

**RESOLUTION 05-2025****A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF TERRITORY  
INTO THE CITY OF AUBURN****SUMMARY**

This Resolution adopts a Fiscal Plan to support the annexation of 31.27± acres of land located at the southwest corner of Auburn Drive and County Road 46A. The Fiscal Plan includes details about the annexation area, the provision of capital improvements and non-capital services, and financing of those improvements and services.

<u>          </u>	Recorder's Office	<u>                                </u>	Publish Public Hearing
<u>          </u>	Auditor's Office	<u>                                </u>	
<u>          </u>	Clerk's Office	<u>                                </u>	Publish O/R after Adoption
<u>          </u>	Other	<u>                                </u>	
<u>  X  </u>	Building Department		
<u>          </u>	Engineering Department		
<u>          </u>	DeKalb County Plan Commission		
<u>  X  </u>	Internet Code Site – Council Ordinances		

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## RESOLUTION 05-2025

### A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF TERRITORY INTO THE CITY OF AUBURN

**WHEREAS**, the Common Council of the City of Auburn, Indiana, is considering Ordinance 2025-13 which is an ordinance to annex 31.27+ acres of land located at the southwest corner of Auburn Drive and County Road 46A into the City of Auburn; and

**WHEREAS**, a Fiscal Plan has been prepared in support of said annexation.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Auburn, DeKalb County, State of Indiana that:

The *Fiscal Plan* prepared to support the annexation of territory pursuant to Ordinance 2025-13 shall hereby be adopted and incorporated by reference herein. Said *Fiscal Plan* is attached and labeled as Exhibit A.

**PASSED AND ADOPTED** by the Common Council of the City of Auburn, Indiana, this 15<sup>th</sup> day of July, 2025.

  
James Finchum, Council Member

ATTEST:

  
Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 15<sup>th</sup> day of July, 2025.

  
LORRIE K. PONTIUS, Clerk-Treasurer

**APPROVED AND SIGNED** by me this 15<sup>th</sup> day of July, 2025.

  
DAVID E. CLARK, Mayor

**VOTING:**

**AYE**

**NAY**

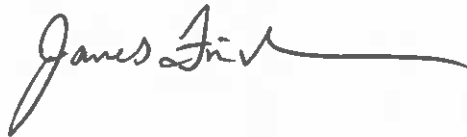
Natalie DeWitt, President

A stylized, cursive signature of Natalie DeWitt, featuring a large, sweeping 'N' and 'D'.

Rod Williams

A cursive signature of Rod Williams, with 'Rod' and 'Williams' clearly legible in a flowing script.

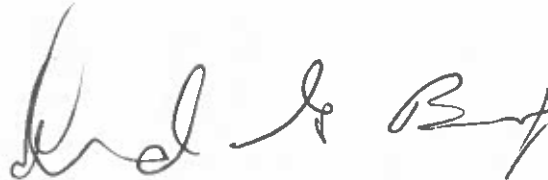
James Finchum

A cursive signature of James Finchum, starting with a large 'J' and ending with a long horizontal stroke.

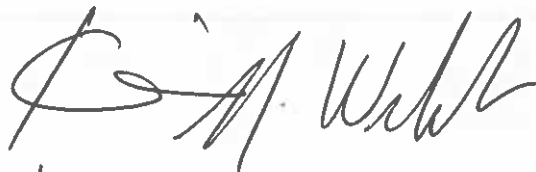
Dan Braun

A cursive signature of Dan Braun, featuring a large, circular 'D' and 'B'.

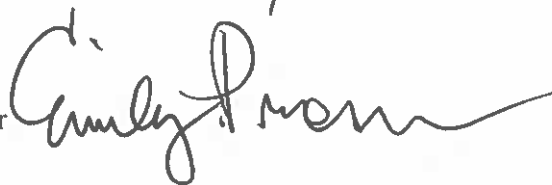
David Bundy

A cursive signature of David Bundy, with 'David' and 'Bundy' written in a fluid, connected script.

