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RESOLUTION NO. 2001-12-22-R -- AMENDED

A FISCAL PLAN FOR THE ORGANIZATION AND EXTENSION OF SERVICES FOR THE PROPOSED THREE-PHASE ANNEXATION OF THE AREA COMMONLY KNOWN AS FEATHER ROCK LLC

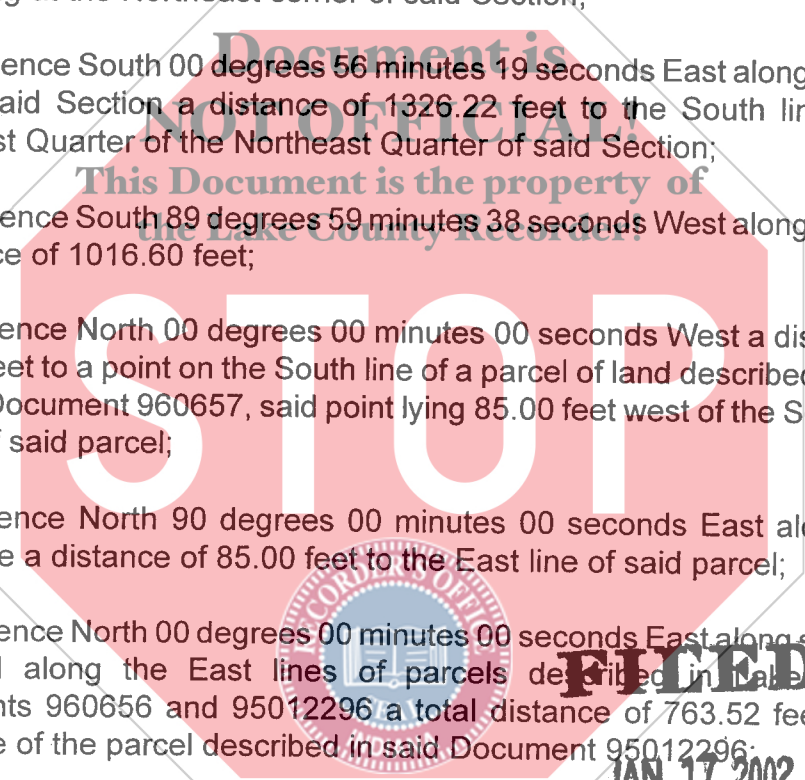
This document is the written fiscal plan which establishes a definite policy for providing municipal services to the described area being proposed for annexation.

The legal description of the Phase One Annexation of Feather Rock LLC is as follows:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 19, Township 34 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana, said parcel being a part of the land described in Lake County Document 2000 035881, said parcel being more particularly described as follows:

Beginning at the Northeast corner of said Section;

- 1) thence South 00 degrees 56 minutes 19 seconds East along the East line of said Section a distance of 1326.22 feet to the South line of the Northeast Quarter of the Northeast Quarter of said Section;
- 2) thence South 89 degrees 59 minutes 38 seconds West along said line a distance of 1016.60 feet;
- 3) thence North 00 degrees 00 minutes 00 seconds West a distance of 147.68 feet to a point on the South line of a parcel of land described in Lake County Document 960657, said point lying 85.00 feet west of the Southeast corner of said parcel;
- 4) thence North 90 degrees 00 minutes 00 seconds East along said South line a distance of 85.00 feet to the East line of said parcel;
- 5) thence North 00 degrees 00 minutes 00 seconds East along said east line, and along the East lines of parcels described in Lake County Documents 960656 and 95012296 a total distance of 763.52 feet to the North line of the parcel described in said Document 95012296;
- 6) thence North 90 degrees 00 minutes 00 seconds West along said North line a distance of 391.25 feet to the centerline of Cedar Lake Road;



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PETER BENJAMIN
LAKE COUNTY AUDITOR

Mail to:
 City of Crown Point
 101 North East Street
 Crown Point, IN 46301-
 Attn: Clerk-Treasurer



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7) thence North 25 degrees 58 minutes 00 seconds East along said centerline a distance of 461.55 feet to the North line of said Section 19;

8) thence North 90 degrees 00 minutes 00 seconds East along said North line a distance of 1099.04 feet to the Point of Beginning, containing 31.1 acres, more or less.

