

RESOLUTION 2020-05

**A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF LEBANON, INDIANA, ESTABLISHING A FISCAL PLAN FOR THE
ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF LEBANON, BOONE
COUNTY, INDIANA**

WHEREAS, the Common Council of the City of Lebanon, Indiana is considering the annexation of certain territory to the City of Lebanon, Indiana; and

WHEREAS, the area to be annexed is legally described in **Exhibit A** and depicted in **Exhibit B**; and

WHEREAS, pursuant to Indiana Code § 36-4-3-3.1(d), the Common Council of the City of Lebanon, Indiana is required to adopt a written fiscal plan prior to the passage of Annexation Ordinance 2020-07; and

WHEREAS, the required fiscal plan, included as **Exhibit C** (the “Fiscal Plan”) and attached hereto and made a part hereof, has been prepared and presented to the Common Council of the City of Lebanon, Indiana for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED AND ADOPTED by the Common Council of the City of Lebanon, Indiana meeting in regular session that the Fiscal Plan is hereby approved and approved for the area sought to be annexed.

[Remainder of this page intentionally left blank.]

PASSED AND ADOPTED THIS _____ day of _____, 2020.

LEBANON COMMON COUNCIL

Voting For

Voting Against

Abstain

Keith Campbell

Keith Campbell

Keith Campbell

John Copeland

John Copeland

John Copeland

Morris Jones

Morris Jones

Morris Jones

Mike Kincaid

Mike Kincaid

Mike Kincaid

Sierra Messenger

Sierra Messenger

Sierra Messenger

Dick Robertson

Dick Robertson

Dick Robertson

Brent Wheat

Brent Wheat

Brent Wheat

ATTEST:

Tonya Thayer, Clerk-Treasurer

I hereby certify that Resolution 2020-05 was delivered to the Mayor of Lebanon on the ____ day of _____, 2020, at ____:____ __m.

Tonya Thayer, Clerk-Treasurer

I hereby APPROVE RESOLUTION 2020-05 this ____ day of _____, 2020, at ____:____ __m.

I hereby VETO RESOLUTION 2020-05 this ____ day of _____, 2020, at ____:____ __m.

Matthew T. Gentry, Mayor

Matthew T. Gentry, Mayor

ATTEST:

Tonya Thayer, Clerk-Treasurer

ANNEXATION LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 31, Township 19, Range 1 East of the Second Principal Meridian, Boone County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of said Northeast Quarter; thence South 00 degrees 17 minutes 38 seconds West (the basis of bearings is the Indiana Geospatial Coordinate System, Boone Zone) 1,944.85 feet along the east line of said Northeast Quarter to a "Hause" rebar at the centerline of East Washington Street; thence North 89 degrees 25 minutes 58 seconds West 544.22 feet along said centerline to the southeast corner of the parcel conveyed to Artman in Instrument Number 201500005156, on file in the Office of said Recorder, being the POINT OF BEGINNING; thence continue North 89 degrees 25 minutes 58 seconds West 794.70 feet along the south line of said Artman parcel to the southeast corner of the parcel described in Ordinance No. 12-70, the following eight (8) courses are along the east line thereof; 1)thence North 00 degrees 32 minutes 46 seconds East 1,075.40 feet; 2)thence North 13 degrees 47 minutes 14 seconds West 137.57 feet; 3)thence North 33 degrees 27 minutes 14 seconds West 105.00 feet; 4)thence North 47 degrees 27 minutes 14 seconds West 205.00 feet; 5)thence North 53 degrees 09 minutes 14 seconds West 195.00 feet; 6)thence North 63 degrees 09 minutes 58 seconds West 145.00 feet; 7)thence North 42 degrees 27 minutes 14 seconds West 70.00 feet; 8)thence North 00 degrees 32 minutes 46 seconds East 130.00 feet a corner of said Artman parcel, the remaining courses in this description are along the west, north and east lines thereof; thence North 89 degrees 27 minutes 14 seconds West 42.50 feet; thence North 00 degrees 32 minutes 50 seconds East 140.91 feet; thence South 89 degrees 42 minutes 53 seconds East 455.27 feet; thence South 54 degrees 14 minutes 34 seconds East 215.41 feet; thence South 00 degrees 05 minutes 17 seconds West 205.01 feet; thence South 89 degrees 42 minutes 35 seconds East 786.31 feet; thence South 23 degrees 06 minutes 12 seconds East 111.74 feet; thence South 00 degrees 00 minutes 00 seconds East 31.15 feet; thence South 24 degrees 58 minutes 22 seconds West 96.78 feet; thence South 43 degrees 00 minutes 14 seconds West 76.19 feet; thence South 18 degrees 33 minutes 31 seconds West 40.00 feet; thence South 11 degrees 57 minutes 15 seconds East 121.21 feet; thence South 32 degrees 27 minutes 53 seconds West 36.21 feet; thence South 59 degrees 34 minutes 53 seconds West 51.79 feet; thence South 71 degrees 30 minutes 49 seconds West 44.17 feet; thence South 41 degrees 45 minutes 22 seconds West 20.82 feet; thence South 18 degrees 04 minutes 07 seconds East 106.70 feet; thence South 02 degrees 55 minutes 37 seconds West 80.90 feet; thence South 16 degrees 42 minutes 12 seconds East 43.05 feet; thence South 44 degrees 13 minutes 39 seconds East 49.90 feet; thence South 25 degrees 03 minutes 21 seconds East 105.62 feet; thence South 04 degrees 01 minute 12 seconds East 132.53 feet; thence South 88 degrees 57 minutes 22 seconds East 12.04 feet; thence South 00 degrees 17 minutes 38 seconds West 603.73 feet to the POINT OF BEGINNING. Containing 34.766 acres, more or less.

