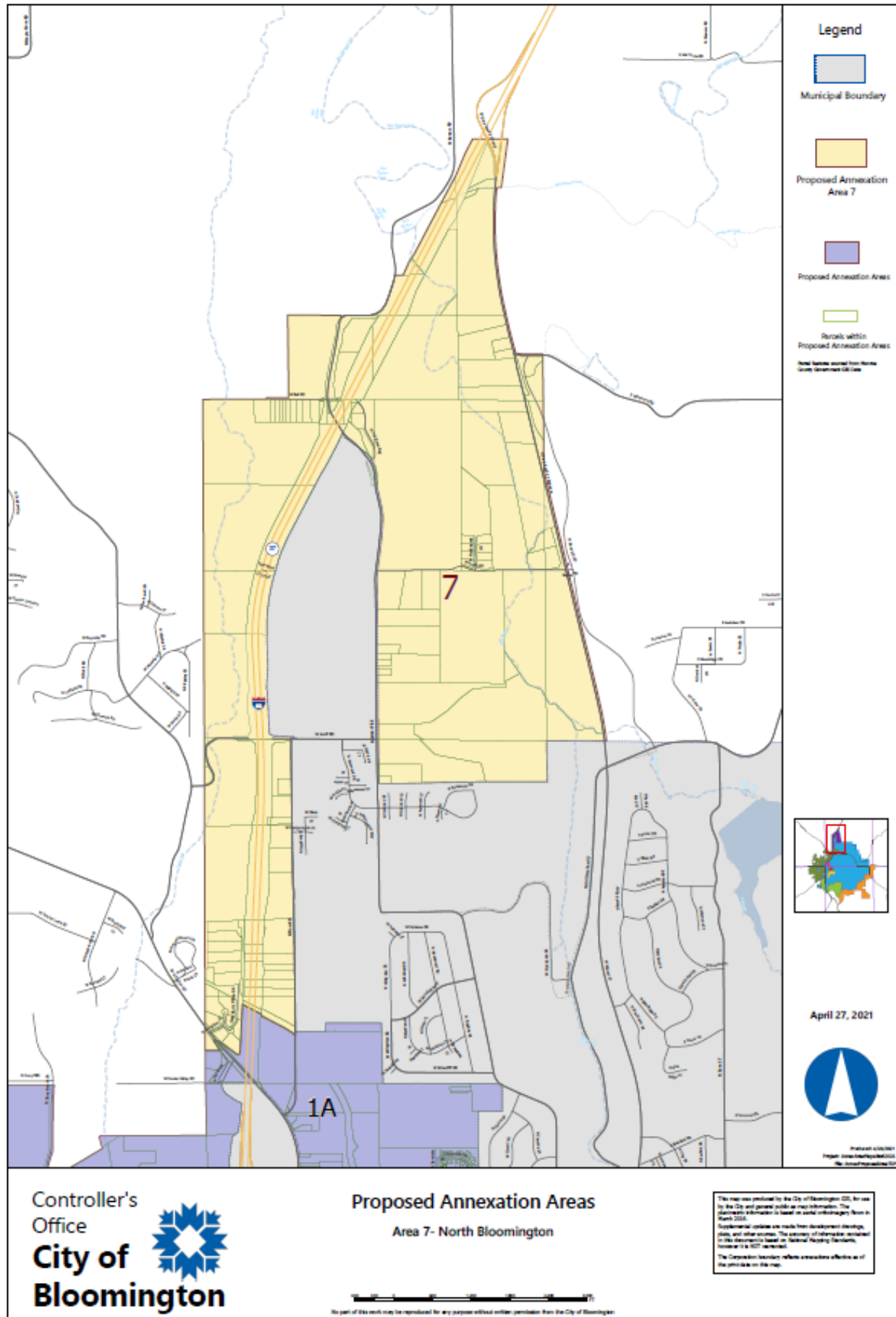




8. Area 7 (Name— North Bloomington Annexation Area) - Includes approximately 2.7 miles stretch of the new I-69. Includes areas to the east and the west of I-69.

Township(s): Bloomington





Basic Data of the Annexation Areas:

Property tax rate information:

Per the Department of Local Government Finance's pay 2021 budget order for Monroe County, the following are taxing district property taxes, and pro forma property tax rates for the proposed annexation areas:

Township	Proposed Annexation Areas	Pay 2021 Unincorporated Taxing District Property Tax Rate	Pay 2021 Incorporated Taxing District Property Tax Rate	Pro Forma Post Annexation Tax Rates (Default Assumption: City Provides Fire Services to Richland & Salt Creek Only)	Pro Forma Post Annexation Tax Rates (Hypothetical Scenario: City Provides Fire to all Annexed Parcels)
Bloomington Township	1A,2,3,7	1.5403	2.0635	2.2836	2.0196
Perry Township	1B,2,4,5	1.5437	2.0669	2.2870	2.0230
Richland Township	1A	1.7781	2.5450	2.5011	2.5011
Van Buren Township	1A,1B,1C	1.579	2.1022	2.3223	2.0583
Benton Township	2	1.2628	Not Applicable	2.3047	2.0407
Salt Creek Township	2	1.2763	Not Applicable	2.0133	2.0133

NOTE: When Bloomington initiated consideration of the annexation areas in 2017, the City by law would have become the provider of fire protection for any areas that the City ultimately annexed. However, in 2019, while Bloomington's annexations were on hold because of a law enacted by the Indiana legislature that has since been held unconstitutional, the Indiana legislature passed an additional law directing that areas served by the Monroe Fire Protection District ("MFPD") will instead continue to receive fire protection from MFPD and not Bloomington, and also directing that those areas must pay the MFPD fire rate rather than Bloomington's lower fire service rate. As a result, the City understands that all parcels in Benton, Bloomington, Perry, and Van Buren Townships will continue to pay the MFPD property tax rate and receive MFPD fire services. Nevertheless, as it was prepared to do in 2017, the City can and would provide fire protection service to all annexed areas if there were ever a change in the law or circumstances that allowed or required the City to provide that service. The table above therefore shows Pro forma Tax Rates under these different alternatives. The City's property tax rate for fire protection would be approximately \$0.1250. MFPD's 2021 fire protection rate is \$0.3890, a difference of \$0.2640.



Per State law, debts incurred by the City continue to be paid by the current City residents only. Likewise, debts incurred by the Townships will continue to be paid exclusively by the current Townships' residents residing outside of the City.

Over-lapping taxing units: The following pages show pro forma post-annexation property tax rates for all taxing units located in the taxing districts listed above.

Taxing Unit	Pro Forma Post-Annex Property Tax Rate Projections (City provides fire to Richland & Salt Creek, MFPD provides fire to all other townships)	
Monroe County	\$	0.3986
Benton Township	\$	0.0399
Bloomington Township	\$	0.0188
Perry Township	\$	0.0222
Richland Township	\$	0.0291
Salt Creek Township	\$	0.0125
Van Buren Township	\$	0.0575
Bloomington City	\$0.7049 (Non-fire) & \$0.8299 (Fire)	
Bloomington Transportation	\$	0.0384
Monroe County Community School Corporation	\$	0.6142
Richland-Bean Blossom Community School Corporation	\$	1.0854
Monroe County Public Library	\$	0.0920
Monroe County Solid Waste Management	\$	0.0277
Monroe County Fire Protection District	\$	0.3890

Population:

The population estimates for each proposed annexation area are as follows:

	Areas								Total
	1A	1B	1C	2	3	4	5	7	
Population Estimate	3,987	4,566	79	3,888	366	420	956	115	14,377

Road Miles

The approximate road miles for each proposed area are as follows (not including state-maintained roads):

County	Areas								Totals
	1A	1B	1C	2	3	4	5	7	
Monroe County	29.52	23.10	0.68	23.14	1.11	0.94	1.80	3.33	83.62



Municipal Services:

Non-Capital Services:

City services of a noncapital nature, including police protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of the annexation. These services will be provided in a manner equivalent in standard and scope to services provided to areas already within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Capital Services:

City services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas already within the corporate boundaries regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

Cost Estimates to Provide Services to the Annexation Areas for each Department:

We worked with all City Department heads and have determined that the following are the reasonably anticipated costs for the City to serve the annexation areas in a manner consistent with services currently provided within the City of Bloomington within one (1) year for non-capital services and three (3) years for capital services of the effective dates of the annexation ordinances. In some cases, Departments can meet this standard by phasing in the costs over a period of years.

The City of Bloomington anticipates issuing a bond for capital costs payable from the revenue stream from the annexations. The City anticipates issuing the bond in the first year the annexations become effective and paying back the bond with yearly cash-flow to match asset service life. All costs that are shown as capital costs are included in the bond issue. In this way, the City will have fund flexibility with capital expenditures, as outlined in the department cost projections as soon as the annexations become effective. Although the City has a full year to begin implementing non-capital services, and three years for capital services, the City expects that many services may begin immediately upon the effectiveness of the annexations. In 2017, there was also some apparent misunderstanding outside of the City about the impact of the bond on estimated property taxes. The bond will not create a new tax rate beyond those contemplated within the fiscal



plan. Bond payments are instead already incorporated into the estimated net revenue calculations.

