

**RESOLUTION NO. RC-36-24**

**A RESOLUTION ESTABLISHING A FISCAL PLAN FOR THE ANNEXATION OF CERTAIN  
TERRITORY TO THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

**11100 – 11200 block of E. 156<sup>th</sup> Street  
Montelena Planned Development  
Super-Voluntary Annexation**

**WHEREAS**, the City of Noblesville (the "City), Indiana, is desirous of the annexation of certain territory into its municipality as provided by a "super-voluntary annexation" application; and

**WHEREAS**, the area to be annexed is located in the 11100 – 11200 block of East 156<sup>th</sup> Street, North Side in Noblesville Township, Hamilton County, Indiana as described in **Exhibit A** (Legal Description) and **Exhibit B** (Annexation Territory);







**WHEREAS**, pursuant to Indiana Code 36-4-3-13(d), the Common Council of the City of Noblesville, Indiana, is required to adopt a written fiscal plan prior to the passage of such annexation ordinance, and prior to annexation of property under IC. 36-4-3; and

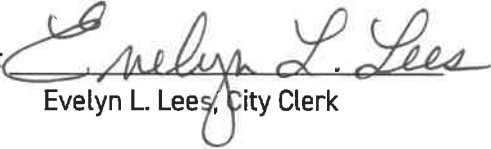
**WHEREAS**, the City of Noblesville has had prepared such fiscal plan outlining the City's intent to provide services to the newly annexed area pursuant to Indiana law and that the plan is attached hereto as **Exhibit C**.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville meeting in regular session that the fiscal plan as **Exhibit C** is hereby approved and adopted for the area sought to be annexed.

ADOPTED this 15<sup>th</sup> day of October, 2024

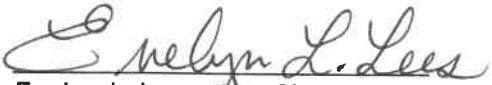
COMMON COUNCIL

AYE	COUNCIL	NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST:   
 Evelyn L. Lees, City Clerk

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Presented by me to the Mayor of the City of Noblesville, Indiana this 16<sup>th</sup> day  
of October, 20 24 at 8:50 A.M.

  
Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL


  
Chris Jensen, Mayor

10-16-24  
Date

MAYOR'S VETO

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

ATTEST:   
Evelyn L. Lees, City Clerk



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. Joyceann Yelton, Declarant

Prepared by: Joyceann Yelton, Development Services Manager, City of Noblesville, 16 South 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

Legal Description

(Montelena Property)