PLOT DATE: 06/24/2020 2:40 PM
 EDIT DATE: 06/24/2020
 EDITED BY: RWINDHORST
 DRAWING FILE: P:\001\00152000_Drawing\00152000_SV_2020\06-24_EXHIBIT_A.dwg



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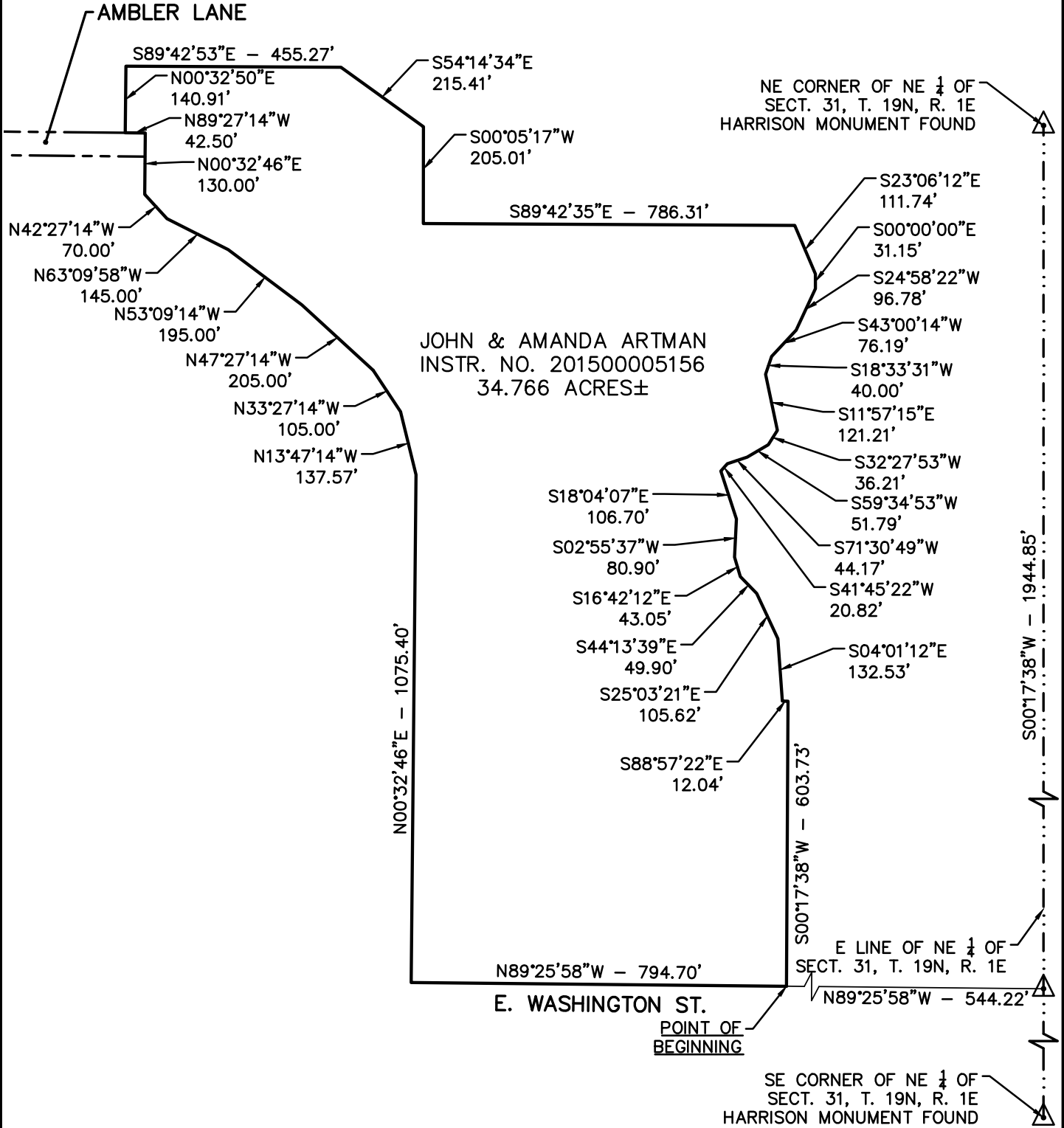
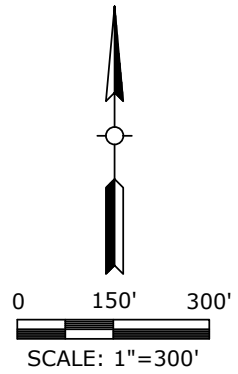
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 TEL 317.547.5580 | FAX 317.543.0270
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PARCEL EXHIBIT