Departments:

While the City is proposing several separate annexations, the annexations and the City's provision of services are not occurring in separate vacuums. The City has therefore approached its fiscal planning first as a comprehensive study of the extension of noncapital and capital services to all areas, and corresponding costs and impacts. The City has then separately identified the different annexation areas and attendant estimated costs and revenues per area. This section (pages 35-69) discusses the various services provided by the City by department, the overall estimated additions and increases for each department for servicing all annexation areas, and the timing for providing those services. The detailed breakdown of the overall estimated range of noncapital and capital costs described in the sections for each department are then compiled in spreadsheet form for all departments on pages 73-90. Finally, the detailed breakdown of the estimated range of noncapital and capital costs (by department) for each separate annexation area is set forth, by area, on pages 195 through 382. That is, this fiscal plan is a comprehensive plan for the entire annexation study area, but also includes separate fiscal planning for each individual annexation area that can be viewed independently.

Legal Department

The Legal Department Serves the City's legal needs, which range from code drafting and enforcement, to solving citizens' issues, real estate matters, statutory interpretation, litigation, and general advice to the Mayor and City Departments on a broad variety of municipal, state, and federal law issues. The Legal Department has studied the annexation areas and expects the annexation areas would require a minimum amount of non-capital costs and no capital costs.

Regardless, the non-capital services of the Legal Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density. Please reference Legal Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	83	179	207	235	263	291	319	347	375



Controller's Department

The Controller's Department ensures that public tax dollars are utilized in a fiscally responsible manner to provide optimal services to Bloomington residents. The office is involved in the processing of all daily financial transactions of the City. The Department strives to ensure Bloomington's short- and long-term fiscal viability through professional financial and budgetary management and reporting.

The Controller's Department has studied the annexation areas and expects the annexation areas would require one (1) additional employee as well as other operating costs. The Department would not anticipate any additional capital costs.

Regardless, the non-capital services of the Controller's Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density. Please reference Controller's Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	75	171	199	227	255	283	311	339	367

Community and Family Resources (CFRD)

The Community and Family Resources Department (CFRD) serves as a resource to individuals, families, and organizations in the Bloomington community, coordinating services, programs and activities that promote an enhanced quality of life and help to build a strong, vital community. Programs, Commissions and Committees provided by CFRD include:

Community and Family Resources Department Programs

- Latino Programs and Outreach
- Safe and Civil City Program
- City of Bloomington Volunteer Network
- Safety, Civility and Justice Initiative
- Helping Bloomington Monroe Online Resource Portal

Community and Family Resources Commissions and Committees

- Commission on the Status of Black Males
- Commission on the Status of Women



- Commission on the Status of Children and Youth
- Council for Community Accessibility
- Dr. Martin Luther King, Jr. Commission
- Commission on Hispanic and Latino Affairs
- Commission on Aging
- Monroe County Domestic Violence Coalition
- Monroe County Nonprofit Alliance
- The Future of Policing Task Force
- Racial Equity Task Force
- Safety Civility and Justice Coordinating Council

CFRD has studied the annexation areas and expects the annexation areas would require one (1) additional employee as well as other operating costs. The Department would not anticipate any additional capital costs.

Regardless, the non-capital services of CFRD will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference CFRD detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	74	170	198	226	254	282	310	338	366

Parks Department

The Parks and Recreation Department provides essential services, facilities, and programs necessary for the positive development and well-being of the community through the provisions of parks, recreation services, trails, nature preserves, and recreational facilities. The Department manages 2,342 acres of property, is responsible for over \$84 million in city assets and offers over 300 sports and recreation programs annually.

The Bloomington Parks Department is a major community asset that repays residents' investment every day. Thanks to the Department's facilities, land, and programs, residents enjoy higher property values, improved neighborhoods, and enhanced lives and job performance as they exercise, play, and relieve stress in a greener and more beautiful and sustainable urban environment. As a sign of the Department's commitment to serving Bloomington, it is one of only four park departments in the State of Indiana to be



accredited by the National Recreation and Park Association's Commission for Accreditation of Parks and Recreation Agencies (CAPRA). Achieving this status indicates that the Department has met national standards of best practices for providing high quality services and experiences. The primary activities are:

- Operations – Parks, Facilities, and Trail Maintenance
 - Maintenance and development for 34 public parks – avg 1 million users/year
- Landscaping
 - Maintenance of 2,300 acres of public property & 300,000 sq ft of formal areas
- Urban Forestry
 - Protection and enhancement of urban forestry
- Natural Resources
 - Preservation of natural resources (i.e. Griffy Lake, Wapehani Park, Leonard Springs)
- Cemeteries
 - Maintenance of 4,400 grave sites and cemetery structures & grounds

The Bloomington Parks Department manages 2,342 acres of parkland and offers hundreds of programs for Bloomington residents of all backgrounds, ages, and abilities. The Department is responsible for numerous facilities and parks, including the Twin Lakes Recreation Center, Bryan Park Pool, Winslow Sports Park, Frank Southern Ice Arena, Cascades Golf Course, and Switchyard Park, as follows:

- a. 38 miles of trails
- b. 2 outdoor pool facilities
- c. 1 (27 hole) golf course
- d. 1 ice arena
- e. 19 park shelters
- f. 28 playgrounds
- g. 3 recreation/community centers
- h. 2 skate parks
- i. 1 theatre
- j. 26 basketball courts
- k. 16 tennis courts
- l. 2 volleyball courts
- m. 16 ball diamonds
- n. 1-disc golf course
- o. 2 dog parks
- p. 3 bocce ball courts
- q. 4 outdoor fitness stations
- r. 1 mountain bike park



- s. 1 nature preserve
- t. 3 community garden sites
- u. 1 spray pad
- v. 2 outdoor stages
- w. 1 event pavilion

Park Classification	Current Acres
Urban Mini-Parks	6.81
Neighborhood Parks	69.67
Community Parks/ Sports Parks/Golf Course	683.77
Nature Preserves	1,322.48
Multi-Use Trails	158.45
Dog Parks	18.50
Cemeteries	29.99
Undeveloped Land	36.91
Facility Acreage Not Currently Parks	15.42
Total Acres	2,342.00

Recreational Services

Recreational Services provides programs, community events, and services for the Department. These include Community Events that feature an eclectic mix of cultural and outdoor activities as well as year-round events that provide employment, education, and a sense of community. Examples of some of these programs and events include:

- After School Programs
- Community Gardens
- Drool in the Pool
- Farmers' Market
- Fourth of July Parade
- Kid City camps
- Preschool programs
- Senior Expo and Children's' Expo
- Youth Break Days
- Performing Arts Series
- Summer food service program
- Affair of the Arts



Sports Services

The Sports Services division provides formal and informal sports programs and services for youth and adults. Activities are held at Department administered facilities. The Sports Services division also works with local organizations that utilize Department facilities for programs that are not administered by the Department. Activities include programs such as:

- Youth Baseball Partnership
- Blades Hockey
- Figure Skating
- Indoor Soccer
- IU Hockey
- Adult Softball
- Swim Lessons
- Ice Skating Lessons

Even though the City believes it can provide adequate park services to the annexation areas with the existing parks facilities, the Parks Department believes it is in the community's best interest to add two (2) new parks.

The Department has studied the annexation areas and recommends the addition of two (2) City park spaces and will include the annexation areas in its trail system studies. The parks are anticipated to be in annexation Area 1C and at the eastern side of Area 2, but the City anticipates the final locations and infrastructure will be part of an ongoing discussion with residents. The fiscal plan projects these parks will be built over a three-year period with costs projected by the Department.

Regardless, the non-capital services of the Park Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Parks Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	85	181	209	237	265	293	321	349	377



Human Resources Department

The mission of Human Resources is to establish innovative, employee friendly policies and management practices; foster a healthy, productive, rewarding work environment; and offer administrative and consulting services to City departments and employees.

Initially, hiring additional personnel will increase HR work related to the hiring and onboarding process. Thereafter, additional employees will increase the number of employee requests and the amount of data the Department inputs and manages. Furthermore, personnel increases raise the demand for services related to issues such as worker's compensation and other leave administration as well as benefits information that the Department collects, audits, manages, and processes.

The HR Department has studied the annexation plan and expects that it would need two (2) additional employees due to the increase in number of employees hired by other departments of the City as a result of the annexation, as well as other operating costs. The Department would anticipate additional capital costs for computers and office equipment.

Regardless, the non-capital services of the HR Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Human Resources detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	81	177	205	233	261	289	317	345	373

Office of the Mayor

The Mayor is the elected Executive of the City of Bloomington. The Mayor appoints the various Department Heads and makes appointments to various boards and commissions. The Mayor proposes the annual City Budget. The Mayor has the authority to approve or veto City Council ordinances. The Mayor enforces the ordinances of the City of Bloomington and the statutes of the State of Indiana.

The Office of the Mayor has studied the annexation areas and expects the annexation areas would need one (1) additional employee. The Department would not anticipate any additional capital costs.



Regardless, the non-capital services of the Mayor's Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Mayor Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	84	180	208	236	264	292	320	348	376

Public Works Department

The City of Bloomington Public Works Department provides a wide range of services that will improve the quality-of-life for the residents of the annexation areas.

The Public Works Department has six (6) divisions: Administration, Animal Control, Facilities Maintenance, Fleet Maintenance, Street, and Sanitation.

1. Administration Division.
 - a. The Administration Division has studied the annexation areas and determined the need to install 360 new streetlights and take over 93 existing streetlights.
 - b. The Division also projects the annexation areas would require one additional full-time employee who would be a Deputy Director.
2. Animal Control Division
 - a. The Animal Care and Control Division has employees working 24 hours a day, 7 days a week. Therefore, the City can respond immediately to a vicious or injured animal. In contrast, Monroe County only provides animal control 8 AM to 5 PM Monday through Friday.
 - a. The Animal Control Division has studied the annexation areas and projects the annexation areas would need two (2) additional full-time employees, a full-time secretary, along with equipment and other operating expenses. The Division would also need two (2) additional vehicles.
3. Facilities Maintenance Division
 - a. The Facilities Maintenance Division has studied the annexation areas and expects the annexation areas would require one (1) additional Maintenance/Custodian employee and one additional utility vehicle.