Kevin Webb

A cursive signature of Kevin Webb, starting with a large 'K' and 'W'.

Emily Prosser

A cursive signature of Emily Prosser, with 'Emily' and 'Prosser' written in a flowing script.

**[Exhibit A]**

# **East Auburn Estates Annexation Fiscal Plan**

City of Auburn, Indiana  
Department of Building, Planning & Development  
July 2025

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**Summary**

This Fiscal Plan is for the annexation of a parcel of land located at the southwest corner of Auburn Drive and County Road 46A in Auburn, Indiana. This Fiscal Plan was developed through the cooperation and efforts of the City's various departments. Cost estimates for the proposed annexation area have been included when applicable. All services within the annexation area will be provided in a manner equivalent to those services in similar areas within the current corporate limits. Non-capital services will be provided within one year of the effective date of annexation; capital services will be provided within three years of the effective date of annexation.

## Annexation Area Information

### *Description*

The East Auburn Estates property is in Jackson Township, DeKalb County. There are three parcels totaling 31.27 ± acres. The entire area is within the City's Extra-Territorial Jurisdiction. The proposed annexation area is 47% contiguous to the City of Auburn.



Current City Limits 

- Parcel #1: 06-10-04-100-001 (Toby Buck) is 29.45 acres in size
- Parcel #2: 06-10-04-100-018 (Municipal City of Auburn) is .69 acres in size
- Parcel #3: County Road 46A Right-of-Way (per Hartranft Subdivision recorded 12/2/1998 in Plat Book 9 Page 163) is 1.13 acres in size



It should be noted, approximately 1.82-acres of the proposed annexation area is a combination of Auburn Drive right-of-way, County Road 31 right-of-way and County Road 46A right-of-way. The total area to be annexed into the City of Auburn is 31.27± acres.

### ***Council District***

The proposed annexation area will be incorporated into the City of Auburn's Common Council – District 5 that represents the areas to the east and west of the proposed annexation area.

### ***Development Characteristics***

Most of the property is currently undeveloped land comprised of tillable agricultural land. There is a residence with outbuildings on a portion of the parcel. Auburn Drive is an improved arterial street with curb and gutters. County Road 31 and County Road 46A are rural sections of roadway with no curb and open side ditches. Posted speed limit on Auburn Drive is 35 MPH and on County Road 46A is 45 MPH. There is no posted speed limit on County Road 31.

### ***Zoning***

The annexation area is currently zoned PD (Planned Development District). A Planned Development District Ordinance and Establishment Plan were approved for the property on February 20, 2024.



### **City Zoning Districts:**

- R1 – Low Density Single-Family Residential
- R2 – Medium Density Single-Family Residential
- C1- Neighborhood Commercial
- I2 – Heavy Industrial
- IS - Institutional

