



# Common Council

## Agenda Item

## Cover Sheet

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**MEETING DATE:** December 17, 2024

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

**ITEM or ORDINANCE:** #RC-54-24

**PRESENTED BY:** Joyceann Yelton

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets

**RESOLUTION NO. RC-54-24**

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

**18161 and 18291 Presley Drive  
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 at 18161 and 18291 Presley Drive in Noblesville Township, Hamilton County, Indiana as described in 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 plans are 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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 \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M.

\_\_\_\_\_  
Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

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

\_\_\_\_\_  
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

## EXHIBIT A

### Legal Descriptions

A part of the northwest quarter of Section 32, Township 19 North, Range 5 East, described as follows: Beginning at a point 660.5 feet west of the southeast corner of the northwest quarter of Section 32, Township 19 North, Range 5 East, thence north 1319.0 feet to a corner post, thence west 623.3 feet to the intersection with the centerline of State Road #37 By-Pass, thence southwesterly on and along the centerline 600.0 feet, thence following a curve southwesterly on and along the centerline 600.0 feet, thence following a curve to the southwesterly 753.5 feet to the intersection with the south line of said northwest quarter, thence east on and along said south line 899.0 feet to the place of beginning, containing 22.56 acres, more or less.

Also, the East half of the Southeast Quarter of the Northwest Quarter of Section 32, Township 19, North, Range 5 East in Hamilton County, Indiana and containing 20.22 acres, more or less.

Total acreage to be annexed: 42.78 acres including adjacent right-of-way for State Road No. 37.

**EXHIBIT B**

Graphic Depiction forth coming

**Fiscal Plan for the Voluntary Annexation of Real Estate  
Contiguous to the City of Noblesville, Indiana**

**Described as real estate generally located on the east side of State Road 37,  
north of State Road 38, south of E. 186<sup>th</sup> Street, and west of Promise Road.**

## Introduction

The Indiana Statute (IC § 36-4-3-13(d)) describes the requirements for a written fiscal plan provided herein and in the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard to the scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city's corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rate, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
8. Estimated impact on taxpayers in those political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

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## Parcel Analysis

**A. Description**

The annexation area is located in the 18100 block of Presley Drive, which is located on the east side of State Road 37 (see attached **Exhibit 1**) and encompasses an area of approximately 20 acres.

**B. Population and Structures**

The annexation area contains no structures or residents.

**C. Zoning**

The annexation area is currently zoned in a commercial/industrial district.

**D. Property Tax Assessment**

The 2023 pay 2024 total gross assessed valuation of all real property and its improvements located within the annexation area is \$41,400.

**E. Municipal Property Tax Rate**

The existing 2023 pay 2024 property tax rate assessed to all real property and its improvements within the annexation area is \$1.8361 per \$100 of assessed valuation. This is the total Noblesville Township tax rate assessed to all real property and its improvements, subject to any property tax “cap” which may apply.

**F. Proposed Build-Out**

The build-out of the annexation area is planned to include development pursuant to the Hamilton County Public Safety Center.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

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## **Municipal Services**

The city currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the city. The departments include: Police, Fire, Engineering, Planning and Development, Administration, City Clerk's Office, Street Department, and the City's GIS Department.

Each of the municipal service sectors is analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Engineering, Planning and Development, Administration, City Clerk's Office, Street, and the City's GIS Departments were identified as being affected by the annexation of the new territory.

The cost estimates of planned services to be furnished to the annexation area have been computed based on the 2024 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet the requirements of I.C. § 36-4-3. Each capital service was assessed and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the annexation area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the annexation area, in a manner equivalent in standard and scope to the services being provided within the city's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

### **A. Police Department**

The uniformed officers of the Noblesville Police Department provide the citizens of the city with public safety and emergency response services throughout the corporate limits of the city. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits, and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer include a patrol vehicle and related equipment. These costs have not been factored together

to arrive at necessary service level increases for various areas under consideration for annexation.

The city will provide police service to the annexation area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with existing personnel.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

## **B. Fire Department**

The Noblesville Fire Department (NFD) consists of one hundred forty (140) career firefighters that operate out of seven (7) fire stations within the city. The NFD provides fire suppression services along with emergency medical services, both advance life support (ALS) and basic life support (BLS) to the city and Noblesville Township. The NFD maintains a hazardous materials team, dive team, and a tactical rescue team.

Annexation of additional territory does not automatically lead to the need for additional personnel for fixed facilities. The department conducts an annual analysis of performance which is what drives the request for additional personnel and fixed facility investments.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4

## **C. Engineering Department**

The city's Engineering Department manages the installation of all public works infrastructure for new residential, commercial, and industrial developments. The Department of Engineering has the responsibility of observing all new public infrastructure to ensure proper construction.

Provision of planned service of a non-capital nature within one year: Engineering services can be provided for the annexation area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

#### **D. Planning and Development**

The Department of Planning and Development is responsible for administering the policies, programs, and regulations that manage the development of the Noblesville Community. The department is tasked with ensuring the sound management of Noblesville's growth, the protection of its quality of life, and its economic vitality through a variety of comprehensive planning measures.

##### **a. Building and Inspections**

The city's building and inspection division is responsible for all plan reviews, inspections, and enforcement of the building code of all Class I and Class II structures in accordance with Indiana Administrative Code 675. The building division seeks to serve the citizens of Noblesville by providing accurate, appropriate guidance and consultation through the plan review and inspection processes.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

#### **E. Administration**

##### **a. Mayor**

As the chief executive, the mayor has the duty to oversee city government's various departments. The Mayor also has the power to either approve or veto bills passed by the City Council, the legislative branch.

##### **b. City Council**

The City Council is the legislative branch of our local government. In addition to adopting budgets, levying taxes, and authorizing financial appropriations to fund city operations, the council is responsible for enacting, repealing, and amending local laws.

##### **c. Human Resources**

The city's Human Resource Department is responsible for coordinating the development and administration of personnel policies and procedures, such as ensuring compliance with local, state, and federal employment regulations. The department also maintains city personnel records and is the administrator for the city's health plans and voluntary retirement plan.

