

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA  
RESOLUTION NO. 958

2008  
078480

A RESOLUTION OF THE CEDAR LAKE TOWN COUNCIL TO APPROVE A FISCAL PLAN AND POLICY FOR THE ORGANIZATION AND EXTENSION OF SERVICES FOR THE PROPOSED ANNEXATION OF A PARCEL OF REAL PROPERTY TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND ALL MATTERS RELATED THERETO.

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana, is the duly elected legislative body of the Town of Cedar Lake, a unit of local government; and

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana, has received a "Petition for Voluntary Annexation to the Town of Cedar Lake" from One-Hundred percent (100%) of the landowner, the Town of Cedar Lake, Lake County, Indiana, a Municipal Corporation, of certain contiguous territory to the existing municipal boundaries, as required by the provisions of I.C. §36-4-3-5.1, as amended from time to time; and

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana, has reviewed said "Petition for Voluntary Annexation to the Town of Cedar Lake", and has been advised that it satisfies the requirements of the provisions of I.C. §36-4-3-5.1, as amended from time to time; and

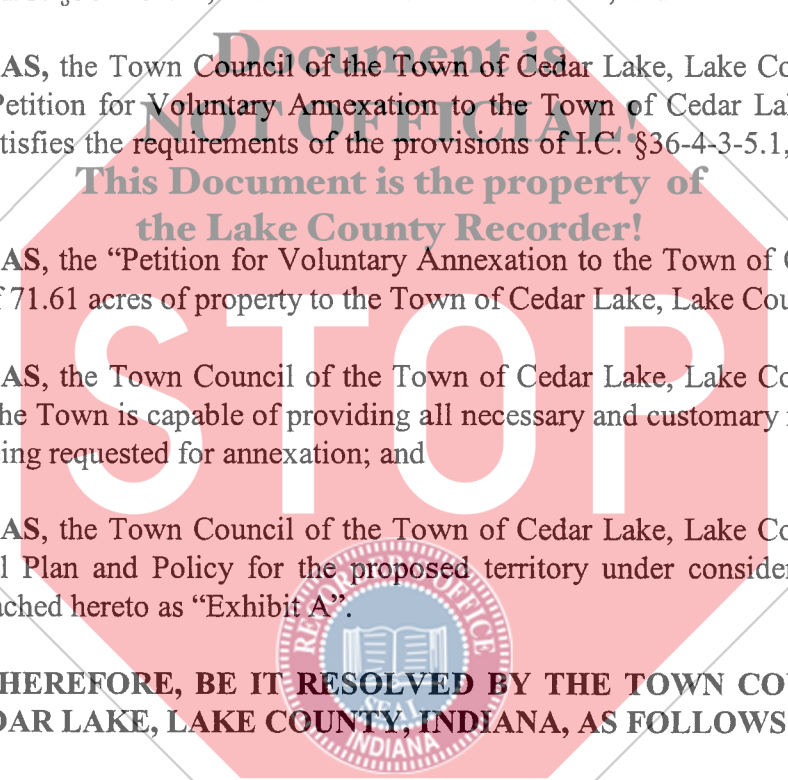
WHEREAS, the "Petition for Voluntary Annexation to the Town of Cedar Lake" seeks the annexation of 71.61 acres of property to the Town of Cedar Lake, Lake County, Indiana; and

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana, has determined that the Town is capable of providing all necessary and customary municipal services to the territory being requested for annexation; and

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana, has prepared a Fiscal Plan and Policy for the proposed territory under consideration, which said Fiscal Plan is attached hereto as "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AS FOLLOWS:

SECTION ONE: That the Town Council of the Town of Cedar Lake, Lake County, Indiana, hereby adopts the Fiscal Plan for the Proposed Town of Cedar Lake Annexation, marked and attached hereto as "Exhibit A", as part of the annexation of the subject territory and real estate into the Town of Cedar Lake, as petitioned for by the Petitioner therefor.



STATE OF INDIANA  
LAKE COUNTY  
FILED  
NOV 17 2008  
MUNICIPAL TOWN

FILED  
NOV 17 2008

#015907  
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19240

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

VO

ALL OF WHICH IS RESOLVED, PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS 16TH DAY OF SEPT., 2008.