4. Fleet Maintenance Division

- a. The Fleet Maintenance Division has studied the annexation areas and expects the annexation areas would require one (1) additional Master Mechanic and a new or expanded facility to take care of new fleet vehicles.

5. The Street Maintenance Division

- a. The Street Division is responsible for snow plowing. The City has 233 road miles and 25 trucks with plows. Monroe County has 715 road miles and approximately 26 trucks with plows. The City pretreats roads for hazardous weather conditions. The Street Division also provides street sweeping.
- b. The Division has studied the annexation areas and expects the annexation areas would require eight (8) additional full-time employees and incur added operating costs. The Division also will incur costs for snow events, street sweeping disposal, and annual signal maintenance. The Division requires the addition of one (1) tandem dump truck, three (3) single axle trucks, three (3) one-ton trucks, and one (1) street sweeper. The annexation area roads will be placed in the City's road inventory and repaired, or replaced, in a manner consistent with current repairs and replacements inside the City's current corporate boundaries.

6. Sanitation Division

- a. The Sanitation Division provides trash, recycling, yard waste, and appliance pick up to all residential properties inside of the City. The City of Bloomington is currently studying automated trash and recycling services. These services are provided by the City through a sticker fee and from tax dollars. The City's understanding is that the unincorporated areas have private trash haulers that charge around \$15 per month which includes trash pick-up only. The City anticipates that residential property owners will see a savings in their monthly trash costs through City service compared to private trash haulers.
- b. The Sanitation Division has studied the annexation areas and expects the annexation areas would require six (6) full time employees. The City is in the process of studying automated trash and recycling pick up. The Division will incur related capital costs for three (3) automated side loading trucks, two (2) automated rear loading trucks, and eight hundred (800) trash and recycling carts.

Regardless, the non-capital services of the Public Work's Department will be provided in each annexation area within one (1) year and the capital services will be provided in each



annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Public Works Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	88	184	212	240	268	296	324	352	380

Housing and Neighborhood Development (HAND)

The Housing and Neighborhood Development Department (HAND) enhances the quality of life for Bloomington residents by developing programs, services, and partnerships to preserve community character, promote affordable housing and encourage neighborhood vitality. Services include code enforcement, inspection of rental housing, affordable housing, neighborhood services, and historic preservation. On any given day you may find a HAND employee rolling up their sleeves to help with a neighborhood clean-up or sitting in an office advising a prospective homeowner.

HAND administers several programs for the City of Bloomington. The Department is responsible for overseeing the City's comprehensive rental permit program. Each rental unit within the corporate boundaries is required to be inspected on a 3, 4 or 5-year cycle. In total, HAND inspects over 22,000 structures. The Department also administers an unsafe building ordinance. Any structure found to be unsafe can be required to be safely stabilized.

The Department also receives two (2) grants from the Department of Housing and Urban Development. These grants allow the Department to aid households who are at 80% or less of the median income for Bloomington. Services include housing rehabilitation, down payment and closing cost assistance to buy a home, rental assistance, and public infrastructure improvements.

The Department also provides grants to neighborhoods for beautification projects such as signs, tree plantings, clean-ups, and other small neighborhood events.

Other programs and activities include overseeing the preservation of historic structures, work on establishing neighborhood associations, providing classes to homeowners and renters who are looking to buy or rent in Bloomington, providing financial assistance to prospective buyers and renters, working with profit and not-for-profit development to build affordable housing in the community; funding social service agencies who provide



services to the low income residents of the community, and providing housing counseling services.

HAND has studied the annexation areas and expects the annexation areas would require 2-4 additional inspectors, 1-2 administrative assistants and, other operating costs. HAND anticipates related capital costs for inspector vehicles and computers.

Regardless, the non-capital services of HAND will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference HAND Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	80	176	204	232	260	288	316	344	372

Planning and Transportation Department

The Planning and Transportation Department contains two (2) major divisions: Development Services and Long-Range Transportation Planning. The Department also includes the county-wide Metropolitan Planning Organization or MPO.

1. The Development Services Division reviews and issues zoning permits, answers zoning inquiries from citizens, staffs and supports the Plan Commission and Board of Zoning Appeals, and Implements Code Enforcement per City-standards.
2. The Long-Range Transportation Planning Division staffs and supports the Bike and Pedestrian Committee, responds to citizens' inquiries, and needs for active transportation, maintains the Comprehensive Master Plan, and helps with traffic items such as traffic counts.

The Department ensures the sound management of Bloomington's growth, planning and transportation infrastructure, the protection of its quality of life, and economic vitality through a variety of comprehensive measures.

The Planning and Transportation Department has studied the annexation areas and expects the annexation areas would require three (3) additional full time employees and associated operating costs. The Department has a five (5) year rolling plan for City of Bloomington streets. The annexation areas will be added to the plan and addressed as



needed along with existing inventory. The City projects a capital expense of approximately \$250,000 in the first year after the annexation becomes effective.

Regardless, the non-capital services of the Planning and Transportation Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Planning and Transportation Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	86	182	210	238	266	294	322	350	378

Information & Technology Services Department

The Information & Technology Services Department (ITS) provides comprehensive information technology and communications technology services and support for City staff across all areas of City operations. ITS also provides services directly to residents through the maintenance of public IT systems such as the City's website, data portal and mobile apps.

The ITS Department has studied the annexation areas and expects the annexation areas would require two (2) to four (4) additional staff as well as other operating costs. The ITS Department would have increased costs to support additional employees, hardware, software, IT services, vehicles, and expanded facilities in other City Departments. Such costs would include software licenses, cloud service subscriptions, bringing annexation areas into the City GIS management, internet/network connectivity for any new or expanded facilities, increased travel expenses for ITS staff to other facilities, and maintenance costs for new software and hardware (network hardware, servers, phones, security cameras, door access systems, etc.)

Regardless, the non-capital services of the ITS Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.



Please reference Information Technology Services Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	82	178	206	234	262	290	318	346	374

Economic and Sustainable Development (ESD)

The mission of the Economic and Sustainable Development Department (ESD) is to foster a livable and economically resilient community through partnerships, collaboration, and outreach. Through strategic initiatives that expand economic opportunities, the Department aims to preserve the health of our environment, provide for social equity to the citizenry, and advance the principles of sustainable development.

ESD's activities encompass three areas:

1. Business Relations and Development: Assistance and advocacy, incentives toward job creation, private capital investment and sustainable growth.
2. Sustainable Development: Building networks, expertise, and efficiency in the community as well as internally to City operations.
3. Arts and Cultural Development: Public art, promotion of unique Bloomington attractions and events.

The ESD Department has studied the annexation areas and expects the annexation areas would not require additional staff. Rather the ESD Department would have increased costs related to promotion of business growth.

Regardless, the non-capital services of the ESD Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference ESD Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	77	173	201	229	257	285	313	341	369



Common Council Department

The Common Council is the elected legislative and fiscal body of the City of Bloomington. There are nine (9) Council members, consisting of six (6) elected by district and three (3) elected at large.

As the legislative body of the City, the City Council is a link between the citizens of Bloomington and their government. By enacting legislation that fosters the health, safety and welfare of the City, the Council works to represent the interests of residents while ensuring the delivery of municipal services. By statute, the Council is also responsible for the control of the City's property and finances, and the appropriation of money (Indiana Code § 36-4-6).

Council staff have studied the annexation areas and expect the annexation areas would not require additional staff. The Council would remain at nine (9) members.

The annexation areas will initially be assigned to existing contiguous Council districts. Following the effective date of the annexations that are ultimately implemented, whether in conjunction with the post-census redistricting or as an additional redistricting, the City will review and redistrict its Council District's as appropriate.

Regardless, the non-capital services of the Common Council will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Common Council Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	76	172	200	228	256	284	312	340	368



City Clerk Department

The City of Bloomington Clerk's Office strives to make city government as accessible and responsive to the community as possible. The office serves as an educational liaison between citizens and their government. The Department responds to inquiries by telephone, in writing, or in person from a variety of interested persons regarding matters pertaining to City Council actions, or related City information retained in the City Clerk's office. The Department works closely with the City Council to supply combined constituent services.

The City Clerk has studied the annexation areas and expects the annexation areas would not require additional staff or other operating or capital costs.

Regardless, the non-capital services of the City Clerk's Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference City Clerk Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	73	169	197	225	253	281	309	337	365

Engineering Department

The City of Bloomington Engineering Department is made up of two divisions, the Capital Project Services Division, and the Right-of-Way Management Services Division. These divisions are responsible for overseeing activities in the City's approximately 1,800 acres of public right of way and for carrying out the City's vision to achieve a safe, efficient, equitable, and sustainable transportation system that works for people of all ages and abilities using all modes of transportation.

The Engineering Department has studied the annexation areas and expects the annexation areas would require two (2) additional employees, along with other non-capital costs. The Department anticipates the need of two (2) additional trucks and workspace expansion, along with other capital costs.