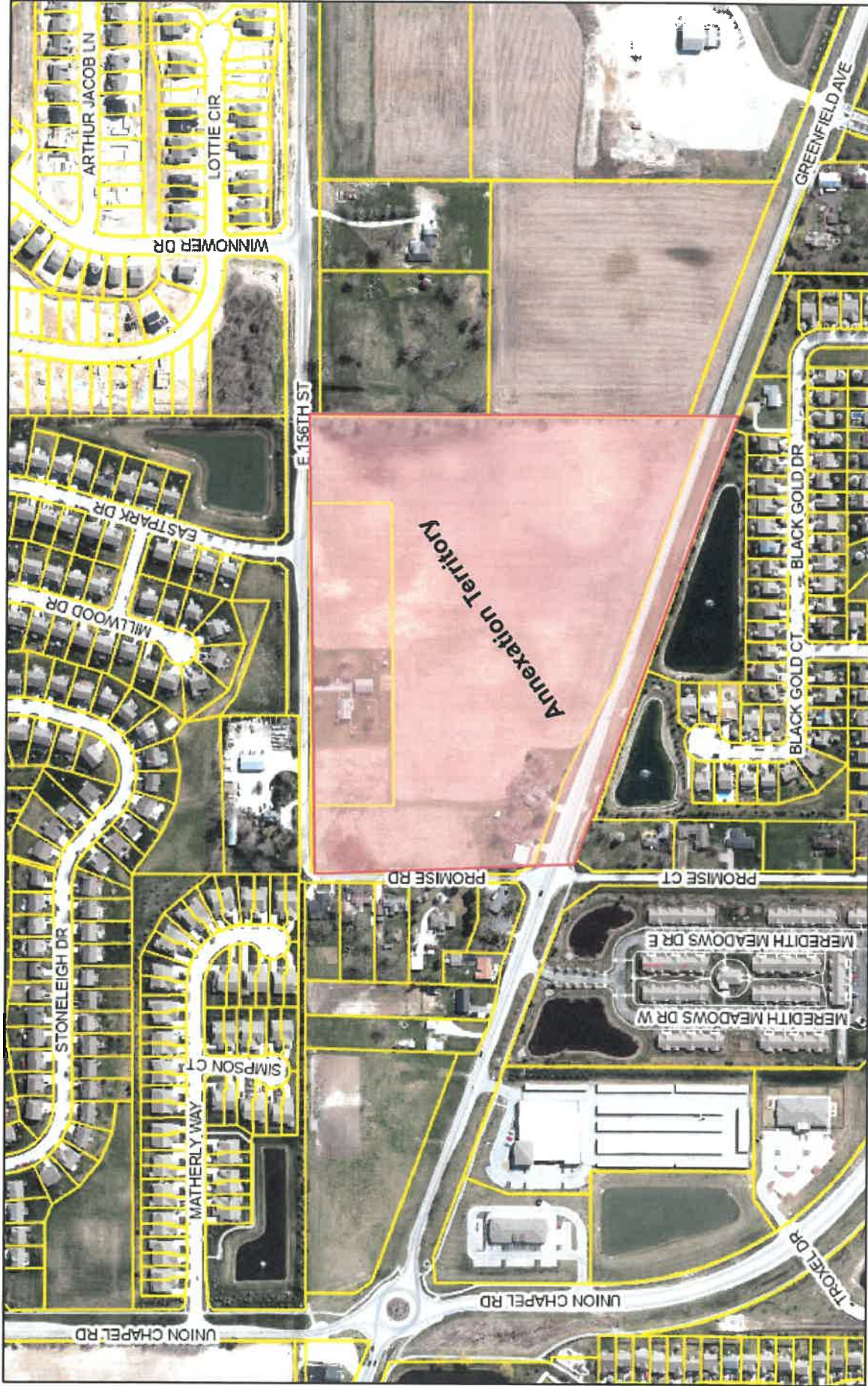
A part of the East Half of the Northwest Quarter of Section 16, Township 18 North, Range 5 East of the Second P.M. described as follows:

Beginning at the Northwest corner of the East Half of the Northwest Quarter of Section 16, Township 18 North, Range 5 East of the Second P.M., thence East and along the North line of said Northwest Quarter 1330.8 feet to a point, thence South 1189.2 feet to the intersection with the centerline of State Road 238 (Greenfield Avenue), thence Northwesterly on and along the centerline of said State Road (Greenfield Avenue) 1412.8 feet to the intersection with the West line of the East Half of said Northwest Quarter, thence North and along the West line of said East half of the Northwest Quarter 706.0 feet to the place of beginning. Containing approximately 27.55 acres, more or less.

Also, any public rights-of-way adjacent to the above-described land not previously annexed by the City of Noblesville, Indiana shall be included as a part of the annexation. The adjacent full rights-of-way include Promise Road and E. 156<sup>th</sup> Street.

# Annexation Territory

# Exhibit B



9/5/2024, 1:16:40 PM

centerlines

Parcels

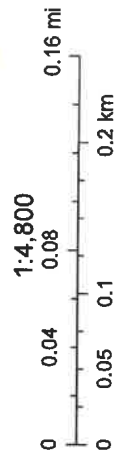


EXHIBIT C

Montelena  
Current Deal Structure

Property Size	Acres
Gross Acreage	27.250
Gross Density	0.15

Current Takedown

Whitcroft Farm	Acres	Total Lots	Villas	Smart	Townhomes 2 Story	Townhomes 3 Story
Takedown 1	27.25	186	0	0	96	90
Takedown 2	-	0	0	0	0	0
Takedown 3	-	0	0	0	0	0
Totals	27.25	186	0	0	96	90