##### **d. Finance and Accounting**

The Controller is the city's chief financial officer and is responsible for the financial analysis, budget development and management of the City. The Finance and Accounting Department is also responsible for the accounts payable, cash management, payroll, and conducting the city auction.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

**F. City Clerk's Office**

The City Clerk's Office keeps the city seal, prepares agendas, takes minutes, and keeps all the records for the Common Council, all Council committees, the Board of Public Works and Safety, and various other boards and commissions.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

**G. Street Department**

The mission of the Street Department is to provide the residents of Noblesville with services that improve their quality of life. Through the central location and two satellite salt facilities, the city is able to maintain more than 500 lane miles of city streets. The services provided by the department include but are not limited to: asphalt and concrete repair, road maintenance, snow removal, traffic signal and street light maintenance, street sweeping, maintenance of city parking lots, and brush and leaf collection.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel. The development of new roads within the annexation area is expected to be less than one (1) road mile.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

**H. Geographic Information Systems (GIS)**

The city's GIS Department is responsible for the mapping, data collection and maintenance, and online infrastructure upkeep for the city. GIS provides citizens with property information, trails, service routes, and many other information boundaries within the city.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

## Other Services

### A. Wastewater Services

The Noblesville Utilities Department provides

The installation and extension of wastewater service for any proposed development in the annexation area will be provided in accordance with the city's Utility policies. The city provides access to wastewater collection, treatment and disposal service.

### B. Trash Services

The City of Noblesville has contracted with Republic Waste Services to provide residential trash and recycling services to the residents of the city at a fixed cost. The current contract with Republic Waste Services began in 2020 and has been extended through 2028. The city is absorbing bill processing and service request screen costs to reduce the overall cost to its citizens.

Property tax revenues are not a part of the Utility Department's budget. In addition to monthly service charges, the Department has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending wastewater lines within the Department's service area is done in accordance with city policies. The Utility Department is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

The Noblesville Common Council unanimously voted to amend the city's wastewater fee ordinance to set an increase in residential rates for the next four (4) years, from 2024-2028. The new rate is based on recommendations from a rate study analysis performed by Baker Tilly, the Noblesville Utilities financial advisor.

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## Financial Summary

The annexation area has been researched and analyzed in accordance with the terms of Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City of Noblesville is that which is received from property taxes and Local Income Tax (LIT). The existing net assessed valuation of all real property and its improvements within the annexation area is \$41,400. Improvements in the annexation area that are projected to be completed during the five (5) year period following the annexation include less than 1.00 miles of road.

The city also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, Motor Vehicle Highway Road Miles Tax, and Local Road and Street Road Miles Tax, which are based on population. The proposed development for the annexation area does not include any residential development, and as a result, the city does not expect to receive any additional revenue from the above mentioned sources.

The property within the annexation area will be entered into public record and assessed for taxation as an incorporated area. Revenue received by the city from property assessed on or before January 1, 2025, will not be realized until May and November of 2026. The delay in the collection of property taxes will cause the city to experience the cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the city is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the annexation area.

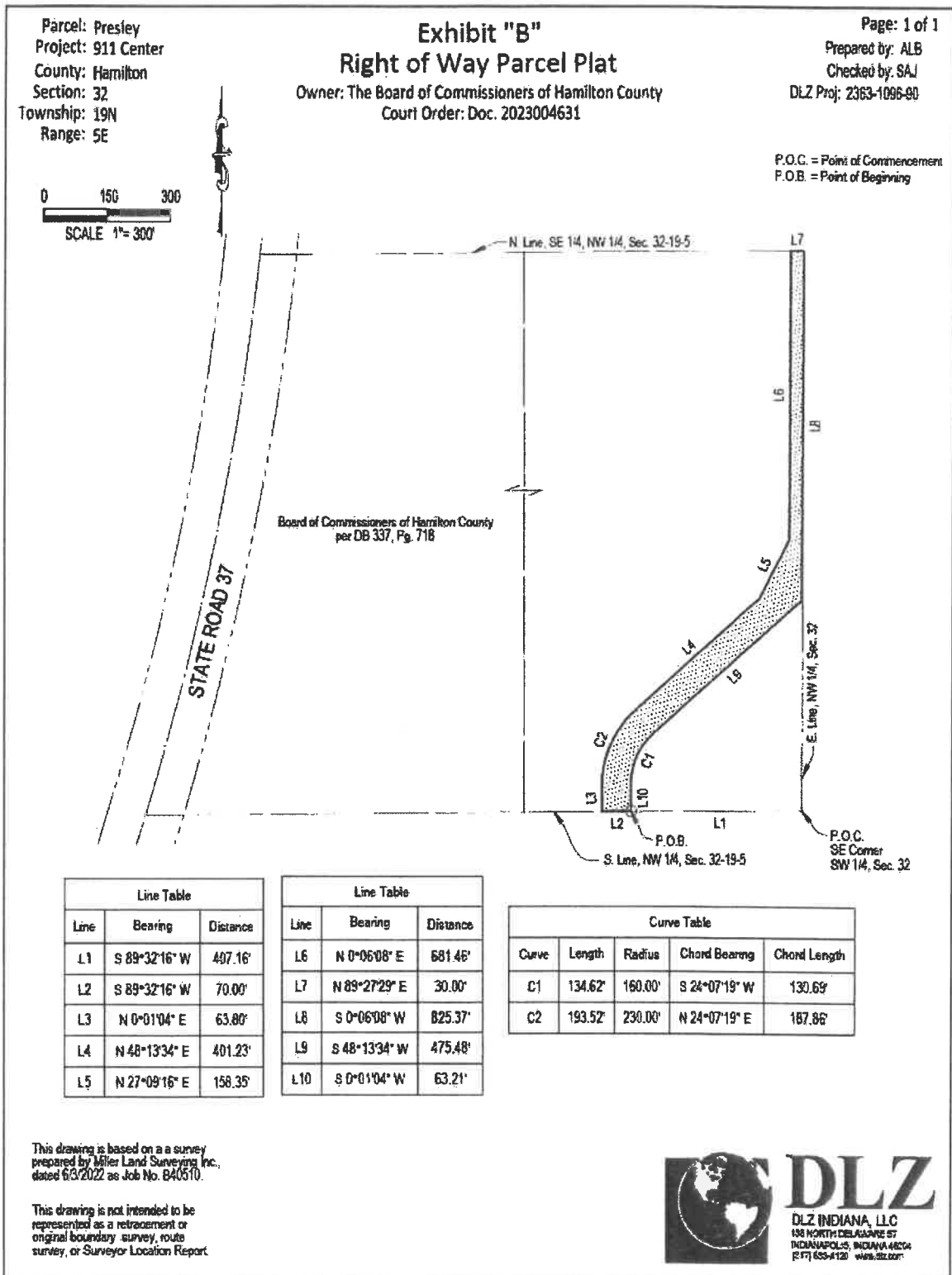
When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the city as a part of the development approval process. It is the city's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing city residents as a result of growth. Therefore, the city will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

Currently the annexation area is zoned for commercial or industrial use, and is owned by a political subdivision of the State of Indiana, and is exempt from property taxation under I.C. § 6-1.1-10-4.