Regardless, the non-capital services of the City Engineering Department will be provided in each annexation area within one (1) year and the capital services will be provided in



each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference the City Engineering Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	78	174	202	230	258	286	314	342	370

Police Department

The City of Bloomington Police Department is a full-service police agency, providing police protection to a city of approximately 84,000 residents and a land area of approximately 20 square miles. The Police Department employs 163 full-time persons: 100 sworn officers and 63 civilian employees. As part of the department, the Central Emergency Dispatch Center (CEDC) gathers and maintains law enforcement records and provides general operations and maintenance support.

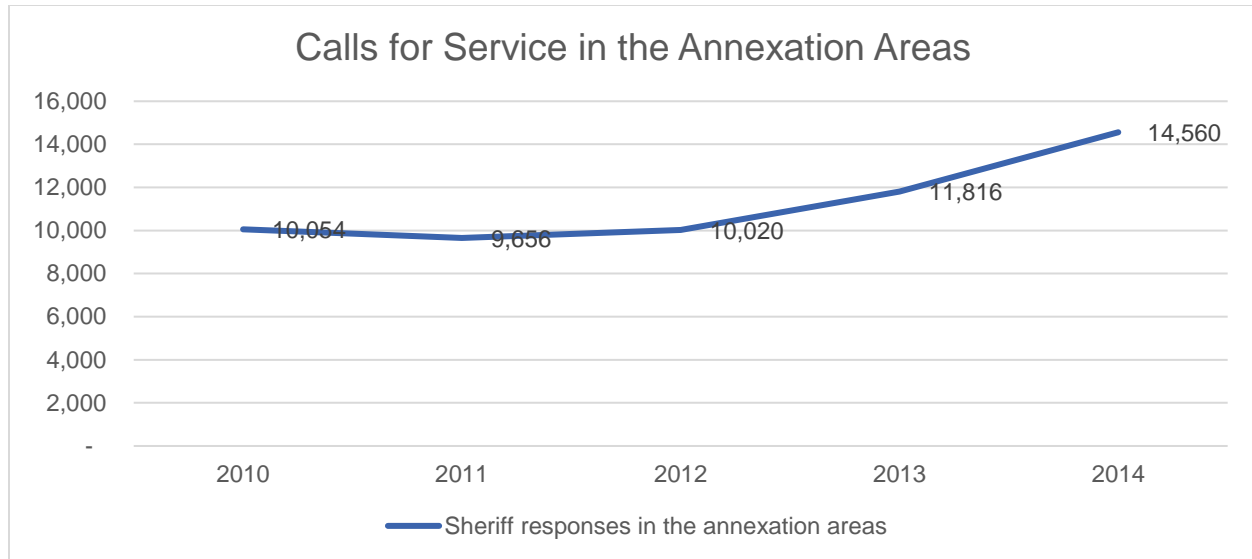
The Department responds to citizens' requests for information, coordinates activities with community organizations and assists school administrators in support of safer schools. The Department also facilitates the safe and expedient movement of vehicular and pedestrian traffic, provides neighborhood patrols, and serves as a presence for the deterrence of crime. Through the continued education and training of sworn officers, the Police Department makes the City of Bloomington a safe community.

BPD has at any given time at least nine (9) officers patrolling the City. The City expects an addition of at least two to three (2-3) patrol officers at any given time after the annexation. Monroe County has three to four (3-4) officers patrolling the County.

Records show that calls to the annexation area have grown substantially from 2010 to 2014:

	2010	2011	2012	2013	2014
Sheriff responses in the annexation areas	10,054	9,656	10,020	11,816	14,560





The Police Department has studied the annexation areas and projects it will require the following:

	<u>Minimum</u>	<u>Maximum</u>
Officers	14	18
Detectives	5	7
Sergeants	4	5
Lieutenant	1	1
Records	1	2
Dispatch	0	0
Evidence Techs	1	2

The Police Department will phase in its new hires over a four-year period; however, the City will begin providing patrols and full police services to the new areas with its current staff within the first year of the effective date of the annexations. The service levels will be provided to the annexation areas in the same manner as provided to the residents who currently reside in the City of Bloomington regardless of any phase in of services.

The Department has determined it will need the following number of police cars:

<u>Minimum</u>	<u>Maximum</u>
8	10



This will allow the Department to hire officers and provide cars/equipment at the time of the hiring of the employees, and this provides for reasonable depreciation of the police cars.

The Department also has determined the need to remodel the station to make room for the new employees:

<u>Minimum</u>	<u>Maximum</u>
\$150,000	\$200,000

Regardless, the non-capital services of the Police Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Police Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	87	183	211	239	267	295	323	351	379

Fire Department

As referenced above, when the City began the annexation process in 2017 it was required to provide, and the City expected to provide, fire protection service in any areas that the City ultimately annexed. The City therefore developed a comprehensive fiscal plan in 2017 outlining the provision of fire protection services across the respective annexation areas. However, since 2019 – while the City’s consideration of the annexations were on hold due to a state law that was declared unconstitutional – the Indiana General Assembly amended state statutes to provide that the Monroe Fire Protection District would continue to provide fire protection in areas that had joined the district. As a result, the City understands that the Monroe Fire Protection District will continue to provide fire to all annexed parcels in Benton, Bloomington, Perry, and Van Buren Townships, while the Bloomington Fire Department (BFD) will be the fire services provider for parcels annexed within Richland and Salt Creek Townships. The City has therefore developed a plan to provide fire service to the annexed areas of Richland and Salt Creek Townships. In the event circumstances change and additional City residents and property owners in the annexation area are permitted to obtain fire protection services from the City, the City has also developed a plan for providing services to those areas.



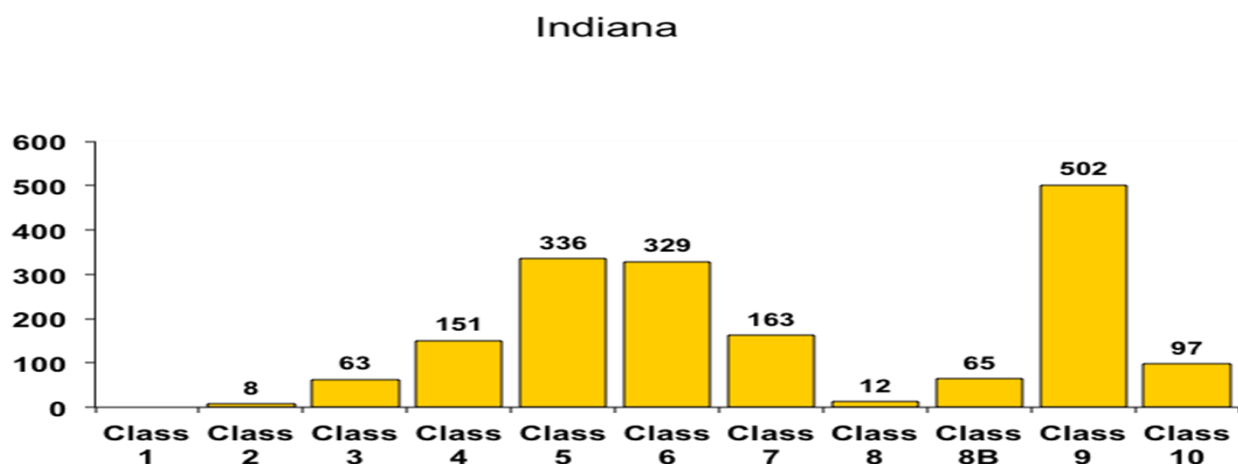
The Bloomington Fire Department currently consists of 110 personnel, operating four (4) engines, one (1) quint, one (1) aerial platform, one (1) medium rescue, one (1) brush truck, four (4) chief SUV/Truck, and five (5) support vehicles from five (5) fire stations and one (1) leased warehouse. The City of Bloomington is currently rated a 2/2X from the Insurance Services Organization (“ISO”). The Fire Department believes at its next rating from ISO that a rating of 1/1X is a possibility. The Department provides a full range of emergency services including: structure, wildland fire response, fire inspection, fire investigation, fire/life education, emergency medical response, vehicle rescue/extrication, confined space rescue, high angle rescue, trench rescue, urban search and rescue, ice/water rescue, and emergency scene command.

In July 2017, the ISO rated the BFD a 2 out of 10. An ISO rating is a measure of three important aspects of a Department’s ability to respond to a fire. Those aspects are:

1. Emergency Communications Systems – Accounts for 10 points
2. Fire Department – Accounts for 50 points
3. Water Supply – Accounts for 40 points

Those areas annexed by the City and receiving City fire protection service are expected to benefit from the City’s superior ISO rating. In contrast, the MFPD’s ISO rating is _____. Those annexed areas that are not permitted to receive Bloomington fire protection service will continue to receive the less favorable MFPD’s ISO rating.

There are over 1,700 Departments in the State of Indiana. An ISO of 2 is in the top 1% of these rankings. The following are charts provided by ISO showing ISO ratings across Indiana:



What does a higher ISO rating mean for a resident? ISO ratings are an indicator of a Department’s ability to extinguish a fire. ISO ratings, therefore, are utilized by insurance



companies to, in part, set insurance premiums (it is noted that insurance companies use other factors as well). In general, a lower ISO rating can mean lower insurance premiums.