	Homes Built	Villas	Smart	Townhomes 2 Story	Townhomes 3 Story	Assessed Values (75% of Sales Value)
Year 2025	30	0	0	15	15	\$ 8,166,982.50
Year 2026	60	0	0	30	30	\$ 24,500,947.50
Year 2027	60	0	0	30	30	\$ 40,834,912.50
Year 2028	36	0	0	21	15	\$ 50,687,905.50
Year 2029	0	0	0	0	0	\$ 50,687,905.50
Year 2030	0	0	0	0	0	\$ 50,687,905.50
	186	0	0	96	90	\$ 50,687,905.50

Assumptions for the home values are as follows:

Values per home (AVG)  
 Townhomes 2-Story \$374,669  
 Townhomes 3-Story \$351,285

**ANNEXATION FISCAL PLAN  
FOR THE  
CITY OF NOBLESVILLE, INDIANA**

*Montelena Development*

*September 11, 2024*

*Prepared by:*

**KROHN**  
— ASSOCIATES —  
CPAS AND CONSULTANTS

# CITY COUNCIL & ADMINISTRATION

## Noblesville City Council

Mr. Evan Elliott, At-Large  
Mr. Darren Peterson, At-Large  
Mr. Pete Schwartz, At-Large  
Mr. Mike Davis, District 1  
Mr. Todd Thurston, District 2  
Mr. Aaron Smith, District 3  
Mr. Mark Boice, District 4  
Mr. David Johnson, District 5  
Ms. Megan Wiles, District 6

## Mayor

The Honorable Chris Jensen

## Chief Financial Officer/Controller

Mr. Jeff Spalding

## Municipal Departments and Areas Covered in this Fiscal Plan

Mayor  
Controller  
Administration  
Fire/EMS  
Police  
Board of Public Works & Safety

Street and Road Maintenance  
City Court  
Engineering  
Parks Department  
Planning & Development Department  
Human Resources





## INTRODUCTION

The following fiscal plan (the “Fiscal Plan”) is for the proposed super voluntary annexation of two parcels surrounded by the City of Noblesville (the “City”) (the “Annexation Area”). The requirements of the Indiana Code mandate the development and adoption of a written Fiscal Plan and the establishment of a definite policy by resolution of the Common Council. Pursuant to Indiana Code Section 36-4-3-13(d), the Fiscal Plan will include the following:

- (1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency.
- (2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants, and other funding to be used.
- (3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin.
- (4) That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.
- (5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater 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 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.
- (6) The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.
- (7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.
- (8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.
- (9) A list of all parcels of property in the annexation territory and the following information regarding each parcel.

## **INTRODUCTION**

(Cont'd)

A list of all parcels of property in the annexation territory and the following information regarding each parcel:

- The name of the owner of the parcel;
- The parcel identification number;
- The most recent assessed value of the parcel; and
- The existence of known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. This Fiscal Plan was developed through the cooperative efforts of the City's various administrative staff and an analysis provided by O.W. Krohn & Associates LLP of the proposed Annexation Area.

The Annexation Area is contiguous to the City for purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the Common Council.

## AREA DESCRIPTION

### Jurisdiction - Location, Area Size and Contiguity

The proposed Annexation Area is located on the southeast side of the City along Greenfield Avenue. The existing corporate boundaries of the City surround this property. A legal description is included with the Annexation Resolution and as part of Appendix I herein. The Annexation Area totals approximately 28.55 acres. At least 1/8<sup>th</sup> of the external boundaries of the Annexation Area are contiguous to the existing corporate boundaries of the City.

### Current Land Use

The Annexation Area consists of 28.55 acres of agricultural land zoning with two occupied residential properties as of January 1, 2024.

### Zoning

The existing zoning for the parcels is R5/PD Residential Planned Development. The proposed zoning for the Annexation Area to remain R5/PD.

### Current Population

The estimated current population of the Annexation Area is 5.46, as there are two occupied homes within the Annexation Area.

### Real Property Assessed Valuation

The actual net assessed valuation for land and improvements in the Annexation Area is \$572,200. This represents the assessed value as of January 1, 2024, for taxes payable in 2025.

### Plan for the Area

The plan for the Annexation Area is the development by M/I Homes of 96 (ninety-six) 2-story and 90 (ninety) 3-story Townhomes .