A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

# Exhibit 1

## Annexation Area: Graphic Depiction





**Exhibit 2**

**Annexation Area: Legal Description**

**Parcel No. 10-07-32-00-00-005.000**

**The East Half of the Southeast Quarter of the Northwest Quarter  
of Section 32, Township 19 North, Range 5 East in Hamilton County,  
Indiana Containing 20.22 Acres**

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**Exhibit 3**

TABLE 3

CITY OF NOBLESVILLE, INDIANA

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Police	\$0	\$0	\$0	\$0
Fire	0	0	0	0
Lighting	0	0	0	0
Fire Hydrants	0	0	0	0
Streets and Roads Maintenance	0	0	0	0
Parks	0	0	0	0
Admin & General Departments				
Administrative	0	0	0	0
Community Development Plannin	0	0	0	0
Building Department	0	0	0	0
Information Technology	0	0	0	0
Clerk	0	0	0	0
Mayor	0	0	0	0
City Council	0	0	0	0
Street Department	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Non-Capital Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

**Exhibit 3**

TABLE 4

CITY OF NOBLESVILLE, INDIANA

Estimated Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Street Department	\$0	\$0	\$0	\$0
Street Lighting	0	0	0	0
Wastewater	0	0	0	0
Water	0	0	0	0
Electric	0	0	0	0
Cumulative Capital	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*Assumption: No additional costs over the current budget are expected to be incurred, in this time period, in the area.*

**Exhibit 3**

TABLE 5

CITY OF NOBLESVILLE, INDIANA

Fiscal Plan Summary

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Revenue	\$0	\$0	\$0	\$0
Non-Capital Costs	0	0	0	0
Capital Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*Four years is considered a standard planning period for annexation analysis.*

<b>Exhibit 4</b>
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TABLE 1

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-00-005.000

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change

	Noblesville Taxing District	Noblesville Twp. Taxing District
<u>Homestead Portion</u>		
Net Assessed Value	\$0	\$0
Pay 2024 Tax Rate (not including referendum)	2.7021	1.8361
Circuit Breaker Credit (1% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	0	0
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$0	\$0
Pay 2024 Tax Rate (not including referendum)	2.7021	1.8361
Circuit Breaker Credit (2% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	0	0
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$0	\$0
Pay 2024 Tax Rate (not including referendum)	2.7021	1.8361
Circuit Breaker Credit (3% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	<u>0</u>	<u>0</u>
Total Estimated Net Property Taxes Paid by Owner	0	0
Plus School Referendum (Total Tax Rate of 0.4662)	0	0
Total Estimated Net Property Taxes Paid by Owner	\$0	\$0

**Exhibit 4**

TABLE 2

CITY OF NOBLESVILLE, INDIANA

Property Tax Impact & Circuit Breaker Report

Before Annexation

	<u>Pay 2024 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credits</u>	<u>Estimated Net Property Tax</u>
Hamilton County	0.2737	14.91%	\$0.00	\$0	\$0.00
Noblesville Township	0.2379	12.96%	\$0.00	\$0	\$0.00
Hamilton East Public Library	0.0495	2.70%	\$0.00	\$0	\$0.00
Noblesville School Corp.	1.2725	69.30%	\$0.00	\$0	\$0.00
Solid Waste District	<u>0.0025</u>	0.14%	<u>\$0.00</u>	<u>\$0</u>	<u>\$0.00</u>
<b>Total</b>	<u>1.8361</u>		<u>\$0.00</u>	<u>\$0</u>	<u>\$0.00</u>

After Annexation

	<u>Pay 2024 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credits</u>	<u>Estimated Net Property Tax</u>
Hamilton County	0.2737	10.13%	\$0	\$0	\$0
Noblesville Township	0.0039	0.14%	\$0	\$0	\$0
Hamilton East Public Library	0.0495	1.83%	\$0	\$0	\$0
Noblesville School Corp.	1.2725	47.09%	\$0	\$0	\$0
Solid Waste District	0.0025	0.09%	\$0	\$0	\$0
City of Noblesville	<u>1.1000</u>	40.71%	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Total</b>	<u>2.7021</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*There are expected to be no changes to circuit breaker credits as a result of the annexation.*

<b>Exhibit 4</b>
------------------

TABLE 3

CITY OF NOBLESVILLE, INDIANA

Estimated Allocation of Annual Property Tax

Before Annexation

	Estimated Year 1 <u>Tax Rate</u>	Estimated Year 2 <u>Tax Rate</u>	Estimated Year 3 <u>Tax Rate</u>	Estimated Year 4 <u>Tax Rate</u>
Hamilton County	0.2737	0.2737	0.2737	0.2737
Noblesville Township	0.2379	0.2379	0.2379	0.2379
Hamilton East Public Library	0.0495	0.0495	0.0495	0.0495
Noblesville School Corp.	1.2725	1.2725	1.2725	1.2725
Solid Waste District	<u>0.0025</u>	<u>0.0025</u>	<u>0.0025</u>	<u>0.0025</u>
<b>Total</b>	<u><u>1.8361</u></u>	<u><u>1.8361</u></u>	<u><u>1.8361</u></u>	<u><u>1.8361</u></u>

After Annexation

	Estimated Year 1 <u>Tax Rate</u>	Estimated Year 2 <u>Tax Rate</u>	Estimated Year 3 <u>Tax Rate</u>	Estimated Year 4 <u>Tax Rate</u>
Hamilton County	0.2737	0.2737	0.2737	0.2737
Noblesville Township	0.0039	0.0039	0.0039	0.0039
Hamilton East Public Library	0.0495	0.0495	0.0495	0.0495
Noblesville School Corp.	1.2725	1.2725	1.2725	1.2725
Solid Waste District	0.0025	0.0025	0.0025	0.0025
City of Noblesville	<u>1.1000</u>	<u>1.1000</u>	<u>1.1000</u>	<u>1.1000</u>
<b>Total</b>	<u><u>2.7021</u></u>	<u><u>2.7021</u></u>	<u><u>2.7021</u></u>	<u><u>2.7021</u></u>