Scale:	1" = 300'
Drawn By:	REW
Checked By:	MJS
Date:	06/24/2020
Job No.:	2019.01520

1 of 2

EXHIBIT B



PLOT DATE: 06/24/2020 2:40 PM
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 EDITED BY: RWINDHORST
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PARCEL EXHIBIT

Scale:	1" = 300'
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Date:	06/24/2020
Job No.:	2019.01520

EXHIBIT C

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

Artman Annexation

August 3, 2020

Prepared by:



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INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of a parcel to the north, east, west and south of the existing corporate limits on the east side of Lebanon (the "Annexation Area"). The Annexation Area is adjacent to the City of Lebanon, IN (the "City"). 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 City Council. The Indiana Code 36-4-5-13(d) states that this Fiscal Plan must include and provide:

- 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 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 in 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;

INTRODUCTION

- 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; and
- 9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:
 - (A) The name of the owner of the parcel.
 - (B) The parcel identification number.
 - (C) The most recent assessed value of the parcel.
 - (D) The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisors, Baker Tilly. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

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

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is located on the north, east, west and south sides of the existing corporate boundaries on the east side of the City. A map and legal description of the area to be annexed has been included in attached Appendix II.

The Annexation Area is approximately 36 acres. The perimeter boundary of the Annexation Area is over 25% contiguous to the existing corporate boundaries of the City.

B. Current Land Use

The Annexation Area consists of agricultural land.

C. Zoning

Existing Zoning: Agricultural (AG)

Proposed Zoning: Residential (SF2)

D. Current Population

The current population of the Annexation Area is estimated at 0, as there does not appear to be any occupied homes within the Annexation Area.

E. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$26,500. This represents the assessed value as of January 1, 2019 for taxes payable 2020.

SECTION II

NON-CAPITAL SERVICES

A. Cost of 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 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 the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

B. Police Protection

The Boone County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the City of Lebanon Police Department ("Police Department") 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 Police Department's primary purpose is the prevention of crime. The Police Department consists of 33 employees including three (3) detectives, an assistant chief and a chief. The Police Department has a bicycle patrol, crisis intervention team and two canine teams. The Police Department is also part of the Boone County special response team and water response team. The Police Department patrols the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the Police Department provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The Police Department does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and character of the Annexation Area, the City does not anticipate needing to hire additional officers as a result of the annexation. As the Annexation Area is built out it is anticipated that an increase in fuel and maintenance will be necessary in the amount of \$200, but only a portion is anticipated to occur during the 4 years following the effective date of the annexation. The Police Department's budget within the City's General Fund will fund any additional costs.