The legal description of the Phase Two Annexation of Feather Rock LLC is as follows:

A parcel of land in the Northeast Quarter of Section 19, Township 34 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana, said parcel being a part of the lands described in Lake County Documents 2000 035881 and 2000 036179, said parcel being more particularly described as follows:

Commencing at the Northeast corner of said Section; thence South 00 degrees 56 minutes 19 seconds East along the East line of said Section a distance of 1326.22 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section, said corner being the Point of Beginning of this description:

1) thence South 00 degrees 56 minutes 19 seconds East along said East line a distance of 1326.22 feet to the Southeast corner of the Northeast Quarter of said Section;

2) thence North 89 degrees 58 minutes 00 seconds West along the South line of said Northeast Quarter a distance of 2512.02 feet to the centerline of Cedar Lake Road;

3) thence North 43 degrees 33 minutes 59 seconds East along said centerline a distance of 192.98 feet;

4) thence 102.71 feet along a curve to the left, said curve lying on said centerline and having a radius of 280.00 feet and being subtended by a chord bearing North 32 degrees 54 minutes 50 seconds East a distance of 102.14 feet;

5) thence North 25 degrees 58 minutes 00 seconds East along said centerline a distance of 12.34 feet to the Westerly corner of a parcel of land described in Lake County Document 740767;

- 6) thence South 61 degrees 26 minutes 37 seconds East along the Southwesterly line of said parcel a distance of 50.00 feet;
- 7) thence 158.65 feet along a curve to the left, said curve lying on the Southerly line of said parcel and having a radius of 325.58 feet and subtended by a chord bearing South 76 degrees 13 minutes 58 seconds East a distance of 157.09 feet to the Southeast corner of said parcel;
- 8) thence 103.97 feet along a curve to the right, said curve lying on the East line of said parcel and having a radius of 330.00 feet and subtended by a chord bearing North 08 degrees 41 minutes 35 seconds East a distance of 103.54 feet to the Northeast corner of said parcel;
- 9) thence North 71 degrees 25 minutes 37 seconds West along the Northerly line of said parcel a distance of 174.19 feet to the centerline of Cedar Lake Road;
- 10) thence North 25 degrees 58 minutes 00 seconds East along said centerline a distance of 856.26 feet to the Southwesterly line of a parcel of land described as Parcel B in Lake County Document 2000 036179;
- 11) thence South 64 degrees 37 minutes 52 seconds East along said Southwesterly line a distance of 95.25;
- 12) thence 65.40 feet along a curve to the left, said curve lying on said Southwesterly line and having a radius of 341.00 feet and subtended by a chord bearing South 70 degrees 07 minutes 30 seconds East a distance of 65.30 feet to the Southerly corner of said Parcel B;
- 13) thence North 25 degrees 22 minutes 08 seconds East along the Southeasterly line of said parcel B a distance of 93.39 feet to the South line of Parcel A as described in said Document;
- 14) thence North 89 degrees 59 minutes 38 seconds East along said South line a distance of 344.26 feet to the East line of said Parcel A;
- 15) thence North 00 degrees 50 minutes 32 seconds West along said East line a distance of 200.00 feet to the North line of said Parcel A;
- 16) thence South 89 degrees 59 minutes 38 seconds West along said North line a distance of 421.00 feet to the centerline of Cedar Lake Road;

17) thence North 25 degrees 58 minutes 00 seconds East along said centerline a distance of 164.35 feet to the South line of a parcel of land described in Lake County Document 960657;

18) thence North 90 degrees 00 minutes 00 seconds East along said South line a distance of 678.09 feet to a point lying 85.00 feet West of the Southeast corner of said parcel;

19) thence South 00 degrees 00 minutes 00 seconds East a distance of 147.68 feet to the South line of the Northeast Quarter of the Northeast Quarter of said Section 19, said point lying 1016.60 feet West of the East line of said Section;

20) thence North 89 degrees 59 minutes 38 seconds East along said line a distance of 1016.60 feet to the Point of Beginning, containing 63.6 acres, more or less.

The legal description of the Phase Three Annexation of Feather Rock LLC is as follows:

A parcel of land in the Southeast Quarter of Section 19, Township 34 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana, said parcel being a part of the land described in Lake County Document 2000 036179, said parcel being more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Section;

1) thence South 00 degrees 56 minutes 19 seconds East along the East line of said Section a distance of 1883.38 feet to the South line of Parcel 3 as described in said Lake County Document;

2) thence South 89 degrees 55 minutes 30 seconds West along said South line a distance of 1057.87 feet to the East line of Parcel 1 as described in said Document;

3) thence South 00 degrees 03 minutes 32 seconds East along said East line a distance of 768.12 feet to the South line of said Section 19;