NOTE

*The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.*

**Exhibit 5**

TABLE 1

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-00-005.000

Estimated Allocation of Annual Property Tax and Circuit Breaker Credits

<u>Parcel ID</u>	<u>Owner</u>	<u>Parcel Address</u>	2023 Payable 2024 <u>Assessed Value</u>	Remonstrance <u>Waiver</u>
10-07-32-00-00-005.000	Board of Commissions of Hamilton County	18291 Presley Drive, Noblesville, IN 46060	\$41,400	No
Total			<u>\$41,400</u>	



**Exhibit 6**

TABLE 1

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-00-005.000

Estimated Impact to Other Governmental Entities - Local Income Tax

	Actual <u>2024</u>	Estimated Year 1 <u>Annexation</u>	Estimated Year 2 <u>Annexation</u>	Estimated Year 3 <u>Annexation</u>	Estimated Year 4 <u>Annexation</u>
Hamilton County	\$65,373,170	\$65,373,170	\$65,373,170	\$65,373,170	\$65,373,170
Adams Township	\$340,086	\$340,086	\$340,086	\$340,086	\$340,086
Clay Township	\$3,853,683	\$3,853,683	\$3,853,683	\$3,853,683	\$3,853,683
Delaware Township	\$619,976	\$619,976	\$619,976	\$619,976	\$619,976
Fall Creek Township	\$861,027	\$861,027	\$861,027	\$861,027	\$861,027
Jackson Township	\$822,378	\$822,378	\$822,378	\$822,378	\$822,378
Noblesville Township	\$1,029,950	\$1,029,950	\$1,029,950	\$1,029,950	\$1,029,950
Washington Township	\$983,275	\$983,275	\$983,275	\$983,275	\$983,275
Wayne Township	\$323,998	\$323,998	\$323,998	\$323,998	\$323,998
White River Township	\$323,033	\$323,033	\$323,033	\$323,033	\$323,033
Carmel Civil City	\$54,595,344	\$54,595,344	\$54,595,344	\$54,595,344	\$54,595,344
Noblesville Civil City	\$30,777,759	\$30,777,759	\$30,777,759	\$30,777,759	\$30,777,759
Arcadia Civil Town	\$737,004	\$737,004	\$737,004	\$737,004	\$737,004
Atlanta Civil Town	\$139,508	\$139,508	\$139,508	\$139,508	\$139,508
Cicero Civil Town	\$1,614,433	\$1,614,433	\$1,614,433	\$1,614,433	\$1,614,433
Fishers Civil City	\$37,197,820	\$37,197,820	\$37,197,820	\$37,197,820	\$37,197,820
Sheridan Civil Town	\$1,204,787	\$1,204,787	\$1,204,787	\$1,204,787	\$1,204,787
Westfield Civil City	\$22,739,113	\$22,739,113	\$22,739,113	\$22,739,113	\$22,739,113
Hamilton North Public Library	\$214,832	\$214,832	\$214,832	\$214,832	\$214,832
Carmel-Clay Public Library	\$3,983,053	\$3,983,053	\$3,983,053	\$3,983,053	\$3,983,053
Hamilton East Public Library	\$4,722,083	\$4,722,083	\$4,722,083	\$4,722,083	\$4,722,083
Sheridan Public Library	\$227,484	\$227,484	\$227,484	\$227,484	\$227,484
Westfield Public Library	\$818,438	\$818,438	\$818,438	\$818,438	\$818,438
Hamilton Co. Solid Waste Mgmt. Dist.	\$683,713	\$683,713	\$683,713	\$683,713	\$683,713
Hamilton Co. Airport Auth.	\$112,523	\$112,523	\$112,523	\$112,523	\$112,523

*There are expected to be no changes in local income tax allocations as a result of the annexation.*

**Exhibit 6**

TABLE 2

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-005.000

Estimated Impact to Other Governmental Entities - Circuit Breaker Credits

	Actual <u>2024</u>	Estimated Year 1 <u>Annexation</u>	Estimated Year 2 <u>Annexation</u>	Estimated Year 3 <u>Annexation</u>	Estimated Year 4 <u>Annexation</u>
Hamilton County	\$5,855,212	\$5,855,212	\$5,855,212	\$5,855,212	\$5,855,212
Adams Township	\$8,402	\$8,402	\$8,402	\$8,402	\$8,402
Clay Township	\$370,830	\$370,830	\$370,830	\$370,830	\$370,830
Delaware Township	\$10,023	\$10,023	\$10,023	\$10,023	\$10,023
Fall Creek Township	\$15,292	\$15,292	\$15,292	\$15,292	\$15,292
Jackson Township	\$6,269	\$6,269	\$6,269	\$6,269	\$6,269
Noblesville Township	\$2,963	\$2,963	\$2,963	\$2,963	\$2,963
Washington Township	\$37,955	\$37,955	\$37,955	\$37,955	\$37,955
Wayne Township	\$24,040	\$24,040	\$24,040	\$24,040	\$24,040
White River Township	\$1,937	\$1,937	\$1,937	\$1,937	\$1,937
Carmel Civil City	\$4,141,958	\$4,141,958	\$4,141,958	\$4,141,958	\$4,141,958
Noblesville Civil City	\$7,143,812	\$7,143,812	\$7,143,812	\$7,143,812	\$7,143,812
Arcadia Civil Town	\$53,304	\$53,304	\$53,304	\$53,304	\$53,304
Atlanta Civil Town	\$5,377	\$5,377	\$5,377	\$5,377	\$5,377
Cicero Civil Town	\$104,917	\$104,917	\$104,917	\$104,917	\$104,917
Fishers Civil City	\$3,262,250	\$3,262,250	\$3,262,250	\$3,262,250	\$3,262,250
Sheridan Civil Town	\$277,324	\$277,324	\$277,324	\$277,324	\$277,324
Westfield Civil City	\$3,347,996	\$3,347,996	\$3,347,996	\$3,347,996	\$3,347,996
Hamilton Southeastern School Corp.	\$282,557	\$282,557	\$282,557	\$282,557	\$282,557
Hamilton Heights School Corp.	\$4,698,988	\$4,698,988	\$4,698,988	\$4,698,988	\$4,698,988
Westfield-Washington School Corp.	\$4,457,533	\$4,457,533	\$4,457,533	\$4,457,533	\$4,457,533
Sheridan Community Schools	\$242,980	\$242,980	\$242,980	\$242,980	\$242,980
Carmel-Clay School Corp.	\$3,267,099	\$3,267,099	\$3,267,099	\$3,267,099	\$3,267,099
Noblesville School Corp.	\$4,415,241	\$4,415,241	\$4,415,241	\$4,415,241	\$4,415,241
Hamilton North Public Library	\$15,894	\$15,894	\$15,894	\$15,894	\$15,894
Carmel-Clay Public Library	\$350,899	\$350,899	\$350,899	\$350,899	\$350,899
Hamilton East Public Library	\$579,820	\$579,820	\$579,820	\$579,820	\$579,820
Sheridan Public Library	\$17,842	\$17,842	\$17,842	\$17,842	\$17,842
Westfield Public Library	\$206,287	\$206,287	\$206,287	\$206,287	\$206,287
Hamilton Co. Solid Waste Mgmt. Dist.	\$55,986	\$55,986	\$55,986	\$55,986	\$55,986