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, TOWN COUNCIL

Dennis Wickham Pres  
President

Patricia Wassenaar  
Vice President

[Signature]  
Member

Bill Sandke  
Member

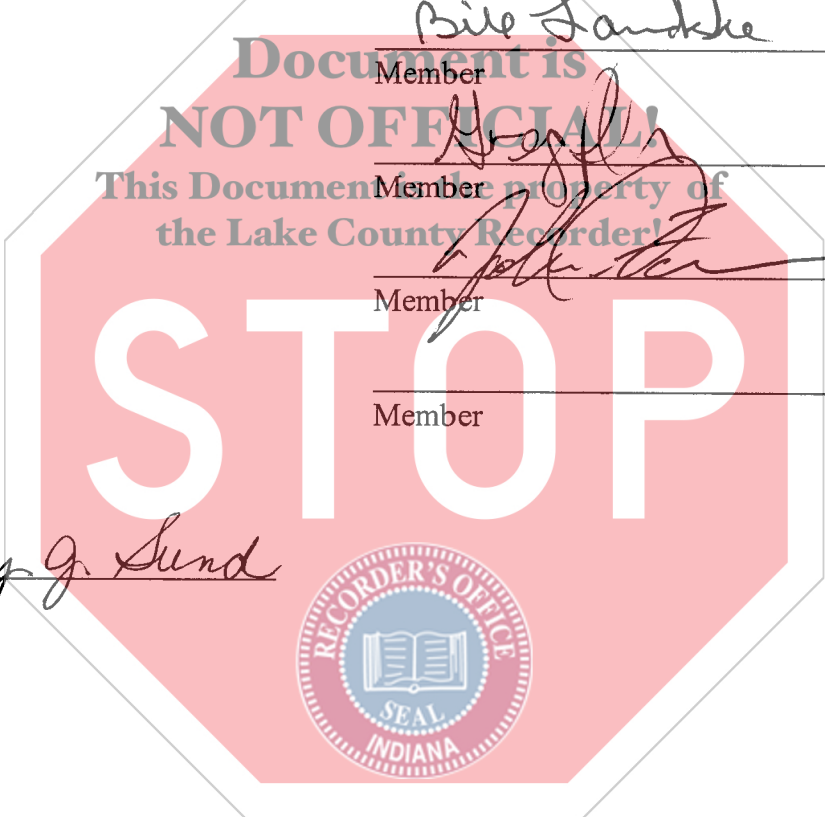
[Signature]  
Member

[Signature]  
Member

[Signature]  
Member

ATTEST:

Amy J. Sund  
Amy J. Sund,  
Clerk-Treasurer



**Exhibit A**

**A FISCAL PLAN FOR THE ORGANIZATION AND EXTENSION OF SERVICES FOR  
A PROPOSED ANNEXATION TO THE TOWN OF CEDAR LAKE**

This document is the written Fiscal Plan that establishes a definite policy for the provision of municipal services to the following described real property (hereinafter "subject parcel") being proposed for annexation:

**TOWN PARCEL** - Property located on Parrish and 155<sup>th</sup>

Parcel 1: Tax ID #:10-01-0047-0001

The Northwest Quarter of the Southwest Quarter of Section 3, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, EXCEPT that part of the following described real estate lying within the Northwest Quarter of said Section 3, described as follows: A part of the North Half of the Southwest Quarter of Section 3, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, more particularly described as follows: Commencing at a point on the South line of said tract a distance of 1294 feet East of the West line of said tract; thence due North perpendicular to said South line a distance of 90.0 feet; then North 37 degrees 18 minutes 30 seconds East a distance of 100.63 feet; thence North 86 degrees 9 minutes 30 seconds East a distance of 59.14 feet; thence due South a distance of 174.0 feet to the South line of said North Half of the Southwest Quarter; thence due West along said South line a distance of 120.0 feet to the point of beginning in Lake County, Indiana, containing 39.9384 acres more or less.

Parcel 2: Tax ID #:10-01-0047-0007

The North Half of the Northeast Quarter of the Southwest Quarter of Section 3, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, containing 20 acres more or less.

Parcel 3: Tax ID #:10-01-0047-0008

Part of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, except a part described as follows: Commencing at the Southwest corner of said tract; thence East along the South line of said tract 550.0 feet; thence North and parallel with the West line of said tract 600.0 feet; thence West and parallel with the South line of said tract 550.0 feet to the West line of said tract; thence South along said West line 600.0 feet to the point of beginning, containing 11.667 acres more or less.

Once this Fiscal Plan is adopted by Resolution and an Annexation Ordinance is adopted by the Town Council of the Town of Cedar Lake, Lake County, Indiana, this Fiscal Plan shall serve as the official document regarding fiscal planning for the subject parcel. At the time the annexation becomes effective, all departments of the Town of Cedar Lake would modify their respective jurisdictions and activities accordingly in order to implement this fiscal plan.