C. Fire Protection

The Annexation Area is currently served by the Center Township Fire Department. However, all non-capital services of the City of Lebanon Fire Department ("LFD") 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.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

C. Fire Protection (Cont'd)

The LFD serves the corporate City limits and provides mutual aid to surrounding communities and townships, including the Annexation Area. The LFD staffs two fire stations 24-hours per day, 365 days per year. The stations house two command vehicles, two engines, one rescue truck, one tanker truck, one support vehicle, one ladder truck, one grass rig and one ATV. The LFD provides fire and first responder/EMT (basic) medical response to citizens within the City limits. Based upon the nature of the proposed development within the Annexation Area, the City does not anticipate any additional costs.

D. Emergency Medical Services

Currently, Boone County EMS provides emergency medical services to the Annexation Area. This will not change as a result of the annexation, however; all non-capital services of the LFD 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. These services include, but are not limited to, first responder medical response.

E. Street Maintenance

All dedicated streets and county roads in the Annexation Area are currently maintained by Boone County. However; all non-capital services of the Lebanon Street Department 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 Lebanon Street Department is responsible for maintaining streets and roads, signs, storm sewers, and right-of-ways. It performs snow removal, leaf and limb collection and street paving and repairs. After development, the Annexation Area is anticipated to contain approximately an additional 0.17 miles of streets that the City will be responsible for maintaining. Currently, the City has approximately 98.5 miles of streets. The City anticipates additional operating costs for supplies and repairs and maintenance in an amount expected to grow to approximately \$300 per year as a result of the annexation, but only a portion is anticipated to occur during the 4 years following the effective date of annexation. The Local Road and Street and Motor Vehicle Highway Funds will fund any additional costs.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

F. Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The City and county have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the City. Any future development in the area will have to have their storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the developers. Nevertheless, all non-capital storm water services of the City 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.

G. Parks

There are currently seven (7) parks within City limits. Memorial Park covers over 40 acres and includes Seashore Water Park, a bandstand, lighted tennis courts, lighted basketball courts, a fitness walking course, sand volleyball courts, a lighted baseball complex, a lighted picnic shelter, ample picnic areas, a log cabin, a seasonal concession stand and playground equipment. Abner Longley Park offers over 50 acres of recreational space that includes lighted tennis courts, lighted basketball courts, playground equipment, a football field complex, a soccer field, a softball complex, a nature trail, a shelter, picnic areas and a sledding hill. Reese Park is a 10.5 acre site that is used for youth soccer. Rolling Meadow Park is less than 0.5 acre in Rolling Meadows Subdivision that was dedicated by developers. This park includes lights, playground equipment, a picnic table and grill. Roger's Park is a 4 acre undeveloped site that was donated by a developer. The Hot Pond Park is a 3.5 acre park with a one (1) acre stocked pond, a shelter and picnic tables.

It is anticipated that no additional parks will be added as a result of the annexation, therefore there will be no additional costs to the City. Nevertheless, all non-capital services of the Lebanon Parks and Recreation Department will be made available to 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 areas inside the corporate limits of the City.

H. Street Lighting

Boone County does not provide streetlights in the Annexation Area. After annexation, the Board of Public Works and Safety may approve street lighting on a case-by-case basis. If approved by the Board of Public Works and Safety, the City pays all costs for installation and maintenance of streetlights. At this time, the City does not anticipate adding any streetlights within the Annexation Area. Therefore, there will be no additional costs to the City related to street lighting.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

I. Trash Collection and Recycling

Within one (1) year of the effective date of the annexation, the City will provide garbage, yard refuse and recyclables collection services to residential properties in the Annexation Area. Other properties must contract for trash pickup with an independent hauler. The City currently charges \$9.35 per month per household for trash collection and \$2.00 per month for recycling. The additional revenue generated by this monthly charge is expected to offset any cost to the City to provide these services to the Annexation Area.

J. 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, agencies and departments. 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.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- Mayor's Office
- City Council
- Clerk-Treasurer's Office
- Board of Public Works and Safety
- Board of Zoning Appeals
- Plan Commission Board
- Redevelopment Commission
- Planning Department

SECTION III

CAPITAL IMPROVEMENTS

A. Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services 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 not later than December 31, 2020.