*There are expected to be no changes to circuit breaker credits as a result of the annexation.*

**Fiscal Plan for the Voluntary Annexation of Real Estate  
Contiguous to the City of Noblesville, Indiana**

**Described as real estate generally located on the east side of State Road 37,  
north of State Road 38, south of E. 186<sup>th</sup> Street, and west of Promise Road.**

## Introduction

The Indiana Statute (IC § 36-4-3-13(d)) describes the requirements for a written fiscal plan provided herein and, in the exhibits, attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 2**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard to the scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city's corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rate, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 2** and **Exhibit 4**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 2** and **Exhibit 4**).
8. Estimated impact on taxpayers in those political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 4**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 3**).

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## Parcel Analysis

**A. Description**

The annexation area is located north of the 18100 block of Presley Drive, which is located on the east side of State Road 37 and encompasses an area of approximately 23 acres.

**B. Population and Structures**

The annexation area contains no structures or residents.

**C. Zoning**

The annexation area is currently zoned in a commercial/industrial district.

**D. Property Tax Assessment**

The 2023 pay 2024 total gross assessed valuation of all real property and its improvements located within the annexation area is \$957,100.

**E. Municipal Property Tax Rate**

The existing 2023 pay 2024 property tax rate assessed to all real property and its improvements within the annexation area is \$1.8361 per \$100 of assessed valuation. This is the total Noblesville Township tax rate assessed to all real property and its improvements, subject to any property tax “cap” which may apply.

**F. Proposed Build-Out**

The build-out of the annexation area is planned to include development pursuant to the Hamilton County Public Safety Center.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 1**, Table 1 and Table 2.

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## **Municipal Services**

The city currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the city. The departments include: Police, Fire, Engineering, Planning and Development, Administration, City Clerk's Office, Street Department, and the City's GIS Department.

Each of the municipal service sectors is analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Engineering, Planning and Development, Administration, City Clerk's Office, Street, and the City's GIS Departments were identified as being affected by the annexation of the new territory.

The cost estimates of planned services to be furnished to the annexation area have been computed based on the 2024 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet the requirements of I.C. § 36-4-3. Each capital service was assessed and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the annexation area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the annexation area, in a manner equivalent in standard and scope to the services being provided within the city's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

### **A. Police Department**

The uniformed officers of the Noblesville Police Department provide the citizens of the city with public safety and emergency response services throughout the corporate limits of the city. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits, and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer include a patrol vehicle and related equipment. These costs have not been factored together

to arrive at necessary service level increases for various areas under consideration for annexation.

The city will provide police service to the annexation area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with existing personnel.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4.

## **B. Fire Department**

The Noblesville Fire Department (NFD) consists of one hundred forty (140) career firefighters that operate out of seven (7) fire stations within the city. The NFD provides fire suppression services along with emergency medical services, both advance life support (ALS) and basic life support (BLS) to the city and Noblesville Township. The NFD maintains a hazardous materials team, dive team, and a tactical rescue team.

Annexation of additional territory does not automatically lead to the need for additional personnel for fixed facilities. The department conducts an annual analysis of performance which is what drives the request for additional personnel and fixed facility investments.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4

## **C. Engineering Department**

The city's Engineering Department manages the installation of all public works infrastructure for new residential, commercial, and industrial developments. The Department of Engineering has the responsibility of observing all new public infrastructure to ensure proper construction.

Provision of planned service of a non-capital nature within one year: Engineering services can be provided for the annexation area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4.

#### **D. Planning and Development**

The Department of Planning and Development is responsible for administering the policies, programs, and regulations that manage the development of the Noblesville Community. The department is tasked with ensuring the sound management of Noblesville's growth, the protection of its quality of life, and its economic vitality through a variety of comprehensive planning measures.

##### **a. Building and Inspections**

The city's building and inspection division is responsible for all plan reviews, inspections, and enforcement of the building code of all Class I and Class II structures in accordance with Indiana Administrative Code 675. The building division seeks to serve the citizens of Noblesville by providing accurate, appropriate guidance and consultation through the plan review and inspection processes.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4.

#### **E. Administration**

##### **a. Mayor**

As the chief executive, the mayor has the duty to oversee the city government's various departments. The Mayor also has the power to either approve or veto bills passed by the City Council, the legislative branch.

##### **b. City Council**

The City Council is the legislative branch of our local government. In addition to adopting budgets, levying taxes, and authorizing financial appropriations to fund city operations, the council is responsible for enacting, repealing, and amending local laws.

##### **c. Human Resources**

The city's Human Resource Department is responsible for coordinating the development and administration of personnel policies and procedures, such as ensuring compliance with local, state, and federal employment regulations. The department also maintains city personnel records and is the administrator for the city's health plans and voluntary retirement plan.

##### **d. Finance and Accounting**

The Controller is the city's chief financial officer and is responsible for the financial analysis, budget development and management of the city. The Finance and Accounting Department is also responsible for the accounts payable, cash management, payroll, and conducting the city auction.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.



Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4.

#### **F. City Clerk's Office**

The City Clerk's Office keeps the city seal, prepares agendas, takes minutes, and keeps all the records for the Common Council, all Council committees, the Board of Public Works and Safety, and various other boards and commissions.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4.

#### **G. Street Department**

The mission of the Street Department is to provide the residents of Noblesville with services that improve their quality of life. Through the central location and two satellite salt facilities, the city is able to maintain more than 500 lane miles of city streets. The services provided by the department include but are not limited to: asphalt and concrete repair, road maintenance, snow removal, traffic signal and street light maintenance, street sweeping, maintenance of city parking lots, and brush and leaf collection.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel. The development of new roads within the annexation area is expected to be less than one (1) road mile.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4.

#### **H. Geographic Information Systems (GIS)**

The City's GIS Department is responsible for the mapping, data collection and maintenance, and online infrastructure upkeep for the city. GIS provides citizens with property information, trails, service routes, and many other information boundaries within the city.

Provision of planned service of a non-capital nature within one year: The services can be provided for the annexation area with exiting personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 1**, Table 3 and Table 4.

## Other Services

### A. Wastewater Services

The Noblesville Utilities Department provides

The installation and extension of wastewater service for any proposed development in the annexation area will be provided in accordance with the city's Utility policies. The city provides access to wastewater collection, treatment and disposal service.

### B. Trash Services

The City of Noblesville has contracted with Republic Waste Services to provide residential trash and recycling services to the residents of the city at a fixed cost. The current contract with Republic Waste Services began in 2020 and has been extended through 2028. The city is absorbing bill processing and service request screen costs to reduce the overall cost to its citizens.

Property tax revenues are not a part of the Utility Department's budget. In addition to monthly service charges, the Department has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending wastewater lines within the Department's service area is done in accordance with city policies. The Utility Department is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

The Noblesville Common Council unanimously voted to amend the city's wastewater fee ordinance to set an increase in residential rates for the next four (4) years, from 2024-2028. The new rate is based on recommendations from a rate study analysis performed by Baker Tilly, the Noblesville Utilities financial advisor.

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## Financial Summary

The annexation area has been researched and analyzed in accordance with the terms of Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City of Noblesville is that which is received from property taxes and Local Income Tax (LIT). The existing net assessed valuation of all real property and its improvements within the annexation area is \$957,100. Improvements in the annexation area that are projected to be completed during the five (5) year period following the annexation include less than 1.00 miles of road.

The city also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, Motor Vehicle Highway Road Miles Tax, and Local Road and Street Road Miles Tax, which are based on population. The proposed development for the annexation area does not include any residential development, and as a result, the city does not expect to receive any additional revenue from the above mentioned sources.

The property within the annexation area will be entered into public record and assessed for taxation as an incorporated area. Revenue received by the city from property assessed on or before January 1, 2025, will not be realized until May and November of 2026. The delay in the collection of property taxes will cause the city to experience the cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the city is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the annexation area.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the city as a part of the development approval process. It is the city's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing city residents as a result of growth. Therefore, the city will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

Currently the annexation area is zoned for commercial or industrial use and is owned by a political subdivision of the State of Indiana and is exempt from property taxation under I.C. § 6-1.1-10-4.

A summary of the estimated fiscal impact is set forth in **Exhibit 1**, Table 5.

**Exhibit 1**

TABLE 1

CITY OF NOBLESVILLE, INDIANA  
Parcel # 10-07-32-00-00-004.000

Computation of Estimated Property Taxes

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$957,100	\$957,100	\$0	1.1000	\$0
2nd	\$957,100	\$957,100	\$0	1.1000	\$0
3rd	\$957,100	\$957,100	\$0	1.1000	\$0
4th	\$957,100	\$957,100	\$0	1.1000	\$0
5th	\$957,100	\$957,100	\$0	1.1000	\$0

NOTE 1: Assumes the final tax rate for 2024

NOTE 2: Assumes the property remains tax-exempt

**Exhibit 1**

TABLE 2

CITY OF NOBLESVILLE, INDIANA

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Net Assessed Value <sup>1</sup>	\$0	\$0	\$0	\$0
Property Tax Revenue	0	0	0	0
Income Tax (LIT)	0	0	0	0
Excise Tax (CVET)	0	0	0	0
Circuit Breaker Reduction	0	0	0	0
Motor Vehicle Highway	0	0	0	0
Local Road and Street <sup>2</sup>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Revenue	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*Note 1: Assumes the property remains tax-exempt*

*Note 2: Assumes less than 1.00 miles of roadway will be developed*

**Exhibit 1**

TABLE 3

CITY OF NOBLESVILLE, INDIANA

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Police	\$0	\$0	\$0	\$0
Fire	0	0	0	0
Lighting	0	0	0	0
Fire Hydrants	0	0	0	0
Streets and Roads Maintenance	0	0	0	0
Parks	0	0	0	0
Admin & General Departments				
Administrative	0	0	0	0
Community Development Plannin	0	0	0	0
Building Department	0	0	0	0
Information Technology	0	0	0	0
Clerk	0	0	0	0
Mayor	0	0	0	0
City Council	0	0	0	0
Street Department	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Non-Capital Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

**Exhibit 1**

TABLE 4

CITY OF NOBLESVILLE, INDIANA

Estimated Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Street Department	\$0	\$0	\$0	\$0
Street Lighting	0	0	0	0
Wastewater	0	0	0	0
Water	0	0	0	0
Electric	0	0	0	0
Cumulative Capital	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Capital Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*Assumption: No additional costs over the current budget are expected to be incurred, in this time period, in the area.*

**Exhibit 1**

TABLE 5

CITY OF NOBLESVILLE, INDIANA

Fiscal Plan Summary

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Revenue	\$0	\$0	\$0	\$0
Non-Capital Costs	0	0	0	0
Capital Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*Four years is considered a standard planning period for annexation analysis.*