Fire Service to Richland and Salt Creek Township Annexation Areas

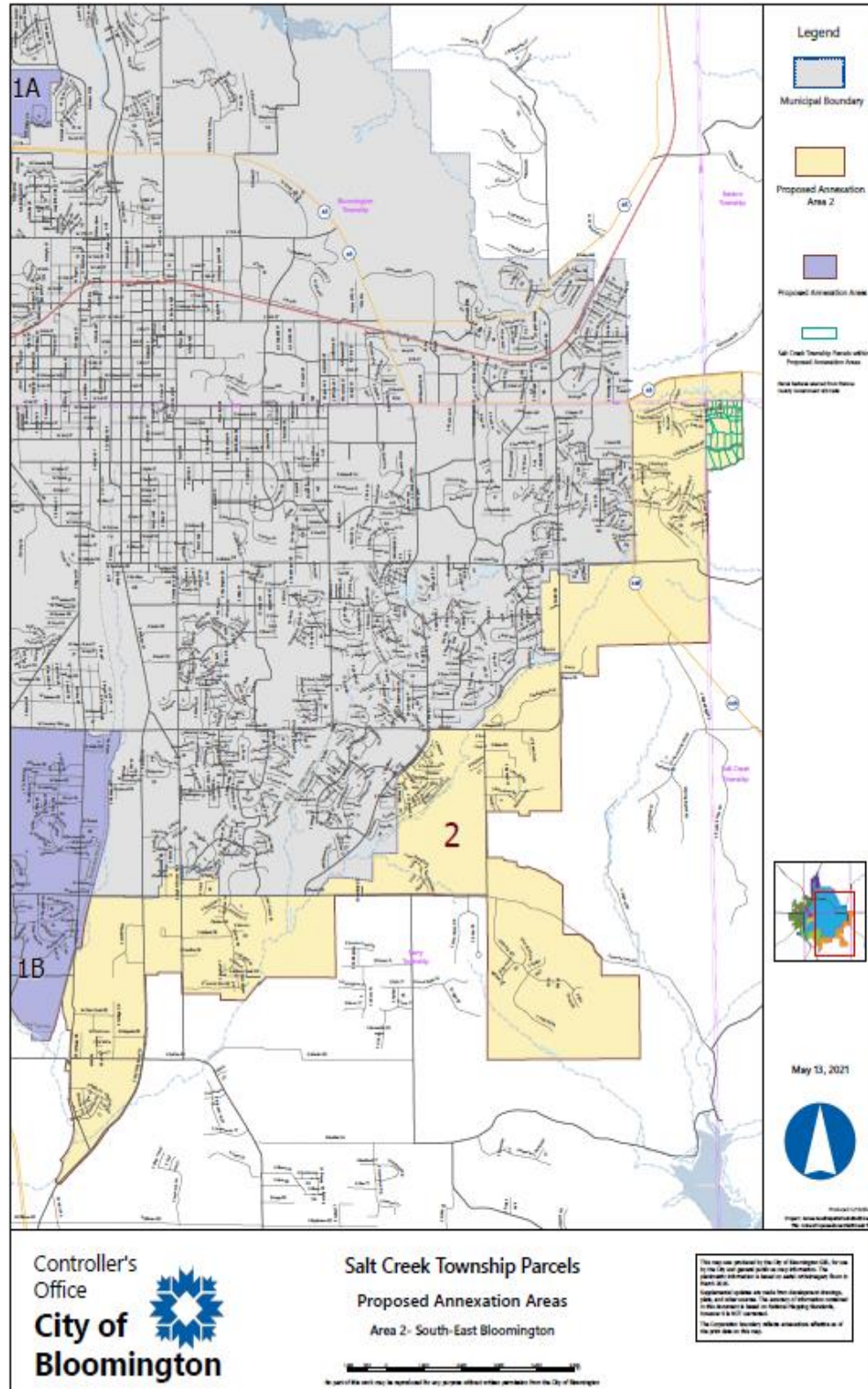
The map below identifies the proposed annexation areas that would receive fire protection service from the City. Provision of services to the annexed areas of Richland and Salt Creek are expected to require a station upgrade, a standard crew (3 captains, 3 chauffeurs, 9 firefighters, and 1 Deputy Fire Marshall), and a new engine, to provide services at the level currently provided to incorporated residents.

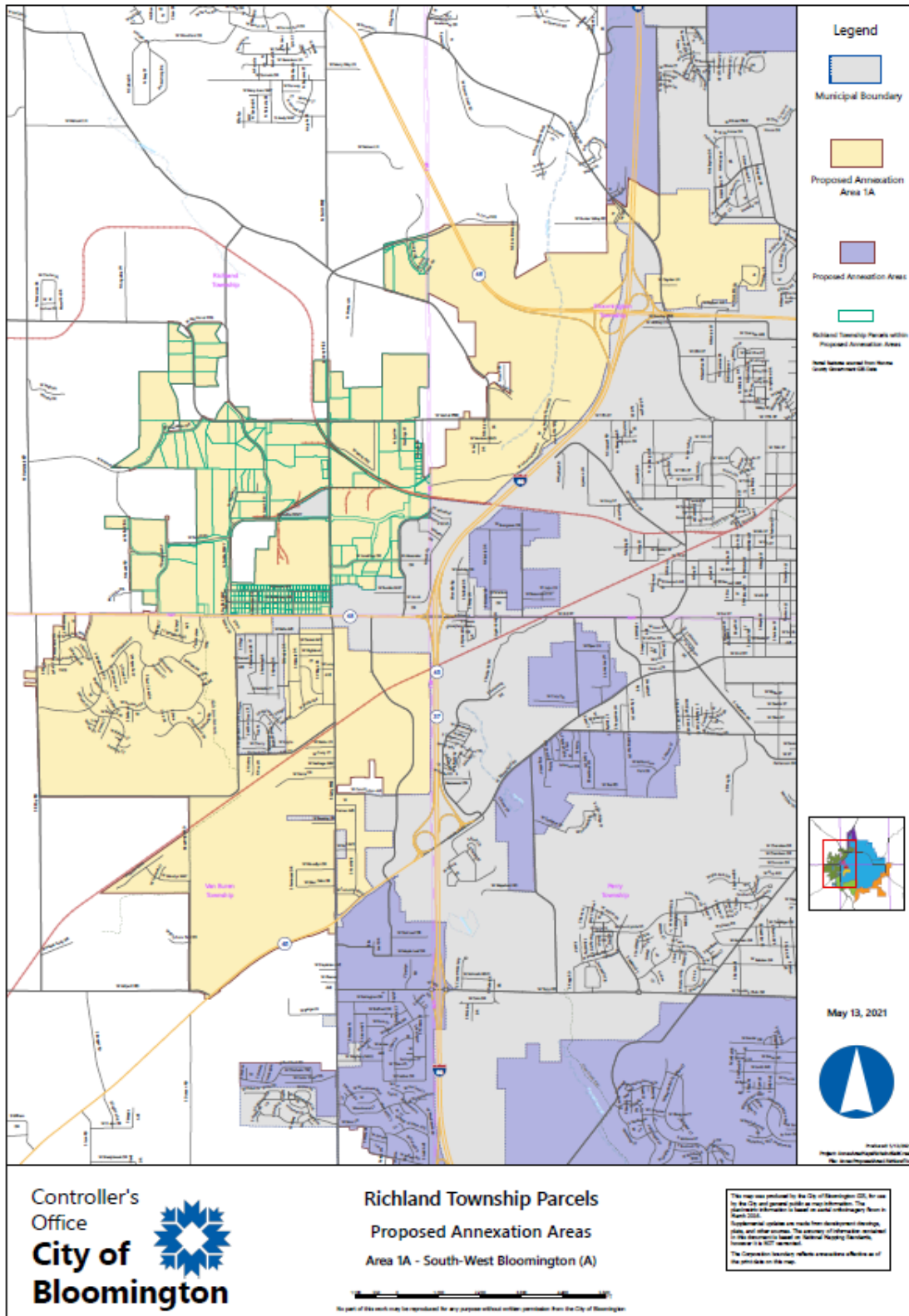
Non-capital services of the Fire Department would be provided in the annexation areas in which Bloomington is permitted to provide fire protection services within one (1) year and the capital services would be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Fire Department detailed cost estimate data on the following pages:

Area:	Combined	1A	2
Page:	79	175	259







Fire Service if Bloomington City Served All Annexation Areas

The City has also developed a plan to serve all annexation areas if called upon to do so. Notably, the City's estimated fire rate is \$0.1250, compared to MFPD's rate of \$0.3890. Annexation areas would therefore experience a lower fire protection tax rate – about a third of the cost - and for a better rated service according to ISO data, if the City were permitted to provide fire protection to those areas. The analysis of department needs under such a scenario is set forth below.

Non-Capital Costs:

For each station added, the Department would require the following personnel increases, plus other operating costs:

Captains	3
Chauffeurs	3
Firefighters	9

The Department expects that two (2) fire stations would be required if it were permitted to serve all annexation areas, one in the southeast and one in the southwest side of the City, as well as a renovation of station 2. The new southwest station would be generally connected to the annexation of Area 1A, 1B, and 1C, and the southeast station would be generally connected to the annexation of Area 2, though both stations would provide overall service improvements to the benefit of all the annexation areas. The renovation of the existing station 2 would be similarly generally connected to the annexation of Areas 1A, 1B, 1C, 3, 4, 5, and 7, but would again provide overall service improvements for all areas.