### **County Zoning District:**

- I2 – Low Intensity Industrial

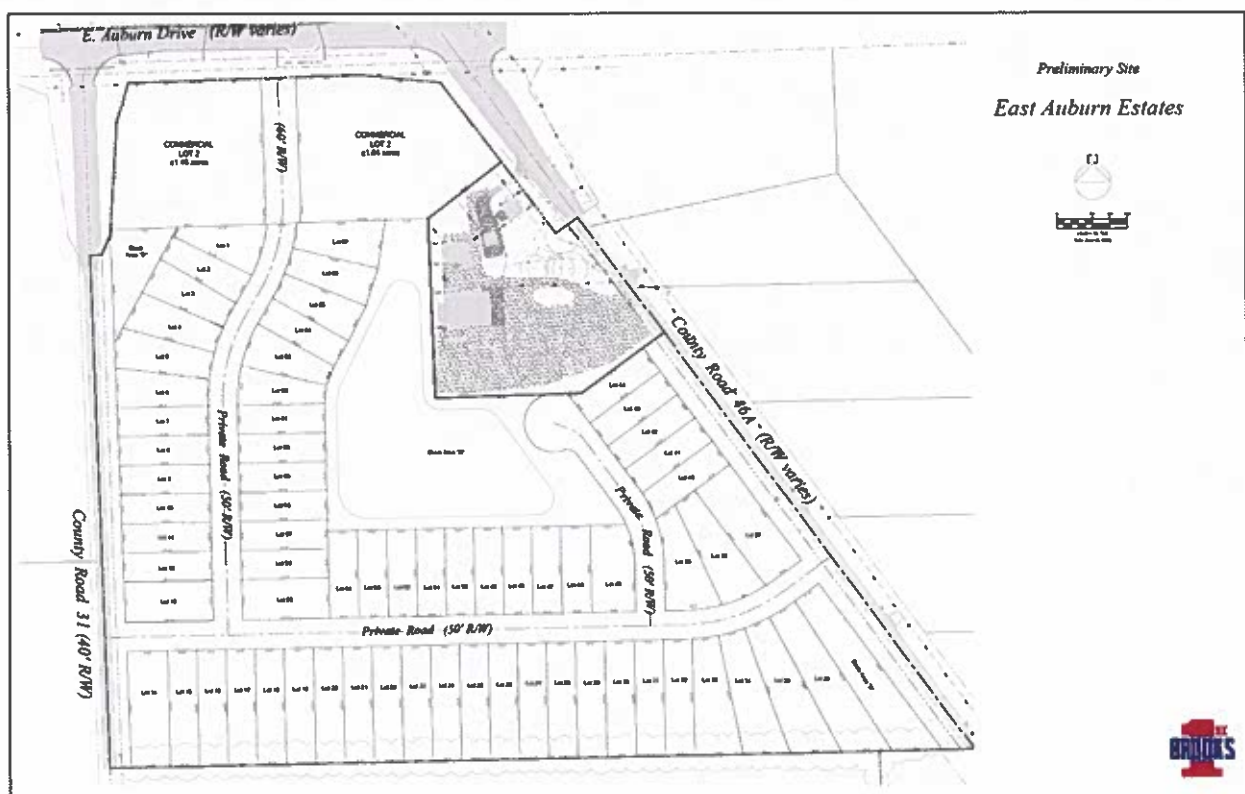
### Population

There is one dwelling unit in the proposed annexation area. It is unknown if there are current tenants in the dwelling unit.

### Future Development

The proposed annexation area can be served by City utilities. Development of the individual parcels may require the extension of water and sanitary sewer mains. Extension of utilities to undeveloped land is the responsibility of the individual parcel owners.

The property owner has an application under review for modifications to the approved Planned Development District Ordinance and Establishment Plan. As part of the application the property owner submitted a preliminary site plan (see below) as an illustration of his intent to develop the property into three commercial lots and 67 single-family residential lots.



### *Assessment and Taxation*

The proposed annexation area includes three separate parcels:

- Parcel #1: 06-10-04-100-001 (Toby Buck) is 29.45 acres in size and is assessed as Homesite, Land Used by Farm Buildings, Agricultural Excess Acres, and Tillable Cropland.
- Parcel #2: 06-10-04-100-018 (Municipal City of Auburn) is .69 acres in size and is assessed as Road Right-of-Way
- Parcel #3: No Parcel ID. This 1.13-acre parcel of land was dedicated as County Road 46A Right-of-Way per the Hartranft Subdivision Plat recorded on December 2, 1998.

2024 pay 2025 assessed value of the proposed annexation area according to the DeKalb County Auditor's Office is \$246,100. The assessed value is anticipated to change as the property is developed for commercial and residential purposes.

The 2024 pay 2025 total tax rate for the property, which is within Jackson Township, is 1.2321. The 2024 pay 2025 rate for the City of Auburn-Jackson Township, if the property was annexed into the City, is 2.2835.