4) thence South 89 degrees 58 minutes 15 seconds West along said South line a distance of 180.74 feet to the East line of a Parcel of land described in Lake County Document 758060;

- 5) thence North 01 degrees 16 minutes 04 seconds West along said East line a distance of 360.06 feet to the North line of said parcel;
- 6) thence South 87 degrees 31 minutes 55 seconds West along said North line a distance of 336.40 feet to the West line of said parcel;
- 7) thence South 01 degrees 20 minutes 05 seconds East along said West line a distance of 345.75 feet to the South line of said Section 19;
- 8) thence South 89 degrees 58 minutes 15 seconds West along said South line a distance of 782.49 feet to the West line of Parcel 4 as described in Lake County Document 2000 036179;
- 9) thence North 00 degrees 54 minutes 36 seconds West along said West line a distance of 663.26 feet to the North line of said Parcel 4;
- 10) thence North 89 degrees 54 minutes 41 seconds East along said North line a distance of 377.48 feet to the West line of Parcel 1 as described in said Document;
- 11) thence North 00 degrees 55 minutes 44 seconds West along said West line, and along the West line of Parcel 3 as described in said Document a total distance of 1991.63 feet to the North line of said Southeast 1/4;
- 12) thence South 89 degrees 58 minutes 00 seconds East along said North line a distance of 1990.79 feet to the Point of Beginning, containing 105.5 acres, more or less.

Once the annexation ordinance is passed by the Common Council and formally enacted and this document adopted by resolution, it would be the official document regarding fiscal planning for that area. As each phase of the annexation becomes effective, City departments would modify their respective jurisdictions and activities accordingly so as to implement the plan. The property will be annexed by the City of Crown Point as R-1 single family and shown as such on the zoning maps.

Police and fire protection, emergency medical services, solid waste collection, and traffic control will be provided for the health and safety of the residents to the area to be annexed. Patrons and workers of any business will be provided the above services at standard levels upon annexation. All other non-capital services, such as street maintenance, and all administrative functions of the City, will be provided upon annexation and in the same manner as similar areas are normally provided within the City. As indicated elsewhere in this document, there are no facilities of a capital nature anticipated, and no need for park services or other similar services.

The supporting documentation indicates the nominal cost of providing these services as the property develops. When the area is developed, it is anticipated that revenues from property taxes will exceed the cost of services required. This is based on the assumption that if the City of Crown Point and its plan commission approve the proposed development plan to be presented after the annexation of the property, then additional services provided will be used for approximately 87 townhouse units, 219 rowhouse units, 280 duplex units, 118 R-2 single-family units, and 279 R-1 single family units.

STATE LAW ANNEXATION REQUIREMENTS

(I.C. 36-4-3)

(A) Within one (1) year of each annexation, the City must provide the area annexed with planned services of a non-capital nature which are equivalent in standard and scope to those non-capital services provided to similar areas in the City.

(B) Services of a capital nature are to be provided within three (3) years of the effective date of each annexation in the same manner as those services are provided to similar areas within the City.

(C) Cost estimates of the services, methods of financing the services, and a plan for the organization and extension of services are also required.

PROVISIONS FOR MUNICIPAL SERVICES

Listed below are the municipal services that are normally provided to the areas of the City. Within each listing is an explanation of the nature of the services as it relates to the three phases of the proposed annexation and its estimated cost.

1. **POLICE PROTECTION**

The area being considered for annexation consists of an area of approximately 200.2 acres, more or less, and would be easily patrolled. The addition of this acreage area would result in some additional roadway when the annexation of all of the Feather Rock property is completed.

Based on the annexation of the entire land owned by Feather Rock, one or two additional officers and police cars will be required as indicated in the Memorandum to the Mayor dated August 7, 2001, attached hereto, made a part hereof and marked Exhibit "A" to this Fiscal Plan.

2. FIRE PROTECTION

Based on the anticipated development plan of Feather Rock, adequate taxes will be collected to fund any additional fire protection needed. The area is currently being serviced by the Crown Point Fire and Rescue Department, which according to a Memorandum to the Mayor dated August 6, 2001 attached hereto, made a part hereof and marked Exhibit "B" to this Fiscal Plan indicates that until further development plans are approved, the same equipment, manpower and responses which are currently used could be utilized to service the area to be annexed hereunder.

3. EMERGENCY MEDICAL SERVICES

The area is currently being serviced by the Crown Point Emergency Medical Service.

4. SOLID WASTE COLLECTION

Solid Waste Collection is provided by a private firm. The City's portion of said cost can be recouped from property taxes on developed units since the need for said services will not arise until occupancy of the residential units occurs.