<b>Exhibit 2</b>
------------------

TABLE 1

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-00-004.000

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change

	Noblesville Taxing District	Noblesville Twp. Taxing District
<u>Homestead Portion</u>		
Net Assessed Value	\$0	\$0
Pay 2024 Tax Rate (not including referendum)	2.7021	1.8361
Circuit Breaker Credit (1% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	0	0
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	\$0	\$0
Pay 2024 Tax Rate (not including referendum)	2.7021	1.8361
Circuit Breaker Credit (2% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	0	0
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$0	\$0
Pay 2024 Tax Rate (not including referendum)	2.7021	1.8361
Circuit Breaker Credit (3% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	<u>0</u>	<u>0</u>
Total Estimated Net Property Taxes Paid by Owner	0	0
Plus School Referendum (Total Tax Rate of 0.4662)	0	0
Total Estimated Net Property Taxes Paid by Owner	\$0	\$0

**Exhibit 2**

TABLE 2

CITY OF NOBLESVILLE, INDIANA

Property Tax Impact & Circuit Breaker Report

Before Annexation

	<u>Pay 2024 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credits</u>	<u>Estimated Net Property Tax</u>
Hamilton County	0.2737	14.91%	\$0.00	\$0	\$0.00
Noblesville Township	0.2379	12.96%	\$0.00	\$0	\$0.00
Hamilton East Public Library	0.0495	2.70%	\$0.00	\$0	\$0.00
Noblesville School Corp.	1.2725	69.30%	\$0.00	\$0	\$0.00
Solid Waste District	<u>0.0025</u>	0.14%	<u>\$0.00</u>	<u>\$0</u>	<u>\$0.00</u>
Total	<u>1.8361</u>		<u>\$0.00</u>	<u>\$0</u>	<u>\$0.00</u>

After Annexation

	<u>Pay 2024 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credits</u>	<u>Estimated Net Property Tax</u>
Hamilton County	0.2737	10.13%	\$0	\$0	\$0
Noblesville Township	0.0039	0.14%	\$0	\$0	\$0
Hamilton East Public Library	0.0495	1.83%	\$0	\$0	\$0
Noblesville School Corp.	1.2725	47.09%	\$0	\$0	\$0
Solid Waste District	0.0025	0.09%	\$0	\$0	\$0
City of Noblesville	<u>1.1000</u>	40.71%	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total	<u>2.7021</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*There are expected to be no changes to circuit breaker credits as a result of the annexation.*

<b>Exhibit 2</b>
------------------

TABLE 3

CITY OF NOBLESVILLE, INDIANA

Estimated Allocation of Annual Property Tax

Before Annexation

	Estimated Year 1 <u>Tax Rate</u>	Estimated Year 2 <u>Tax Rate</u>	Estimated Year 3 <u>Tax Rate</u>	Estimated Year 4 <u>Tax Rate</u>
Hamilton County	0.2737	0.2737	0.2737	0.2737
Noblesville Township	0.2379	0.2379	0.2379	0.2379
Hamilton East Public Library	0.0495	0.0495	0.0495	0.0495
Noblesville School Corp.	1.2725	1.2725	1.2725	1.2725
Solid Waste District	<u>0.0025</u>	<u>0.0025</u>	<u>0.0025</u>	<u>0.0025</u>
<b>Total</b>	<u><u>1.8361</u></u>	<u><u>1.8361</u></u>	<u><u>1.8361</u></u>	<u><u>1.8361</u></u>

After Annexation

	Estimated Year 1 <u>Tax Rate</u>	Estimated Year 2 <u>Tax Rate</u>	Estimated Year 3 <u>Tax Rate</u>	Estimated Year 4 <u>Tax Rate</u>
Hamilton County	0.2737	0.2737	0.2737	0.2737
Noblesville Township	0.0039	0.0039	0.0039	0.0039
Hamilton East Public Library	0.0495	0.0495	0.0495	0.0495
Noblesville School Corp.	1.2725	1.2725	1.2725	1.2725
Solid Waste District	0.0025	0.0025	0.0025	0.0025
City of Noblesville	<u>1.1000</u>	<u>1.1000</u>	<u>1.1000</u>	<u>1.1000</u>
<b>Total</b>	<u><u>2.7021</u></u>	<u><u>2.7021</u></u>	<u><u>2.7021</u></u>	<u><u>2.7021</u></u>

NOTE

*The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.*

**Exhibit 3**

TABLE 1

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-00-004.000

Estimated Allocation of Annual Property Tax and Circuit Breaker Credits

<u>Parcel ID</u>	<u>Owner</u>	<u>Parcel Address</u>	2023 Payable 2024 <u>Assessed Value</u>	Remonstrance <u>Waiver</u>
10-07-32-00-00-004.000	Board of Commissions of Hamilton County	0 State Road 37, Noblesville, IN 46060	\$957,100	No
Total			<u>\$957,100</u>	

**Exhibit 4**

TABLE 1

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-00-004.000

Estimated Impact to Other Governmental Entities - Local Income Tax

	Actual <u>2024</u>	Estimated Year 1 <u>Annexation</u>	Estimated Year 2 <u>Annexation</u>	Estimated Year 3 <u>Annexation</u>	Estimated Year 4 <u>Annexation</u>
Hamilton County	\$65,373,170	\$65,373,170	\$65,373,170	\$65,373,170	\$65,373,170
Adams Township	\$340,086	\$340,086	\$340,086	\$340,086	\$340,086
Clay Township	\$3,853,683	\$3,853,683	\$3,853,683	\$3,853,683	\$3,853,683
Delaware Township	\$619,976	\$619,976	\$619,976	\$619,976	\$619,976
Fall Creek Township	\$861,027	\$861,027	\$861,027	\$861,027	\$861,027
Jackson Township	\$822,378	\$822,378	\$822,378	\$822,378	\$822,378
Noblesville Township	\$1,029,950	\$1,029,950	\$1,029,950	\$1,029,950	\$1,029,950
Washington Township	\$983,275	\$983,275	\$983,275	\$983,275	\$983,275
Wayne Township	\$323,998	\$323,998	\$323,998	\$323,998	\$323,998
White River Township	\$323,033	\$323,033	\$323,033	\$323,033	\$323,033
Carmel Civil City	\$54,595,344	\$54,595,344	\$54,595,344	\$54,595,344	\$54,595,344
Noblesville Civil City	\$30,777,759	\$30,777,759	\$30,777,759	\$30,777,759	\$30,777,759
Arcadia Civil Town	\$737,004	\$737,004	\$737,004	\$737,004	\$737,004
Atlanta Civil Town	\$139,508	\$139,508	\$139,508	\$139,508	\$139,508
Cicero Civil Town	\$1,614,433	\$1,614,433	\$1,614,433	\$1,614,433	\$1,614,433
Fishers Civil City	\$37,197,820	\$37,197,820	\$37,197,820	\$37,197,820	\$37,197,820
Sheridan Civil Town	\$1,204,787	\$1,204,787	\$1,204,787	\$1,204,787	\$1,204,787
Westfield Civil City	\$22,739,113	\$22,739,113	\$22,739,113	\$22,739,113	\$22,739,113
Hamilton North Public Library	\$214,832	\$214,832	\$214,832	\$214,832	\$214,832
Carmel-Clay Public Library	\$3,983,053	\$3,983,053	\$3,983,053	\$3,983,053	\$3,983,053
Hamilton East Public Library	\$4,722,083	\$4,722,083	\$4,722,083	\$4,722,083	\$4,722,083
Sheridan Public Library	\$227,484	\$227,484	\$227,484	\$227,484	\$227,484
Westfield Public Library	\$818,438	\$818,438	\$818,438	\$818,438	\$818,438
Hamilton Co. Solid Waste Mgmt. Dist.	\$683,713	\$683,713	\$683,713	\$683,713	\$683,713
Hamilton Co. Airport Auth.	\$112,523	\$112,523	\$112,523	\$112,523	\$112,523