## **Annexation Requirements and Justification**

### *Statutory Requirements*

When pursuing an annexation, a municipality must comply with the Indiana Code 36-4-3, Municipal Annexation and Disannexation. Voluntary annexation petitions signed by 100% of the landowners are considered "Super-Voluntary." Indiana Code 36-4-3-5.1 provides a more streamlined process for these annexations.

The East Auburn Estates property annexation request is considered super-voluntary. The annexation area meets the minimum contiguity requirements established in Indiana Code 36-4-3-1.5 by having at least 12.5% of the aggregate external boundaries of the territory coincide with boundaries of the City. In this case, the East Auburn Estates annexation area is 47% contiguous to the Auburn Corporate Limits.

The City of Auburn will adopt an annexation ordinance annexing the East Auburn Estates property, and adopt, by Resolution, this Fiscal Plan that includes:

1. The cost estimate of planned services to be furnished to the annexed territory;
2. The method(s) of financing the planned services;
3. The plan for the organization and extension of services;
4. The provision of non-capital services to be provided to the annexed territory within one year after the effective date of annexation and that they be provided in a manner that is equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density;
5. The provision of capital improvements to the annexed territory equal to those furnished within the municipality within three years after the effective date of annexation 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. A plan for hiring the employees of other governmental entities whose jobs will be eliminated by the annexation.

### *Justification*

The owner of the primary parcel comprising the East Auburn Estates annexation area has requested annexation into the City of Auburn. The other two parcels are public road right-of-way areas. Upon annexation, portions of the annexation area are proposed to be sold to a developer for a new residential subdivision. The new development will be connected to City Utility Services.

The East Auburn Estates area is contiguous to lands currently within the corporate limits of Auburn along the western, northern and eastern edges of the annexation area. The boundary of the property is 47% contiguous to the Corporate Limits. This annexation represents a natural

growth and inclusion into the City Limits. The timing of the annexation correlates with the development of the property.

The annexation is undertaken in accordance with I.C. 36-4-3-5.1. The annexation is justified under I.C. 36-4-3-13(c). The real estate upon annexation will be fully subject to the ordinances and policies of the City of Auburn, Indiana and municipal services will be made available to the annexed real estate. The annexation is consented to and requested by 100% of the property owners and meets all other requirements under Indiana Code and City of Auburn Ordinances.

## **Provision of Municipal Services**

### *Police Department*

The annexation area presently falls under the jurisdiction of the DeKalb County Sheriff's Department. Auburn Police Department answers calls for the annexation area if requested to respond.

The Auburn Police Department will be able to provide patrol and response services to the annexation area upon finalization of the annexation at no additional cost. The Auburn Police Department already provides services on land areas to the north and east of the annexation area.

No capital expenditures will be necessary for provision of Police Services to the annexation area.

As the annexation area develops, and as additional land area is annexed, the Auburn Police Department could potentially need to add an additional officer. Costs associated with adding an officer (salary, benefits, vehicle) are approximately \$178,000.

### *Fire Department*

The Auburn Fire Department presently does not provide fire protection services to the annexation area. The Auburn Fire Department will be able to provide services to the annexation area upon annexation. The cost to provide non-capital services to the property would be for fuel and maintenance of fire apparatus for emergency response as well as fire hydrant maintenance and testing. There will be no capital expenditures required to provide fire protection services.

### *Street Maintenance and Sidewalks*

The annexation area includes three public streets: Auburn Drive; County Road 31; and County Road 46A. Auburn Drive is currently maintained by the City of Auburn. The segment of County Road 31 and County Road 46A within the annexation area will be under the jurisdiction of the City of Auburn for maintenance purposes.

The addition of maintenance responsibilities over the portion of County Road 31 and County Road 46A within the annexation area will have minimal effect on the Street Department. There will be negligible costs and no capital expenditures to provide street maintenance upon annexation.

### *Sanitary Sewer / Storm Sewer*

The annexation area currently has sanitary sewer available on County Road 46A. The Auburn Water Pollution Control facility has the capacity to serve the annexation area. Owners of the annexation area are permitted to tap into these systems as any other property owner is within

the City. An extension of the sewer main will be necessary to serve new developments that occur after annexation.