### Estimated Assessed Value of Proposed Area to be Annexed

	<u>Estimated Gross Assessed Value</u>	<u>Estimated Net Assessed Value</u>
As of January 1, 2024: Assessed Valuation	\$ 617,200	\$ 572,200

## **NON-CAPITAL SERVICES**

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to the services that are currently provided within the existing City's municipal boundary.

The City will provide all non-capital services to the Annexation Area within one (1) year after the effective date of annexation regardless of topography, patterns of land use, and population density.

### **Police Protection**

The City operates and maintains a Police Department serving an area of over 33 square miles. The City has adequate staff to cover services to the Annexation Area. The City does not anticipate any significant marginal costs outside of the current budget for the Noblesville Police Department ("NPD").

### **Fire Protection and Emergency Medical Services**

The City operates and maintains a Fire Department and provides EMS services. The Annexation Area is already serviced by the Noblesville Fire Department ("NFD"), including EMS services, through a contract with Noblesville Township. Therefore, The City does not anticipate any significant marginal costs outside of the current budget for NFD.

### **Street & Road Maintenance**

The Annexation Area is comprised of two parcels with no roads running through the land. All non-capital services of the Noblesville Street Department ("NSD") will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City. The annexation should not have a material impact on street maintenance and the NSD's current budget is deemed adequate to cover maintenance of any new roads.

### **Trash Collection and Recycling**

The City currently contracts its garbage (refuse) collection and recycling pick up for residential properties with a solid waste management company. Therefore, the City does not anticipate any incremental costs due to annexation.

### **Street Lighting**

The Annexation Area does not currently have any streetlights. The City of Noblesville maintains some public streetlights within the corporate boundaries of the City. Additional street lighting will be the responsibility of the developer. Therefore, there will be no additional costs to the City for maintaining streetlights after the annexation is completed.

## **NON-CAPITAL SERVICES**

(Continued)

### **Governmental Administrative Services**

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices and departments. The City Administration currently includes a nine (9) member Common Council, a Clerk, Controller, City Court, Planning & Development and Human Resources. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

## **CAPITAL IMPROVEMENTS**

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of service in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state, and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than December 31, 2024.

### **Water Service**

The City residents receive water services through Indiana American Water. The costs of all water infrastructure improvements within the Annexation Area will be the responsibility of the developer and the City will not be liable for any additional water-based costs from the development of the Annexation Area or expenditures related to the water service for the Annexation Area. The water utility is user fee based and as such the annexation will not result in a property tax increase.

### **Wastewater Service**

The City residents receive wastewater services through Noblesville Municipal Sewage Works. The costs of all wastewater connections within the Annexation Area will be the responsibility of the developer and the City will not be liable for any additional wastewater-based costs from the development of the Annexation Area. Therefore, the City will have no direct capital expenditure requirements to serve or provide wastewater service for the Annexation Area. The wastewater utility is user fee based and as such the annexation will not result in a property tax increase.

### **Storm Drainage**

A storm water drainage system and service will be constructed, in accordance with the City's Storm Water Management Plan, to serve the Annexation Area with all associated costs to be the responsibility of the developer. Storm water drainage infrastructure and easements will conform to the requirements of the City's storm drainage control ordinance and to be dedicated to the City upon completion. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and popularity density.

### **Street Construction**

The Annexation Area does not currently have any streets running through the property. New road construction will be the responsibility of the developer. All capital services of the Street Department will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to the areas inside the corporate limits and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

## **FISCAL IMPACT**

As a result of this annexation, the assessed value for the City will increase by \$572,200, initially. Property tax controls instituted by the 2002 Indiana General Assembly limit the City to a property tax levy increase equal to the six-year average non-farm income (4.0% for P2024 budget year) annually for most funds. The net impact of increasing the City's assessed value could result in additional property tax revenues to the City, however, our estimates of overall growth in the City are shown as potential tax rate reductions in this illustration.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2024. Based on the assumed effective date, Area property owners will not pay property taxes to the City until 2025 taxes payable in 2026. However, the City will begin providing non-capital municipal service to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of this annexation.