The timing for bringing the new fire stations online, if the City were permitted to take over fire protection to all annexation areas, would be as follows:

2021	Renovation
2022	New Station
2023	New Station

The City also recognizes that there are existing fire stations in the annexation areas owned by other fire departments that could potentially be utilized by the City. The City would engage with other fire departments to determine the best method for utilizing these facilities, including an agreement to transfer existing facilities to the City. Such a solution could substitute for the construction of new facilities. Similarly, the City would work with other departments on the potential transfer of existing equipment or apparatus. Finally, while the City cannot guarantee employment to any individual or group, when hiring for

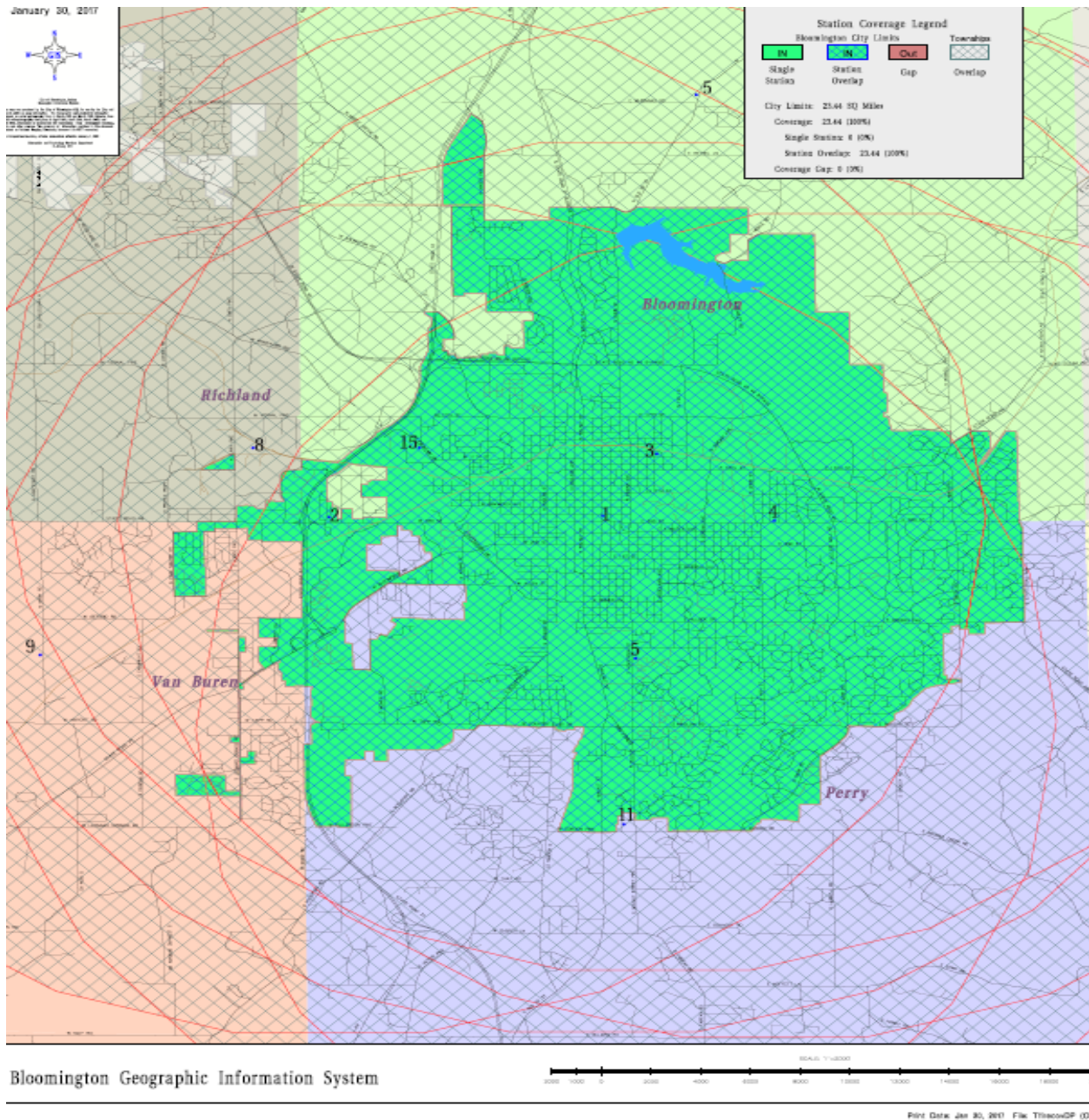


new positions created as a result of the annexations, the City anticipates it would provide a point preference in the scoring system to experienced and qualified firefighters whose jobs were impacted by the annexations. This approach is permitted by IC 36-8-4-10(b)(3), and would be applied by the Bloomington Board of Public Safety as a part of the normal scoring system in new hires by the BFD.

Regardless, the non-capital services of the Fire Department would be provided in each of the annexation areas, if the City were permitted to do so, within one (1) year and the capital services would be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.



Fire Station Five Mile Coverage Map



City of Bloomington Utilities Department

City of Bloomington Utilities (“CBU”) provides for the collection and treatment of wastewater, the treatment and distribution of water, and channeling of storm water services both inside and outside of the City of Bloomington.

CBU already provides sewer and water services within the annexation area as evidenced by the miles of pipes in the ground, the building permits, and the waivers.

CBU imposes an additional 12% surcharge to utility customers outside of the City for residential sewer service. For a standard residential customer @ 4,000 gallons a month, this would result in an approximate savings of \$69.36 per year for annexed taxpayers that receive CBU services.

The City and the County have each established separate storm water fees. The annual Equivalent Residential Unit, (“ERU”), fee difference for a residential customer is as follows:

City	\$71.40
County	<u>\$75.77</u>
Difference	\$ 4.37

Unlike the County storm water fee that is imposed on projects all over the County, the fees generated from the annexation area will be directed to be spent inside of the City and the annexation areas.

Capital water and sewer service has already been extended to significant portions of the Annexation Areas, and additional capital extensions can be made at the time development proposals are received. Non-capital water and sewer maintenance is already provided in existing service areas.

Specifically, regarding the City’s current policies for extending water and sewer to new development or unserved areas within the City:

Water:

1. The City follows the Indiana Utility Regulatory Commission’s (IURC) main extension rules with regard to water (170 IAC 6-1.5), where the property owner is typically responsible for the cost, less a three (3) year credit based on the estimated usage and applicable subsequent connector fees.

Sewer:



2. The City follows the IURC's main extension rules with regard to sewer (170 IAC 8.5-4). The City additionally follows Section 24 of the Utility Service Board's Rules, Regulations, and Standards of Service, in which county territory is designated either Area A or B. Although Area A is considered a higher priority area for sewer connections than Area B, all sewer extensions beyond the City's boundaries are at the discretion of the Director and generally require an agreement for voluntary annexation. Upon annexation, the annexed areas will be included in Area A and available for connection, provided connections are feasible.

In addition, the City has already established the non-capital financial systems necessary to pay bills, send invoices and adjust utility rates. The cost of adjusting those internal systems to reflect the connection of new customers in the annexation areas is projected to be nominal and to be covered by the current revenue policies of the municipal utility. The utility costs overall are expected to be borne by the system of utility rates and charges, but the municipality projects that all expenditures to extend utility services will be borne by the customers receiving the service extensions.

As noted above, the City has already extended non-capital water and sewer services to portions of the Annexation Areas, and the City is prepared to add new capital sewer services as a result of annexation. CBU has already assumed jurisdiction over capital water and sewer facilities in the annexation areas, and all non-capital municipal sewer services have been extended in a manner equivalent in standard and scope to the non-capital services which the CBU provide to the other areas within the corporate boundaries of the City.

The storm water fees will be a new revenue to the utility and will provide \$389,042 annually for operations. Just as is done in the City currently, these fees will be recorded in the City's ledger and used for storm water projects and maintenance.

It is important to note that without annexation, necessary sewer services in support of a growing population outside the City boundaries would mean:

- Larger lot sizes for septic, creating sprawl
- Small "package" wastewater plants, which can lead to surface-water contamination when poorly managed, or
- A comprehensive sewer territory agreement between the City and the County, which could still be considered post-annexation.

CBU has studied the annexation areas and determined that the City will need to add a four- person crew, one (1) new storm water technician, a service truck, dump truck and backhoe, along with tools and safety equipment.