5. TRAFFIC CONTROL

Traffic control for this area would be under the jurisdiction of the Police Department. Installation of automatic traffic control signs or other measures are not anticipated at this time.

6. STREETS AND ROADS

The proposed annexation would result in additional public streets for maintenance costs. Gas tax revenues should cover the maintenance costs for these streets. Additional equipment or manpower would be required as a result of this annexation according to the Department of Public Works Impact Report, a copy of which is attached hereto, made a part hereof and marked Exhibit "C". Based on the collection of additional real estate taxes from the development of the property, the City has anticipated that the Street Department's request can be funded. In addition, Feather Rock LLC agrees to provide an easement for roadway purposes to the City of Crown Point at the north end of the property at a mutually agreeable location for the extension of Burrell Drive to Crown Point Cedar Lake Road. The City, if it desires, may construct the road at its expense prior to the development of the property. The Developer agrees subject to review as to the reasonableness of costs expended, to reimburse the City for the cost of construction of the extension of Burrell Drive at the time that the first building permit is approved for construction in the area proposed to be annexed by the Fiscal Plan.

7. STREET LIGHTS

No new street lights are anticipated at this time. Upon development of the property, the developer will install street lights in accordance with development guidelines.

8. PARKS

An increase in park services for the residential user is assumed to be insignificant.

9. GENERAL ADMINISTRATIVE FUNCTIONS

The cost of General Administrative Services cannot be directly related to the size or use of the area to be annexed. It is assumed that the administrative staff of the City will be able to absorb any additional work load that may result from the annexation.

10. PLANNING AND BUILDING

According to Kurt Graves, the head of the Planning and Building Office, pursuant to a telephone call conversation on September 4, 2001, believes that no additional funds will be required, or in Kurt's language, "no problem".

11. WATER

The developer will extend existing water mains to service the property. In addition, as part of its development plan, Developer will provide an easement at a mutually agreeable location to provide for the extension of a water line by the City of Crown Point at its expense to serve residents of the Lawndale Subdivision.

12. SANITARY SEWERS

The area is currently serviced by South Counties Utilities. The Petitioner, pursuant to an agreement entered into in 1997, has the option to be released from the Certificate of Territorial Authority held by South Counties Utilities. Petitioner, if the annexation is approved, intends to exercise its option to be released. Thereafter, Developer will extend the Crown Point sewer lines which are currently located some distance north of this parcel to service the entire area being annexed at such location and in a manner that is agreeable to both the City of Crown Point and the Developer. In addition, the Developer as part of its development plan, will provide easements at mutually agreeable locations to provide for the extension of sewer lines by the City of Crown Point at its expense to serve property to the west of property proposed to be annexed.

13. STORM DRAINAGE

Storm drainage is currently being handled by farm tiles and open ditches. It is anticipated that the development will have storm sewers and also retention ponds to control the flow of surface water.

14. SUCCESSORS AND ASSIGNS

The covenants of the Developer shall be binding on the successor and assigns of the Developer and any entity that develops the property annexed hereunder.

REVENUES

The total taxes to be paid once the project is completed and developed will be increased by the number of units constructed.