The City of Noblesville currently has \$126,530 of over 65 circuit breaker tax credits and total circuit breaker credits of \$6,696,871, including the 1%-3% circuit breaker tax credits for 2024. The City's circuit breaker credits amount to less than 12% of the total City abstract property tax levy (approximately \$56M). We are projecting a slight decrease in the City's total tax rate as a result of the proposed annexation. Assuming continued growth of the City at the current rate of 8%, decreases in property tax rates could be realized. However, for purposes of analyzing the impact of the proposed annexation, we have increased the assumed annual tax levy and NAV at just 3% from the certified Pay 2025 NAV in order to isolate the analysis of the Annexation Area's direct impact on the City's marginal costs and revenues. The enclosed illustration on page 12 shows that if other things remain equal, the City's current tax rates could remain stable.

Noblesville Township's current property tax rate of \$0.2340 / \$100 is for fire services provided to Township properties located outside of the City's corporate limits. Once the properties are annexed, they will no longer pay this fire rate and will no longer be served by the Township for

fire services. They will pay the City rate to receive City fire services. As displayed under the Summary of Impacts due to Annexation (below), Noblesville Township would lose about \$1,338 of its current tax levy due to annexation. Therefore, after the initial annexation, the Township Tax Rate could increase by \$0.0002238 per \$100, a small fraction of a percent of the current Township Fire tax rate - \$0.2379/ \$100, other things being equal. There should be no adverse impact on the other overlapping taxing units, as it is anticipated that growth in net assessed value will be equal to or exceed normal inflation in operating costs. Schools generate the majority of their operating funds from student population. And the County's AV remains intact with or without annexation.

**APPENDIX I**

Parcel Information

Legal Description

Estimated Assessed Value and Tax Rate Impact from Annexation

Summary of Estimated Additional Costs Due to Annexation



**PARCEL INFORMATION**

Property Card Information

Parcel #	Owner	1/1/2024 Assessment		Remoistrance Waiver	Pay 2024 Prop. Taxes
		Acreage	Assessed Value		
29-11-16-000-002.000-012	Willow Family Farms LLC	23.55	\$ 306,200	Yes	\$5,379.76
29-11-16-000-002.001-012	Waterman, Jerald E & Stephanie J	5.00	\$ 266,000	Yes	\$2,855.86

**LEGAL DESCRIPTION**

Property ID: 10-11-16-00-00-002.001

Instrument Number: 1995007768

Beginning at a point on the North line of the Northwest Quarter of Section 16, Township 18 North, Range 5 East, said point being North 90 degrees and 00 minutes East (assumed bearing) 208 feet from the Northwest Corner of the East -half of said Northwest Quarter, and running thence North 90 degrees and 00 minutes 871.25 feet along said North line, thence South 00 degrees, 23 minutes and 30 seconds West 250 feet parallel with the West line of said East-half of the Northwest Quarter, thence South 90 degrees and 00 minutes West 871.25 feet, thence North 00 degrees, 23 minutes and 30 seconds East 250 feet to the point of beginning.

Being a part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 18 North, Range 5 East and containing 5.00 acres, more or less. Subject to legal rights-of-way and easements of record.

Property ID: 10-11-16-00-00-002.000

Instrument Number: 2015064307

A part of the East half of the Northwest Quarter of Section 16, in Township 18 North, Range 5 East of the Second P.M. described as follows:

Beginning at the Northwest Corner of the East half of the Northwest Quarter of Section 16, Township 18 North, Range 5 East of the Second P.M., thence East and along the North line of said Northwest Quarter 1330.8 feet to a point, thence South 1189.2 feet to the intersection with the Centerune of State Road 238, thence Northwesterly on and along the centerline of said State Road 1412.8 feet to the intersection with the West line of the East half of said Northwest Quarter, thence North and along the West line of said East half of the Northwest Quarter 706.0 feet to the place of beginning.

Except:

That portion beginning at a point on the North line of the Northwest Quarter of Section 16, Township 18 North, Range 5 East, said point being North 90 degrees 00 minutes East (assumed bearing) 208 feet from the Northwest Corner of the East half of said Northwest Quarter, and running thence North 90 degrees 00 minutes East 871.25 feet along said North line, thence South 00 degrees 23 minutes 30 seconds West 250 feet parallel with the West line of said East half of the Northwest Quarter, thence South 90 degrees and 00 minutes West 871.25 feet, thence North 00 degrees 23 minutes and 30 seconds East 250 feet to the point of beginning. Being a part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 18 North, Range 5 East and containing 5.00 acres, more or less.