*There are expected to be no changes in local income tax allocations as a result of the annexation.*

**Exhibit 4**

TABLE 2

CITY OF NOBLESVILLE, INDIANA

Parcel # 10-07-32-00-00-004.000

Estimated Impact to Other Governmental Entities - Circuit Breaker Credits

	Actual <u>2024</u>	Estimated Year 1 <u>Annexation</u>	Estimated Year 2 <u>Annexation</u>	Estimated Year 3 <u>Annexation</u>	Estimated Year 4 <u>Annexation</u>
Hamilton County	\$5,855,212	\$5,855,212	\$5,855,212	\$5,855,212	\$5,855,212
Adams Township	\$8,402	\$8,402	\$8,402	\$8,402	\$8,402
Clay Township	\$370,830	\$370,830	\$370,830	\$370,830	\$370,830
Delaware Township	\$10,023	\$10,023	\$10,023	\$10,023	\$10,023
Fall Creek Township	\$15,292	\$15,292	\$15,292	\$15,292	\$15,292
Jackson Township	\$6,269	\$6,269	\$6,269	\$6,269	\$6,269
Noblesville Township	\$2,963	\$2,963	\$2,963	\$2,963	\$2,963
Washington Township	\$37,955	\$37,955	\$37,955	\$37,955	\$37,955
Wayne Township	\$24,040	\$24,040	\$24,040	\$24,040	\$24,040
White River Township	\$1,937	\$1,937	\$1,937	\$1,937	\$1,937
Carmel Civil City	\$4,141,958	\$4,141,958	\$4,141,958	\$4,141,958	\$4,141,958
Noblesville Civil City	\$7,143,812	\$7,143,812	\$7,143,812	\$7,143,812	\$7,143,812
Arcadia Civil Town	\$53,304	\$53,304	\$53,304	\$53,304	\$53,304
Atlanta Civil Town	\$5,377	\$5,377	\$5,377	\$5,377	\$5,377
Cicero Civil Town	\$104,917	\$104,917	\$104,917	\$104,917	\$104,917
Fishers Civil City	\$3,262,250	\$3,262,250	\$3,262,250	\$3,262,250	\$3,262,250
Sheridan Civil Town	\$277,324	\$277,324	\$277,324	\$277,324	\$277,324
Westfield Civil City	\$3,347,996	\$3,347,996	\$3,347,996	\$3,347,996	\$3,347,996
Hamilton Southeastern School Corp.	\$282,557	\$282,557	\$282,557	\$282,557	\$282,557
Hamilton Heights School Corp.	\$4,698,988	\$4,698,988	\$4,698,988	\$4,698,988	\$4,698,988
Westfield-Washington School Corp.	\$4,457,533	\$4,457,533	\$4,457,533	\$4,457,533	\$4,457,533
Sheridan Community Schools	\$242,980	\$242,980	\$242,980	\$242,980	\$242,980
Carmel-Clay School Corp.	\$3,267,099	\$3,267,099	\$3,267,099	\$3,267,099	\$3,267,099
Noblesville School Corp.	\$4,415,241	\$4,415,241	\$4,415,241	\$4,415,241	\$4,415,241
Hamilton North Public Library	\$15,894	\$15,894	\$15,894	\$15,894	\$15,894
Carmel-Clay Public Library	\$350,899	\$350,899	\$350,899	\$350,899	\$350,899
Hamilton East Public Library	\$579,820	\$579,820	\$579,820	\$579,820	\$579,820
Sheridan Public Library	\$17,842	\$17,842	\$17,842	\$17,842	\$17,842
Westfield Public Library	\$206,287	\$206,287	\$206,287	\$206,287	\$206,287
Hamilton Co. Solid Waste Mgmt. Dist.	\$55,986	\$55,986	\$55,986	\$55,986	\$55,986

*There are expected to be no changes to circuit breaker credits as a result of the annexation.*

**Exhibit 3**

TABLE 1

CITY OF NOBLESVILLE, INDIANA  
Parcel # 10-07-32-00-00-005.000

Computation of Estimated Property Taxes

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$41,400	\$41,400	\$0	1.1000	\$0
2nd	\$41,400	\$41,400	\$0	1.1000	\$0
3rd	\$41,400	\$41,400	\$0	1.1000	\$0
4th	\$41,400	\$41,400	\$0	1.1000	\$0
5th	\$41,400	\$41,400	\$0	1.1000	\$0

NOTE 1: Assumes the final tax rate for 2024

NOTE 2: Assumes the property remains tax-exempt

**Exhibit 3**

TABLE 2

CITY OF NOBLESVILLE, INDIANA

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Net Assessed Value <sup>1</sup>	\$0	\$0	\$0	\$0
Property Tax Revenue	0	0	0	0
Income Tax (LIT)	0	0	0	0
Excise Tax (CVET)	0	0	0	0
Circuit Breaker Reduction	0	0	0	0
Motor Vehicle Highway	0	0	0	0
Local Road and Street <sup>2</sup>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Revenue	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

*Note 1: Assumes the property remains tax-exempt*

*Note 2: Assumes less than 1.00 miles of roadway will be developed*