B. Water Service

The Annexation Area is currently not served by any water utility. The Lebanon Water Department provides water service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Water Utility is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Water 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 areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

C. Wastewater Service

The Annexation Area is currently not being served. The Lebanon Wastewater Department provides wastewater service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Sewage Works is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Wastewater 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 areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION III

(Cont'd)

CAPITAL IMPROVEMENTS

D. Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The future development in the Annexation Area will have to have their storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the developers, therefore it is not anticipated that there will be any additional cost to the City. Regardless, all capital storm water services of the City 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 areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

E. Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable City Code. There are currently no existing streets within the Annexation Area.. Regardless, all capital services of the Lebanon Street Department, including evaluation and construction services, 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 areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

F. Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the City. Sidewalks are typically initially installed by developers as part of a subdivision. Currently, there is a mix of areas within the City with and without sidewalks. There are currently no plans or requirements of the City to provide additional sidewalks in the Annexation Area. The developer will be responsible for sidewalks in any new developments within the Annexation Area. Regardless, all capital services of the City 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 areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION IV

FISCAL IMPACT

As a result of this annexation, based on assessed values as of January 1, 2019, the net assessed value for the City will not change. All property will be considered municipal tax-exempt upon annexation due to their agricultural assessment.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2020. Based on the assumed effective date, property owners in the Annexation Area will not pay property taxes to the City until 2021 payable 2022, or until the parcel is no longer municipal tax-exempt due to its agricultural assessment. However, the City will begin providing non-capital municipal services 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 the annexation.

It is anticipated that there will be minimal additional costs to the City as a result of the annexation. The additional costs are related to the Police Department and Street Department. The causes of the anticipated increased costs are discussed on the prior pages, and a summary of the costs is demonstrated in Appendix I.

It is anticipated that the City will not realize an increase in its levy as a result of the annexation; therefore, there is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

It is anticipated that the properties within the Annexation Area will not hit tax caps after annexation. Therefore, estimated impacts on other taxing units will be negligible.

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Center Township existing at the effective date of the annexation in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Center Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

There is no debt currently outstanding for Center Township.

Appendix I

CITY OF LEBANON, INDIANA

Artman Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT

(Assumes first year of tax collections from Annexation Area is 2021 pay 2022)

<u>Assessment Year</u>	<u>Estimated Net Assessed Value of Annex. Area</u>	<u>Estimated Net Assessed Value of City</u>	<u>Total Est. Net Assessed Value of City</u>	<u>Est. Property Tax Levy of City</u>	<u>Est. Property Tax Rate</u>
	(1)	(2)	(3)	(4), (5)	(6)
2018 Pay 2019	N/A	\$854,256,091	\$854,256,091	\$7,025,402	\$0.8224
2019 Pay 2020	N/A	937,285,346	937,285,346	7,690,427	0.8205
2020 Pay 2021	N/A	965,403,906	965,403,906	7,968,677	0.8254
2021 Pay 2022	MTE	994,366,023	994,366,023	8,190,968	0.8237
2022 Pay 2023	\$402,450	1,024,197,004	1,024,599,454	8,439,284	0.8237
2023 Pay 2024	2,414,700	1,054,922,914	1,057,337,614	8,708,966	0.8237
2024 Pay 2025	4,561,100	1,086,570,601	1,091,131,701	8,987,214	0.8237

- (1) Based on the current net assessed value of the real property, less tax-exempt agricultural assessed land, in the Annexation Area as gathered from the Boone County Assessor's office. Per information provided by the City, we have assumed development will be assessed beginning in year 2022 pay 2023.
- (2) Assumes the assessed value for the City of Lebanon, excluding the Annexation Area, grows at a rate of 3%.
- (3) Represents the net assessed value for the City, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase at an annual growth factor of 4.2% for 2021, 3.2% for 2022, 3.0% for 2023, and 3.1% for 2024 and 2025. Assumes that all debt levies remain constant.
- (5) Assumes the CCD rate remains steady through 2021 Pay 2022 and is adjusted upward each year beginning in 2022 Pay 2023 in order to maintain a steady overall tax rate, which results in additional levy.
- (6) Based on the Est. Property Tax Levy of City divided by the Total Est. Net Assessed Value of City.

CITY OF LEBANON, INDIANA
Artman Annexation

SUMMARY OF ADDITIONAL COSTS DUE TO ANNEXATION
(Non-Capital Services)

<u>Department</u>	<u>Description of Costs</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Ref.</u>
Street	Materials, supplies and repairs	\$53	\$159	\$300	\$300	(1)
Police	Fuel and repairs	35	106	200	200	(1)
	Totals	<u>\$88</u>	<u>\$265</u>	<u>\$500</u>	<u>\$500</u>	

(1) Assumes the gradual addition of road miles with the phasing-in of development.