Further except for any easements or rights-of-way of recording including but not limited to any granted to the State of Indiana as grantee by Instrument #9636104, recorded on or about August 26, 1996 in the office of the Hamilton County Recorder.

**Council District**

The Annexation Area will initially be assigned to City Council District No. 5, subject to any later statutorily-required reappointment.

## ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT FROM ANNEXATION

### CITY OF NOBLESVILLE, INDIANA

Estimated Assessed Value and Tax Rate Impact from Annexation  
(Assumes first year tax collection from Annexation Area is 2025 payable in 2026)

Assessment Year	Estimated Net Assessed Value Annexation Area	Estimated Net Assessed Value Current City Area	Total Net Assessed Value	City Levy	CCD Levy	Total City Levy	Estimated Corporate Tax Rate	Estimated CCD Tax Rate	Estimated Total Corporate Tax Rate
	(1)	(2)	(3)	(4)	(5)	(6)	(6)	(5)	(7)
2023 Pay 2024	\$ -	\$ 5,106,252,010	\$ 5,106,252,010	\$ 53,615,646	\$ 2,553,126	\$ 56,168,772	\$ 1.0500	\$ 0.0500	\$ 1.1000
2024 Pay 2025	\$ -	\$ 5,483,438,191	\$ 5,483,438,191	\$ 57,576,101	\$ 2,741,719	\$ 60,317,820	\$ 1.0500	\$ 0.0500	\$ 1.1000
2025 Pay 2026	\$ 572,200	\$ 5,647,941,337	\$ 5,648,513,537	\$ 59,303,384	\$ 2,824,257	\$ 62,127,641	\$ 1.0500	\$ 0.0500	\$ 1.1000
2026 Pay 2027	\$ 8,166,983	\$ 5,817,379,577	\$ 5,826,118,759	\$ 61,082,486	\$ 2,913,059	\$ 63,995,545	\$ 1.0500	\$ 0.0500	\$ 1.1000
2027 Pay 2028	\$ 16,333,965	\$ 5,991,900,964	\$ 6,016,974,112	\$ 62,914,960	\$ 3,008,487	\$ 65,923,447	\$ 1.0500	\$ 0.0500	\$ 1.1000
2028 Pay 2029	\$ 16,333,965	\$ 6,171,657,993	\$ 6,213,065,106	\$ 64,802,409	\$ 3,106,533	\$ 67,908,941	\$ 1.0400	\$ 0.0500	\$ 1.0900
2029 Pay 2030	\$ 9,852,993	\$ 6,356,807,733	\$ 6,408,067,838	\$ 66,746,481	\$ 3,204,034	\$ 69,950,515	\$ 1.0400	\$ 0.0500	\$ 1.0900

(1) We added the existing assessed value of the Annexation Area in Pay 2026. We have added the estimated assessed value of the new development in payable years 2027-2030. This represents the developers estimates of 15 2-story townhomes and 15 3-story townhomes in Pay 2027; 30 2-story townhomes and 30 3-story townhomes in Pay 2028; 30 2-story townhomes and 30 3-story townhomes in Pay 2029; and 21 2-story townhomes and 15 3-story townhomes in Pay 2030.

(2) Annual growth rate of 3% for the existing assessed value of the City was added after the actual certified Pay 2025 AV. Assumes AV Growth matches Levy Growth before adding growth in Annexation Area. (Note: Actual 3 yr growth rate average for the City of Noblesville exceeds 11%. However, for this analysis, we have assumed that AV growth and levy growth of existing corporate limits remain the same (3% / year).

(3) Represents estimated net assessed value of the City including development in the Annexation Area. Used to calculate estimated tax rates.

(4) Assumes that controlled property tax levy increases to an annual factor of 3.0%. This is the basis for the allowed increases to the controlled property fund levy which includes General and Park Funds.

(5) Cumulative fund levies are not subject to levy control. Amount represents current tax rate of \$0.0500 times the estimated assessed value of the City including increases in the Annexed Area. The maximum allowed rate for the CCD fund by statute is \$0.05 and the rate can be maintained at this level by annual action of the Common Council. It is assumed that the Common Council will continue to re-establish the fund annually and maintain the same rate as in 2024.