FINANCIAL SUMMARY OF FISCAL IMPACT OF AREA TO BE ANNEXED

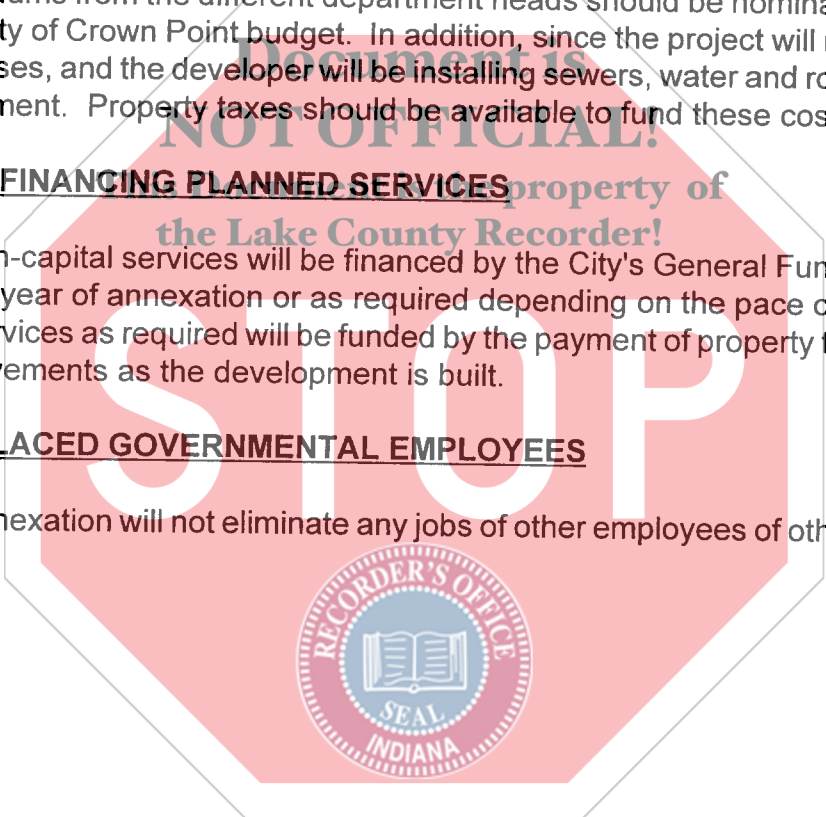
The estimated annual costs to service the area by the City of Crown Point based on the Memorandums from the different department heads should be nominal in relationship to the 2001 City of Crown Point budget. In addition, since the project will more than likely be built in phases, and the developer will be installing sewers, water and roadways as part of its development. Property taxes should be available to fund these costs.

METHOD OF FINANCING PLANNED SERVICES

The non-capital services will be financed by the City's General Fund and provided within the first year of annexation or as required depending on the pace of development. The capital services as required will be funded by the payment of property taxes assessed against improvements as the development is built.

HIRING DISPLACED GOVERNMENTAL EMPLOYEES

This annexation will not eliminate any jobs of other employees of other government entities.



CROWN POINT COMMON COUNCIL BY:

James D. Metros
James D. Metros, Presiding Officer

Paul Bremer
Paul Bremer, Member

Steve Farley
Steve Farley, Member

Pamela M. Roth
Pam Roth, Member

William Condron
William Condron, Member

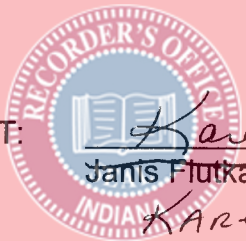
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Robert Corbin
Robert Corbin, Member

James C. Wirtz
James Wirtz, Member

Michael Conquest
Michael Conquest, Member

ATTEST: Karen Marben
Janis Flutka, Clerk-Treasurer
KAREN MARBEN, Chief Deputy
CLERK-TREASURER



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me a Notary Public in and for said County and State, personally appeared the above individuals whose respective signatures appear, personally known to me to be the duly elected and serving members of the Crown Point, Indiana, Common Council, and ~~Janis Flutka~~ ^{KAREN MARBEN}, known to me to be the duly elected and serving ~~Clerk/Treasurer~~ ^{Chief Deputy} of the City of Crown Point, Indiana, who acknowledged their respective signatures, and who approved the foregoing instrument this 10th day of January, 2002.