There is a non-regulated drain providing a release point for stormwater runoff generated from the site. There are limited storm sewers along Auburn Drive, with open side ditches along both County Road 31 and County Road 46A.

There are no additional costs to provide non-capital sewer services to the annexation area. Likewise, no capital projects will be required to provide sewer service to the annexation area.

#### *Water / Hydrants*

The City Water Department does not currently provide water service to the annexation area. Water is readily available for connection at the southeast corner of Auburn Drive and County Road 31. Water is also available for connection along the north side of Auburn Drive and along the east side of County Road 46A. The Auburn Water Department has the capacity to serve the annexation area. Owners of the annexation area are permitted to tap into these systems as any other property owner is within the City. An extension of the water main will be necessary to serve new developments that occur after annexation.

There are no additional costs to provide non-capital services to the annexation area. Likewise, no capital projects will be required to provide water service to the annexation area.

#### *Electric and Essential Services*

Auburn Electric and Auburn Essential Services presently provide power and communication services to the annexation area. That will continue after the property is annexed.

Streetlights will need to be added along Auburn Drive, County Road 31 and County Road 46A estimated at a cost of \$139,000. There are no additional costs to provide non-capital services to the annexation area. Likewise, no capital projects will be required to provide electric service to the annexation area.

#### *General Governmental Administration*

The annexation area falls within the City of Auburn's Extra-Territorial Planning and Zoning Jurisdiction. This means the area already utilizes many of the general administrative services offered by the City of Auburn. There will be no cost to continue to provide administrative services to the annexation area.

#### *Parks and Recreation / Animal Control*

With the land currently being undeveloped, and with both residential and commercial development proposed for the annexation area, there will be a population increase from the annexation over time. Parks and Recreational facilities and animal control facilities will potentially be gradually impacted as residential growth occurs.

#### *Library*

The annexation area is presently served by the Eckhart Public Library located in Auburn, Indiana. Because the annexation area is zoned for both commercial and residential development, there may gradually be new residents within the annexation area to provide services to.

#### *Solid Waste Disposal (garbage/recycling)*

Commercial developments within the City of Auburn provide their own solid waste disposal services. The City of Auburn contracts with Republic Services for residential garbage and recycling collection and disposal. Over time there will be additional residential dwelling units in the annexation area. Any property that is commercially developed will continue to contract private garbage and recycling collection and disposal services as it does today.

#### *Liability for Township Debt*

The annexation area is part of Jackson Township. The Jackson Township Trustee is Audra Wilcoxson. There is no existing Jackson Township Debt Service.

#### *Hiring Plan*

The proposed annexation will not create any displacement of jobs of any existing government entity.

## **Estimated Annual Expenditures & Financial Summary**

### *Expenditures*

The estimated annual expenditures to provide non-capital services is nominal, at most. The City serves property to the north, east and west of the annexation area. Providing services to the undeveloped land will add virtually no cost. Any services not provided will be provided upon the effective date of annexation.

The only capital project that will be required is to provide streetlight services to the annexation area.

### *Revenue*

There will be a nominal increase in property tax revenue from the annexation area, estimated at \$2354.09. There will also be a nominal increase in city street mileage. Any additional revenue from Motor Vehicle Highway (MVH), Local Road and Street (LR&S), Alcohol and Beverage Tax, Cigarette Tax, or CEDIT will be nominal.

The only increase in revenue to the City of Auburn from the annexation area is property tax revenue. Based on today's assessed value, that increase will be approximately \$2,354.09 annually.

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## **Conclusion**

Annexation of the East Auburn Estates property is a natural expansion of the Corporate Limits of the City of Auburn. Annual expenditures are negligible and will be offset by property tax revenue gained from the annexation area. Completion of this annexation is desired by the property owners and makes sense for the City of Auburn.