(6) Represents the tax rate which produces the City Levy with an estimated tax base shown under Total Net Assessed Value.

(7) Total of City tax rate which includes the General Fund, Parks, Debt Service and CCD. Illustration demonstrates that the Corporate tax rate will remain stable after the proposed Annexation.

**TAX RATES, LEVIES & NET ASSESSED VALUE OF OVERLAPPING TAXING UNITS**

Pay 2024 Budget Order Breakdown

Total Tax Rates:	012 Taxing District - Noblesville Township		
	Certified AV	Tax Rate	Levy
Hamilton County	\$ 33,794,150,221	\$ 0.2616	\$88,405,497
Hamilton County Health	24,666,342,341	0.0121	2,984,627
Noblesville Township	5,036,036,239	0.0039	196,405
Noblesville Township Fire	598,187,786	0.2340	1,399,759
Noblesville Schools	5,036,036,239	0.8063	40,605,560
Noblesville Schools Referendum	5,780,917,925	0.4662	26,950,639
Hamilton East Library	15,660,911,761	0.0495	7,752,151
Hamilton County Solid Waste	33,794,150,221	0.0025	844,854
		<u>\$ 1.8361</u>	

Total Tax Rates:	013 Taxing District - Noblesville City		
	Certified AV	Tax Rate	Levy
Hamilton County	\$ 33,794,150,221	\$ 0.2616	\$88,405,497
Hamilton County Health	24,666,342,341	0.0121	2,984,627
Noblesville Township	5,036,036,239	0.0039	196,405
Noblesville Schools	5,036,036,239	0.8063	40,605,560
Noblesville Schools Referendum	5,780,917,925	0.4662	26,950,639
Hamilton East Library	15,660,911,761	0.0495	7,752,151
Hamilton County Solid Waste	33,794,150,221	0.0025	844,854
Noblesville Corporate	5,106,252,010	1.1000	56,168,772
		<u>\$ 2.7021</u>	

City of Noblesville Corporate Rate	City of Noblesville		
	Approved Budget	Tax Rate	Levy
General Fund	\$ 80,217,717	\$ 0.6414	\$32,751,500
Debt Service	11,246,699	0.2072	10,580,154
Debt Payment	1,557,621	0.0290	1,480,813
Bond #2	5,164,000	0.0633	3,232,258
Cumulative Fire Special	1,084,150	0.0271	1,383,794
Park	4,648,039	0.0820	4,187,127
Cumulative Capital Development	1,950,592	0.0500	2,553,126
		<u>\$ 1.1000</u>	

**SUMMARY OF IMPACTS AND ESTIMATED ADDITIONAL COSTS  
DUE TO ANNEXATION**

**Impact of Annexation on parcels & Township Fire tax rate & levy**

The parcels being annexed would see a net increase of \$.8660 / \$100 from the City's tax rate (\$1.1000 City rate minus the \$.2340 fire tax rate included in the Twp tax rate).

Impact on Twp Fire Tax Revenue:

Noblesville Twp NAV Reduction	\$ 572,200
Times Noblesville Twp Fire Tax Rate	\$ 0.2340 per \$100
Loss of Fire Tax Levy	\$1,338.95 per Year

Divide by Remaining Twp Tax Base	\$ .0002238 per \$100
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	TWP FIRE LEVY NAV	\$ 1,596,164 TAX RATE
BEFORE ANNEXATION	\$ 598,187,786	0.2340000
ANNEXATION AREA	\$ 572,200	
AFTER ANNEXATION	\$ 597,615,586	\$ 0.2342238
	TWP FIRE INC.	0.0002238

The loss of assessed value for the Township is so small that it would not change the Township's computed property tax rate (when carried out to 4 decimal places).

**Fiscal Plan Summary - Est Marginal General Fund Revenue vs. Est Marginal Costs**  
Supplemental Departmental Descriptions

The City does not anticipate anything other than negligible incremental operating costs in order to provide comparable City services to the Annexation Area due to the small size of the development and proximity to the city's current corporate boundaries. No additional personnel will be necessary and the impact on other costs already funded by existing residents of the City are deemed to be negligible, if any. This development should create economies of scale for existing City taxpayers.