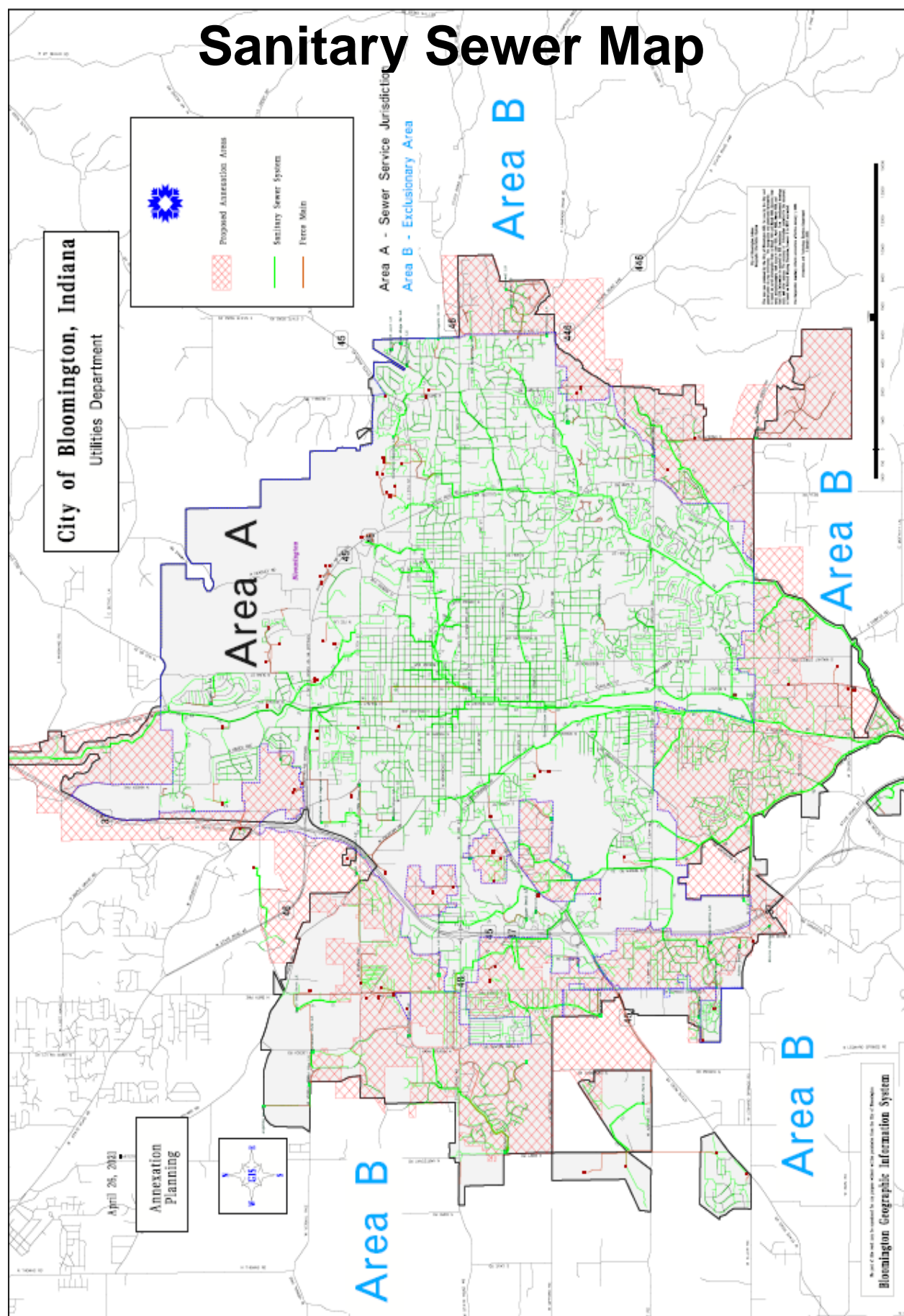


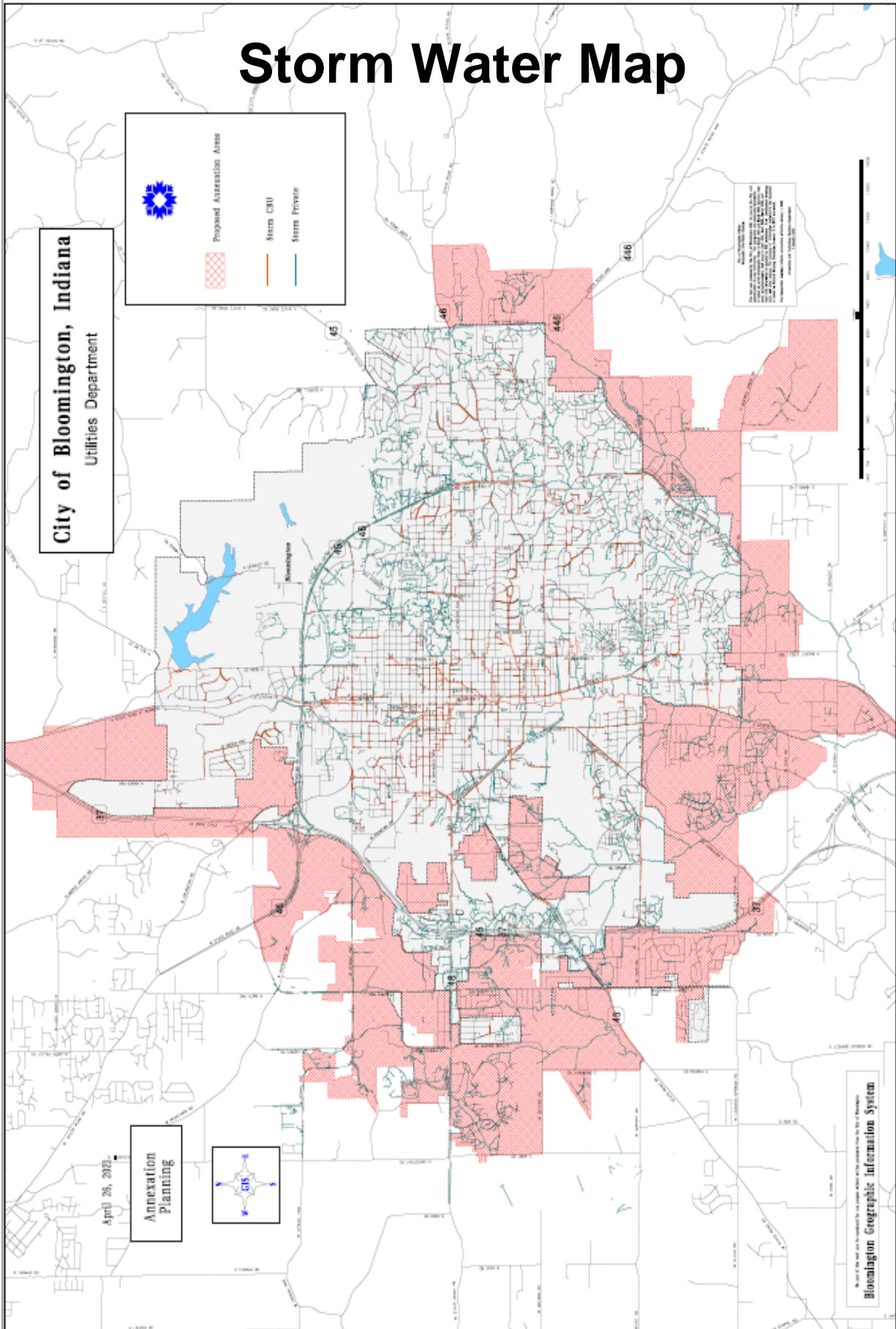
Regardless, the non-capital services of the CBU will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

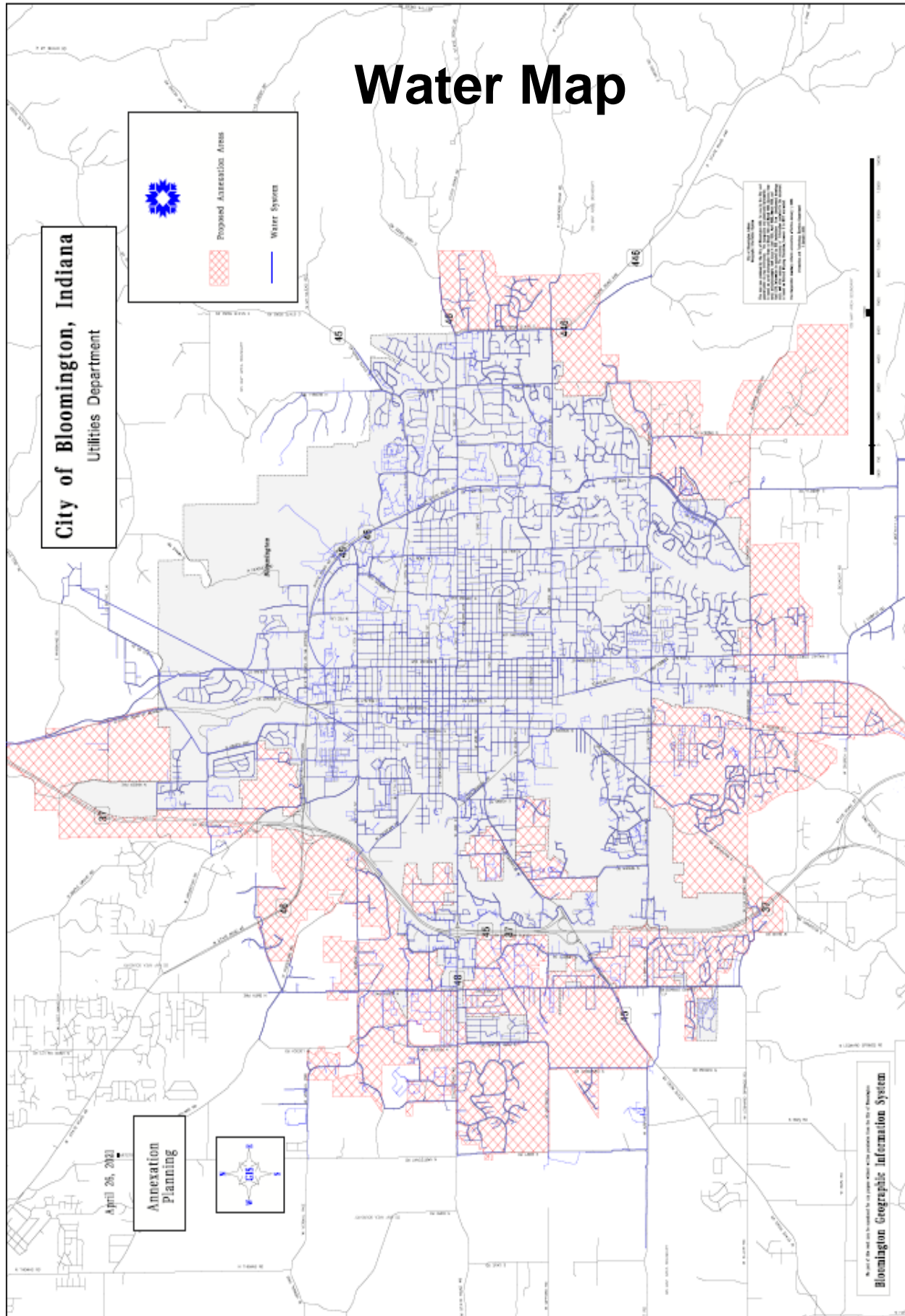
Please reference City Utilities Department detailed cost estimate data on the following pages:

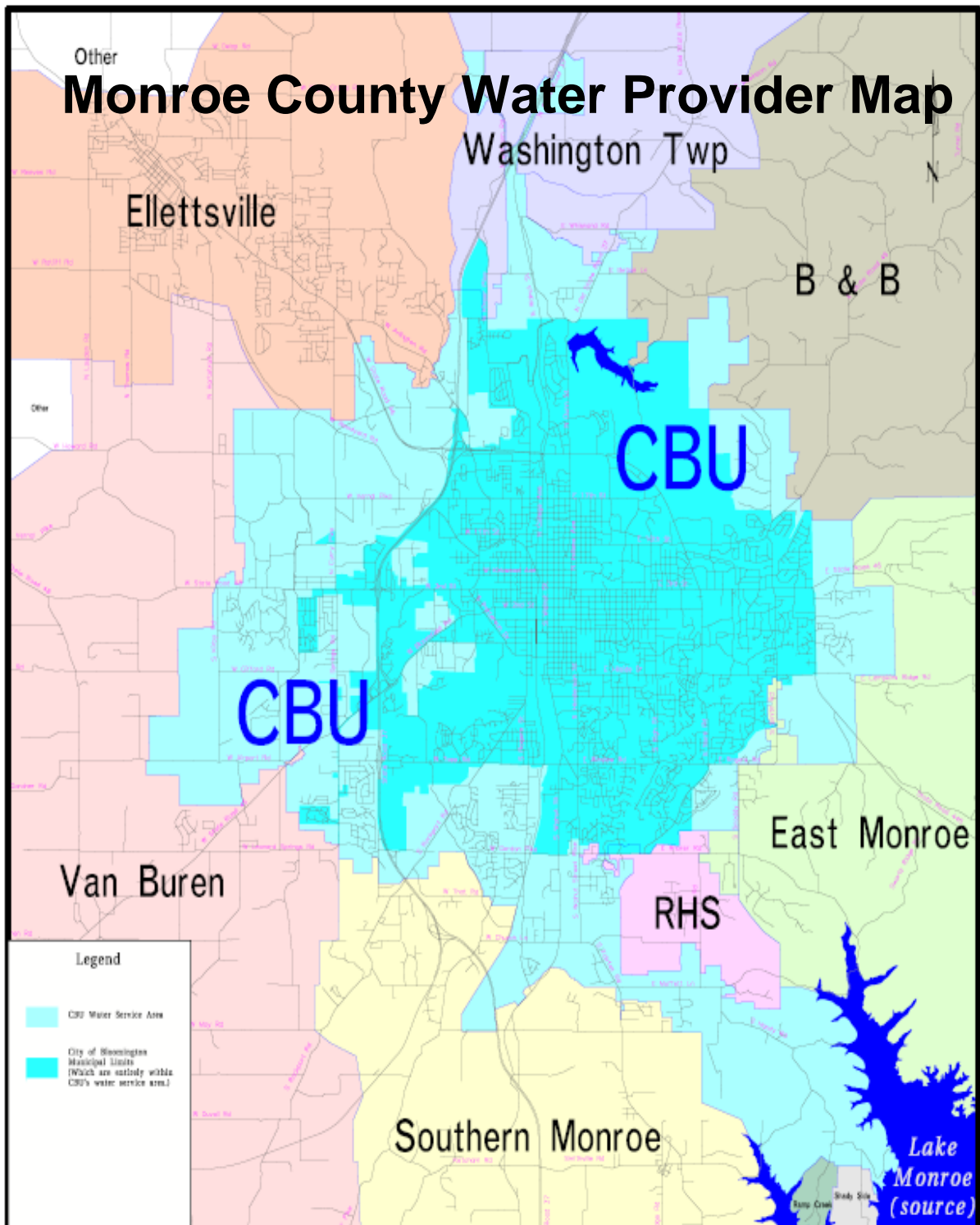
Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	90	186	214	242	270	298	326	354	382





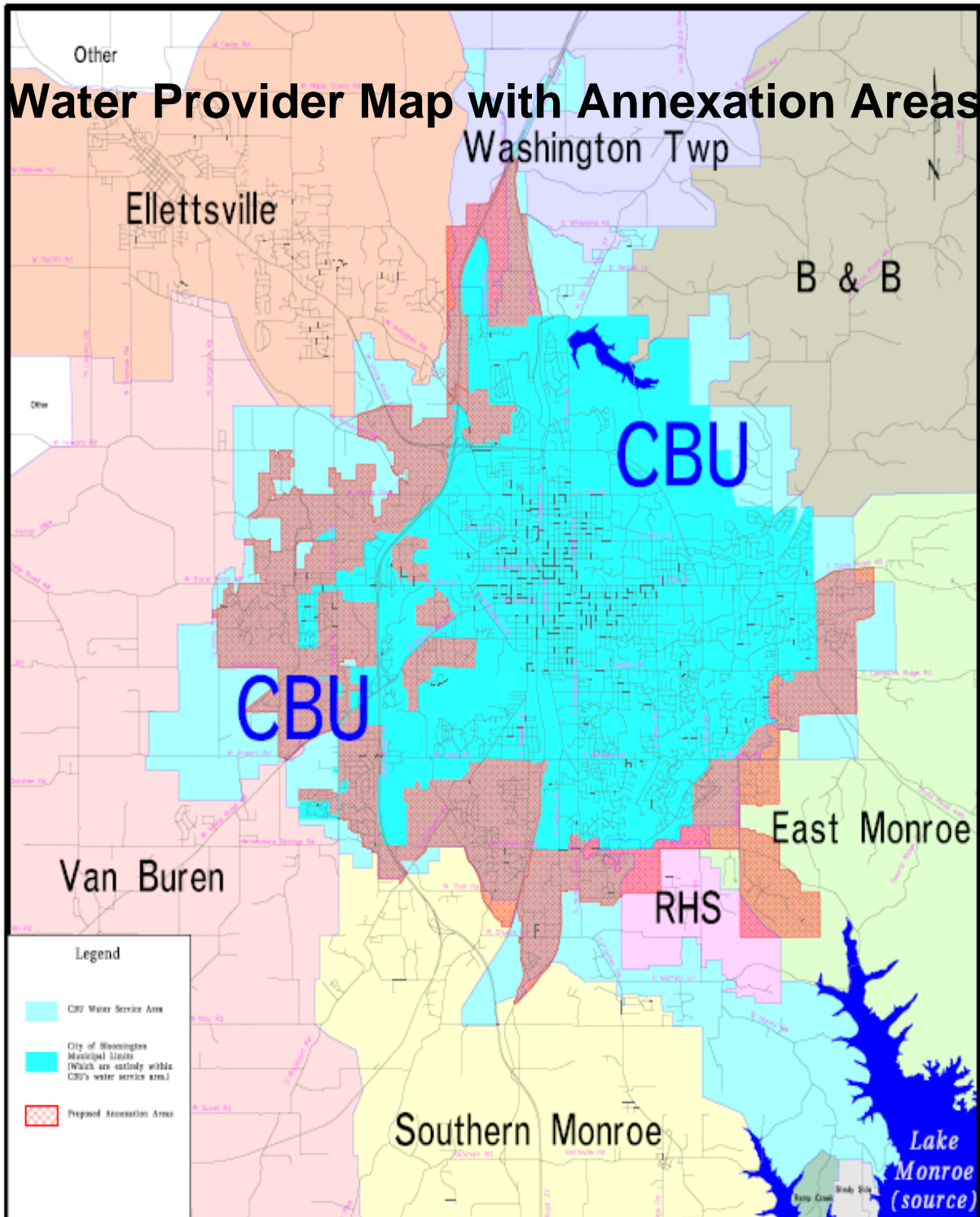






Wholesale Water Customers/Rural Water Companies
City of Bloomington Utilities





Wholesale Water Customers/Rural Water Companies
City of Bloomington Utilities



April 13, 2021

Tech0016

Transit Department

The Bloomington Public Transportation Corporation (BT) is the public transit provider to the City of Bloomington. Two (2) forms of public transportation are provided including fixed route service available to the public using nine (9) routes, and BT Access service which is a demand response service for persons with disabilities.

Upon Annexation, the annexation area will be added to the transit district.

Transit will evaluate ridership and service needs and determine whether new or amended routes are appropriate in the same manner as the City's existing routes. Any changes will be subject to a public hearing process and policy making decision of the transit board.

The City notes that Ivy Tech has been identified as one potential area for expansion. Rural transit currently provides limited transit service to Ivy Tech. The City will work with Rural Transit and Ivy Tech to determine the best method of service based on funding.

It is anticipated that BT Access will be provided to all areas within one year and will need the addition of two (2) BT Access vans.

Regardless, the non-capital services of the Transit Department will be provided in each annexation area within one (1) year and the capital services will be provided in each annexation area within three (3) years after the effective date of the annexation in a manner equivalent in standard and scope to those services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

Please reference Transit Department detailed cost estimate data on the following pages:

Area:	Combined	1A	1B	1C	2	3	4	5	7
Page:	89	185	213	241	269	297	325	353	381