		<u>Summary of Net Impact</u>			
		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Estimated CCD levy increase (2)	\$	-	-	\$96	\$670
Estimated additional costs		<u>(88)</u>	<u>(265)</u>	<u>(500)</u>	<u>(500)</u>
Net Impact		<u>(\$88)</u>	<u>(\$265)</u>	<u>(\$404)</u>	<u>\$170</u>

(2) Based on assumed development in the Annexation Area and a gradual increase in the CCD rate, all as noted on page 12. In 2025, the estimated CCD levy increase directly tied to the annexation is estimated to be \$1,431.

CITY OF LEBANON, INDIANA
Artman Annexation

PARCEL LIST

<u>Parcel ID</u>	<u>Owner</u>	<u>'19 Pay '20 Net Assessed Value</u>	<u>Remonstrance Waiver</u>
06-11-31-000-001.000-001	John and Amanda Artman	<u>\$26,500</u>	No

Appendix II

ANNEXATION LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 31, Township 19, Range 1 East of the Second Principal Meridian, Boone County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of said Northeast Quarter; thence South 00 degrees 17 minutes 38 seconds West (the basis of bearings is the Indiana Geospatial Coordinate System, Boone Zone) 1,944.85 feet along the east line of said Northeast Quarter to a "Hause" rebar at the centerline of East Washington Street; thence North 89 degrees 25 minutes 58 seconds West 544.22 feet along said centerline to the southeast corner of the parcel conveyed to Artman in Instrument Number 201500005156, on file in the Office of said Recorder, being the POINT OF BEGINNING; thence continue North 89 degrees 25 minutes 58 seconds West 794.70 feet along the south line of said Artman parcel to the southeast corner of the parcel described in Ordinance No. 12-70, the following eight (8) courses are along the east line thereof; 1)thence North 00 degrees 32 minutes 46 seconds East 1,075.40 feet; 2)thence North 13 degrees 47 minutes 14 seconds West 137.57 feet; 3)thence North 33 degrees 27 minutes 14 seconds West 105.00 feet; 4)thence North 47 degrees 27 minutes 14 seconds West 205.00 feet; 5)thence North 53 degrees 09 minutes 14 seconds West 195.00 feet; 6)thence North 63 degrees 09 minutes 58 seconds West 145.00 feet; 7)thence North 42 degrees 27 minutes 14 seconds West 70.00 feet; 8)thence North 00 degrees 32 minutes 46 seconds East 130.00 feet a corner of said Artman parcel, the remaining courses in this description are along the west, north and east lines thereof; thence North 89 degrees 27 minutes 14 seconds West 42.50 feet; thence North 00 degrees 32 minutes 50 seconds East 140.91 feet; thence South 89 degrees 42 minutes 53 seconds East 455.27 feet; thence South 54 degrees 14 minutes 34 seconds East 215.41 feet; thence South 00 degrees 05 minutes 17 seconds West 205.01 feet; thence South 89 degrees 42 minutes 35 seconds East 786.31 feet; thence South 23 degrees 06 minutes 12 seconds East 111.74 feet; thence South 00 degrees 00 minutes 00 seconds East 31.15 feet; thence South 24 degrees 58 minutes 22 seconds West 96.78 feet; thence South 43 degrees 00 minutes 14 seconds West 76.19 feet; thence South 18 degrees 33 minutes 31 seconds West 40.00 feet; thence South 11 degrees 57 minutes 15 seconds East 121.21 feet; thence South 32 degrees 27 minutes 53 seconds West 36.21 feet; thence South 59 degrees 34 minutes 53 seconds West 51.79 feet; thence South 71 degrees 30 minutes 49 seconds West 44.17 feet; thence South 41 degrees 45 minutes 22 seconds West 20.82 feet; thence South 18 degrees 04 minutes 07 seconds East 106.70 feet; thence South 02 degrees 55 minutes 37 seconds West 80.90 feet; thence South 16 degrees 42 minutes 12 seconds East 43.05 feet; thence South 44 degrees 13 minutes 39 seconds East 49.90 feet; thence South 25 degrees 03 minutes 21 seconds East 105.62 feet; thence South 04 degrees 01 minute 12 seconds East 132.53 feet; thence South 88 degrees 57 minutes 22 seconds East 12.04 feet; thence South 00 degrees 17 minutes 38 seconds West 603.73 feet to the POINT OF BEGINNING. Containing 34.766 acres, more or less.