**Department Description**

The Mayor is the chief operating officer of the City and is responsible for the day-to-day conduct of City business. The Mayor works closely with department heads during the course of the day to implement City policy.

The Controller is the City's chief fiscal officer and is responsible for the day-to-day supervision of the City's finances, records and investments.

The City Council is the City's legislative body, responsible for the adoption of all ordinances and appropriation of all monies.

The City's Planning & Development Department is comprised of the Advisory Plan Commission and the Board of Zoning Appeals.

The City attorney oversees the legal affairs of the City and prosecutes City Ordinance violations.

The Engineering Department coordinates or provides all engineering services to each other department of the City.

All City administrative services, whether of a capital or a non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density. The equivalent manner concept does not take into account extremes (such as a four-lane road in one area but not on average throughout the City; therefore, the “on average” approach is the reality here). The planned services of each of the Administrative and General departments will be financed from the General Fund, MVH Fund and LRS Fund. The General Fund is supported by the City’s tax levy, Local Option Income Tax (“LIT”) and from other miscellaneous revenue. It should be noted that additional funds from LIT are delayed due to the formula involved.

Incremental cost estimates of these above-mentioned administrative services are deemed to be negligible for this development. However, we have assumed a marginal cost allocation equal to 20% of the marginal revenues anticipated to be realized for purposes of this fiscal plan in order to address allocated costs of services for police, fire, street & road department costs. It is anticipated that the developer will be responsible for all capital costs and infrastructure to be contributed to the City (roads, sewer extensions, etc.).

#### Police

Noblesville’s Police Department serves a population of over 69,604 citizens and an area of over 33 square miles. The City of Noblesville Police Department anticipates a proportional increase, at some point in the future, in personnel as a direct result of just this Annexation Area. The logistics of the area will be in direct proximity of existing populated areas. The annexation of this area will allow our officers to provide services without first checking to see if the area is within our jurisdiction and will streamline services to the public.

All City of Noblesville Police Department services, whether of a capital or non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density.

#### Fire Protection

Fire protection is currently provided to the proposed Annexation Area by Noblesville Fire Department through a contractual agreement with Noblesville Township. After the annexation occurs, Noblesville Fire Department will continue to provide fire protection to this area. Based on the proposed development of the Annexation Area, there will be no increased costs to provide Fire Protection in the Area.

**Emergency Medical Service**

Emergency Medical Service (EMS) is currently provided to the proposed Annexation Area by Noblesville EMS. After the annexation occurs, Noblesville EMS will continue to provide EMS to this area. Based on the proposed development of the Annexation Area, there will be no increased costs to provide EMS Services in the Area.

**Parks**

The area proposed to be annexed will be in the boundaries of Noblesville’s Department of Parks & Recreation. Residents in the Annexation Area will have access to all of the Noblesville Park facilities. Funding for the existing parks is generally supported by the City of Noblesville’s Park Fund.

All Park and Recreation Department Services, whether of a capital or non-capital nature, will be provided to the Annexation Area immediately on the effective date of annexation. Non-capital services will be provided in a manner equivalent to, and capital services will be provided in the same manner as, those services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use and population density.

**FISCAL PLAN SUMMARY OF NOBLESVILLE MARGINAL REVENUES**  
**VS. ALLOCATED EXPENSES**

**Fiscal Plan Summary - Estimated Marginal Property Tax Revenue vs. Estimated Marginal Costs**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Property Tax Revenue	\$ 5,539	\$ 79,056	\$ 242,708	\$ 400,821	\$ 496,198
Non-Capital Costs (Estimated 20% of Prop Tax)	(1,108)	(15,811)	(48,542)	(80,164)	(99,240)
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Marginal Property Tax Revenue	<u>\$ 4,431</u>	<u>\$ 63,245</u>	<u>\$ 194,166</u>	<u>\$ 320,657</u>	<u>\$ 396,958</u>
Percentage of Incremental Property Tax Revenue Towards Creating Economies of Scale for Existing Taxpayers	<u>80.0%</u>	<u>80.0%</u>	<u>80.0%</u>	<u>80.0%</u>	<u>80.0%</u>

Marginal Costs are deemed to be negligible.

Net Marginal Property Tax Revenues should help to offset inflation and absorb City Overhead Costs.