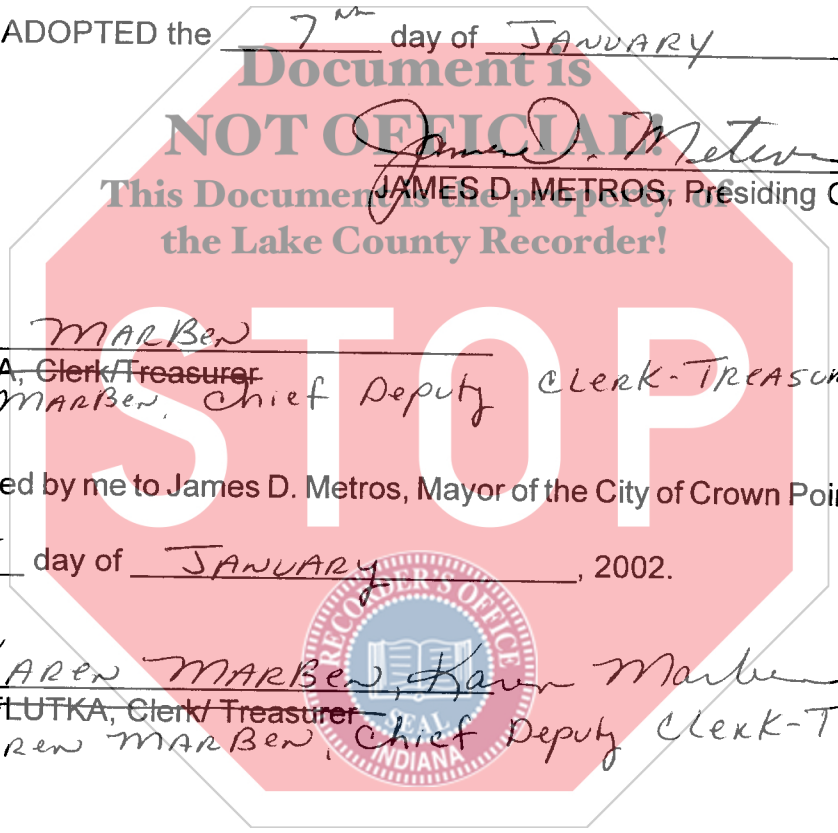
Kesari Angelich
Notary Public

My Commission Expires: 1/30/08

County of Residence: Lake

PASSED and ADOPTED the 7th day of JANUARY, 2002.

ATTEST:



James D. Metros
JAMES D. METROS, Presiding Officer

KAREN MARBEN
~~JANIS FLUTKA, Clerk/Treasurer~~
KAREN MARBEN, Chief Deputy Clerk-Treasurer

Presented by me to James D. Metros, Mayor of the City of Crown Point, Indiana this the 7th day of JANUARY, 2002.

KAREN MARBEN, Karen Marben
~~JANIS FLUTKA, Clerk/Treasurer~~
KAREN MARBEN, Chief Deputy Clerk-Treasurer

Approved, signed and returned by me to the Common Council of the City of Crown
Point, Indiana this 7th day of JANUARY, 2002.



JAMES D. METROS, Mayor

Enacted: Jan 7th, 2002



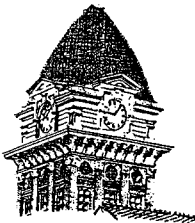
Michael W. Valsi
Chief of Police

Samuel R. Trapane
Captain

William E. Babjak
Lieutenant

Crown Point Police Department

124 North East St.
Crown Point, IN 46307
(219) 663-2131
Fax (219) 662-3246



James D. Metros
Mayor

Memorandum

To: Mayor James D. Metros

From: Chief Michael W. Valsi *MW*

Date: August 7, 2001

Subject: Feather Rock Annexation

Pursuant to your request, I have reviewed the legal description of the Feather Rock Annexation. Similar to other recent annexations projects, without having more specific details of the proposal, it is difficult to determine the complete impact at this time.

However, approximately 200 acres can potentially be developed. This could equate to between 60 and 80 homes and approximately 100 to 200 additional people.

This being similar to other annexations, adds additional response time for the police department. As these developments near their completion and the population increases a serious need for additional police officers and police vehicles will be necessary.

Fire and EMS already cover this specific area. However, it will have a direct impact on public works. Additional roads may require additional equipment. The police department may have to add another officer or two. This will allow us to keep a fair response time and accommodate the additional acreage that the city now encompasses.

Exhibit "A"

Building A Community Partnership

Crown Point Fire Rescue

Interoffice Memorandum

TO: Mayor James D. Metros
FROM: Chief Gregory A. DeLor
RE: Feather Rock Annexation
DATE: August 6, 2001

The annexation of the three parcels of Feather Rock will have no immediate impact on the Fire-Rescue Department as we currently service that area under the Interlocal Cooperative Agreement for Firefighting and EMS services for Center Township.

The Feather Rock development may add to future Fire and EMS coverage responsibilities once the area is developed. The impact would have to be reevaluated when the zoning and developmental plans have been established.



Exhibit "B"

City Of Crown Point

Department of Public Works

James D. Metro
Mayor

Phone: 219-662-3291
Fax: 219-662-3292
1321 Merrillville Road
Crown Point, IN 46307

Ron Henley
Water/Sewer Superintendent

Randy Lambert
Special Projects Superintendent

Jay Olson
Street Superintendent

Terry White
Garage Superintendent

Feather Rock Annexation

Impact Report

With the annexation of 200.2 acres it would be advisable to increase manpower and equipment as follows:

- 2 Men - @\$16.25/Man
- 2 - 4 Ton Dump Trucks - @\$160,000.
- 1 - ¾ Ton Pick Up - @\$30,000.
- 1 - Tractor/Mower - @\$16,000.

Road miles, cul-de-sacs, easements and retention ponds may change these figures when they become known.

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Respectfully,



Jay Olson
Street Superintendent

STOP



Exhibit "C"