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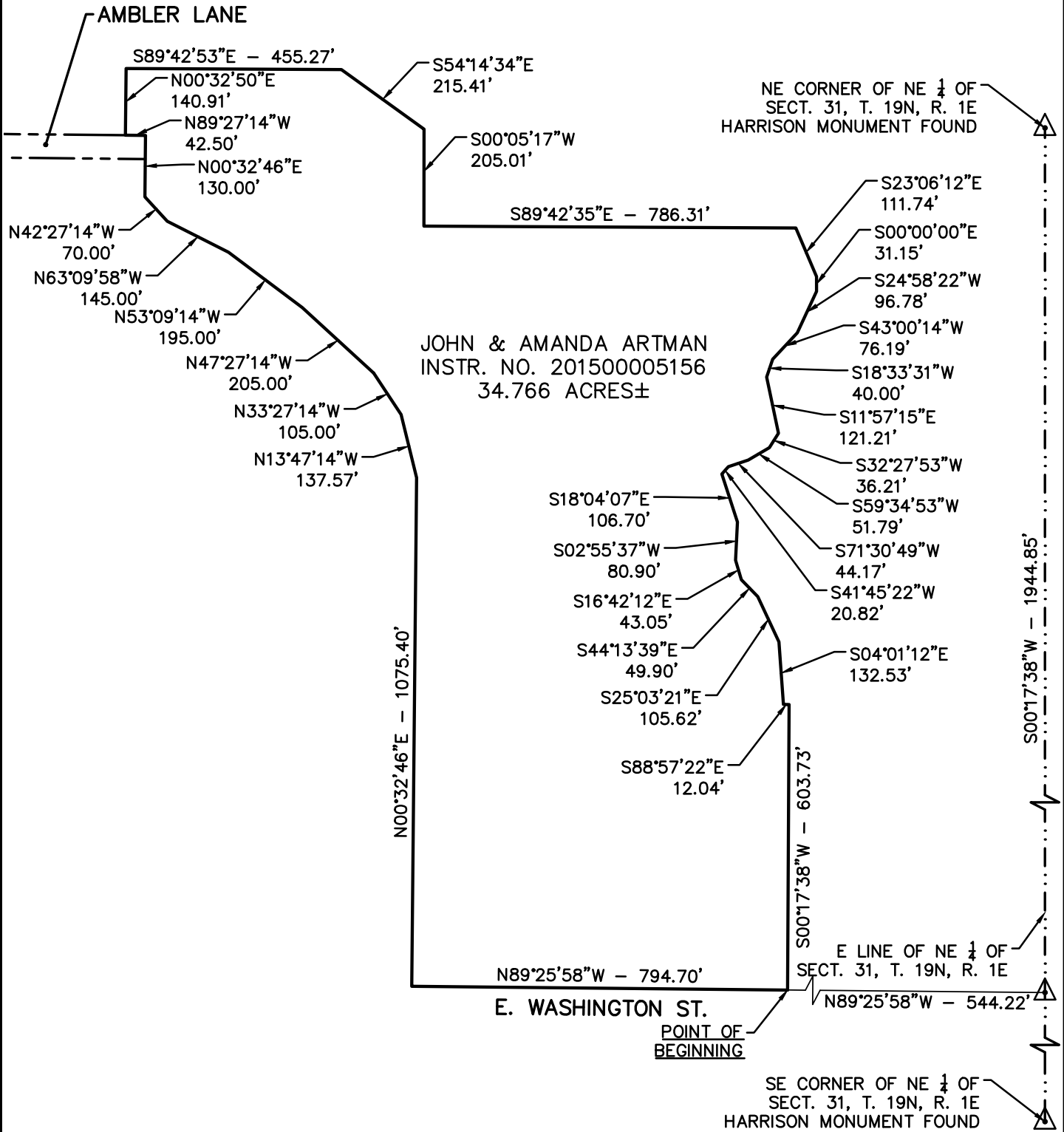
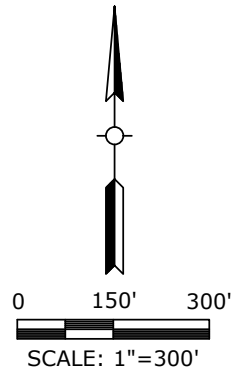
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EXHIBIT B



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