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. All other non-capital services, such as street maintenance, and all administrative functions of the Town, will be provided upon annexation and in the same manner as similar areas are normally provided within the Town of Cedar Lake for vacant farmland. As indicated elsewhere in this Fiscal Plan, there are no facilities of a capital nature anticipated and no park services are anticipated.

The supporting documentation indicates the nominal cost of providing these services as the subject parcel develops. This projection is based upon the assumption that the Town of Cedar Lake will use the 71.61 acre subject parcel for a sewer treatment plant and related facilities and a dewatering area for the Cedar Lake dredge project.

In accordance with Indiana Code §36-4-3-13(d), *et seq.*, as amended from time to time, the Town of Cedar Lake, Lake County, Indiana, shall provide for the cost estimates and methods of financing the services planned for the annexed area, which estimated costs shall be itemized for each municipal department. The Town of Cedar Lake shall implement and provide the planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the Town municipal corporate boundaries, within one (1) year after the effective date of annexation and that said services will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the Town municipal corporate boundaries regardless of similar topography, patterns of land use, and population density. Furthermore, the Town of Cedar Lake will provide services of a capital nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the Town municipal 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, unless otherwise provided hereinafter.

#### PROVISIONS FOR MUNICIPAL SERVICES

The following categories identify the municipal services that are normally provided to the property within the municipal corporate boundaries of the Town of Cedar Lake, Lake County, Indiana. Within each listing is an explanation of the nature of the services as it relates to the proposed annexation and its estimated cost.

1. Police Protection – The subject parcel consists of 71.61 acres, more or less, and would be easily patrolled upon full development as described above. The addition of the subject parcel would result in some additional roadway to be patrolled, however, existing police patrols will accommodate this annexed area. No direct additional costs will be incurred for police protection of the annexed area.

2. Fire Protection – The area is currently being serviced by the Cedar Lake Volunteer Fire Department. The present manpower and equipment of the Cedar Lake Volunteer Fire Department is sufficient to service the additional area to be annexed.

3. Emergency Medical Services – The area is currently being served by the Cedar Lake Emergency Medical Services. The present manpower and equipment of the Cedar Lake Emergency Medical Services is sufficient to handle any contingencies that may arise in the additional area to be annexed.

4. Solid Waste Collection – Solid waste collection is provided by a private firm.

5. Traffic Control – Traffic control for this area would be under the jurisdiction of the Cedar Lake Metropolitan Police Department. Installation of automatic traffic control signals or other measures are not anticipated at this time.

6. Street and Roads – The proposed annexation would result in additional existing public streets for maintenance costs. It is anticipated that gas tax revenues will cover the maintenance costs for these streets. No direct additional equipment or manpower would be required as a result of this annexation.

7. Street Lights and Signage – No street lights and signage are anticipated for the subject parcel.

8. Parks – No parks will be required as the subject parcel will be used for a sewer treatment plant and related facilities and a dewatering area for the Cedar Lake dredge project.

9. General Administrative Functions – The cost of the general administrative services to be provided to the subject parcel is insignificant. It is anticipated that the administrative staff of the Town of Cedar Lake will be able to handle without difficulty any additional work activities that may result from the annexation.

10. Planning and Building – It is not anticipated that any additional funds will be required to be expended by the Department of Building and Planning for planning activities associated with the area to be annexed.

11. Water – Cedar Lake does not provide municipal potable water.

12. Sanitary Sewers – It is not anticipated that Sanitary Sewer service will be necessary for the subject parcel as the same will be used for a sewer treatment plant and related facilities and a dewatering area for the Cedar Lake dredge project.

13. Storm Water Drainage – Storm water drainage is currently being handled by farm tiles and an open regulated drain. Storm sewers and other storm water flow control measures

will be installed during the course of development and paid for by the owner in accordance with the stormwater development regulations for the Town of Cedar Lake.

**REVENUES**

The total amount of tax revenues payable to the Town of Cedar Lake once the development project is completed will increase in direct proportion with the number of residential units and approved amenities constructed on the subject parcel.

**FINANCIAL SUMMARY OF FISCAL IMPACT OF AREA TO BE ANNEXED**

The estimated annual costs to service the area by the Town of Cedar Lake will be nominal in relationship to the 2008 annual budget of the Town of Cedar Lake.

**METHOD OF FINANCING PLANNED SERVICES**

The noncapital services will be financed by the Town of Cedar Lake's General Fund and provided within the first year of annexation or as required depending on the rate of development within the subject parcel and annexed area. The capital services, as required, will be funded by the payment of property taxes assessed against improvements as the subject development project is constructed and completed.

**HIRING DISPLACED GOVERNMENTAL EMPLOYEES**

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

