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Clerk-Treasurer
City of Auburn, Indiana

Passed 12/02/2025

RESOLUTION 10-2025

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 3.742 acres of land located on the east side of County Road 35, south of State Road 8, and known as the Thomas Estates 3.742-acre annexation area. 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		

RESOLUTION 10-2025

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-__ which is an ordinance to annex 3.742 acres of land located on the east side of County Road 35, south of State Road 8, 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-__ 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 2nd day of December, 2025.


James Finchum, Council Member

ATTEST:


Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 2nd day of December, 2025.


LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this 2nd day of December, 2025.


DAVID E. CLARK, Mayor

VOTING:

AYE

NAY

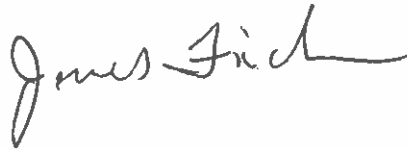
Natalie DeWitt, President



Rod Williams



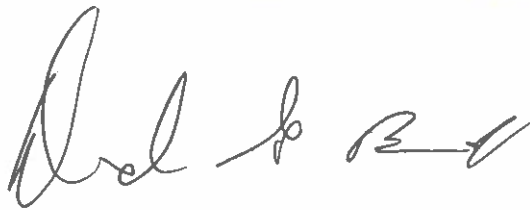
James Finchum



Dan Braun



David Bundy



Kevin Webb



Emily Prosser



Thomas Estates 3.742-ac Annexation Fiscal Plan

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

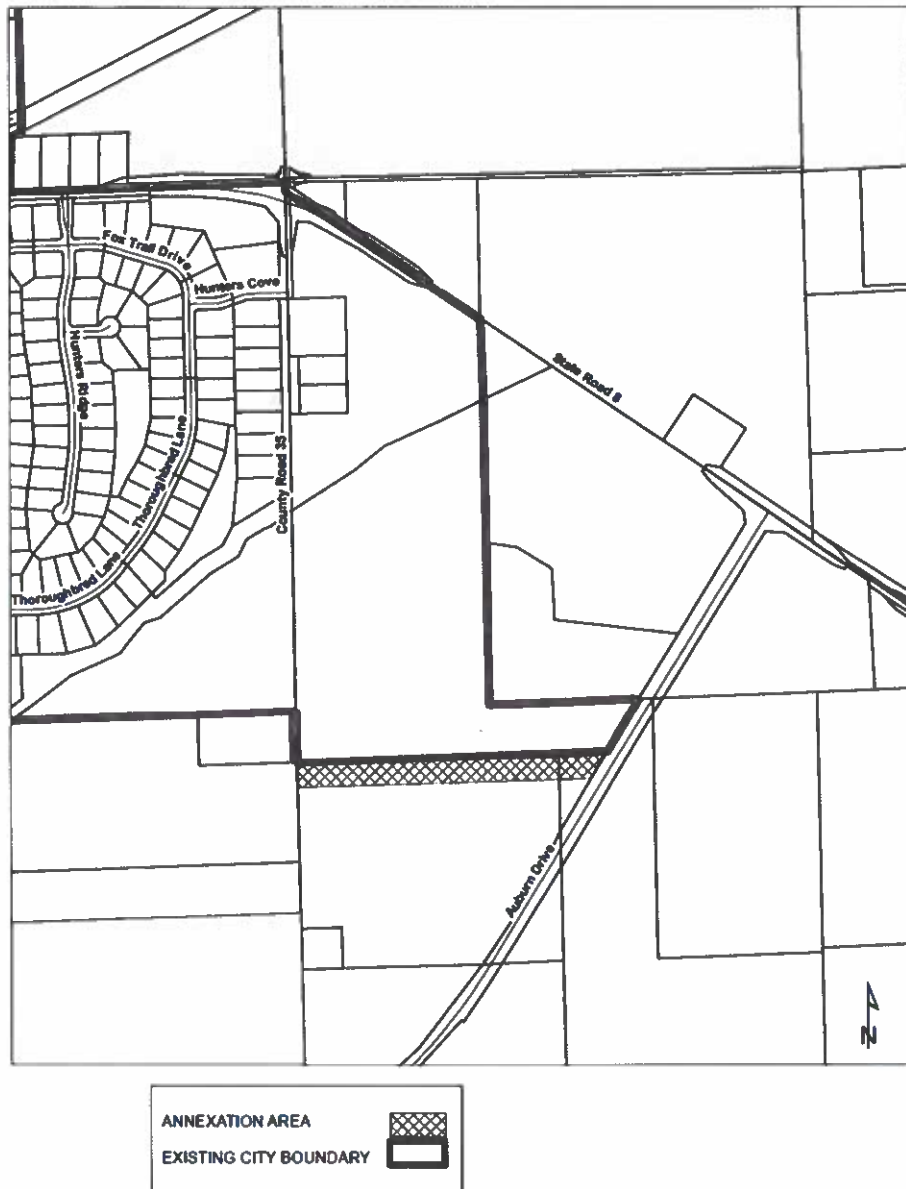
Summary

This Fiscal Plan is for the annexation of a 3.742-acre parcel of land located on the east side of County Road 35, south of State Road 8, in Auburn, Indiana. This parcel of land is located adjacent and south of the proposed Thomas Estates Subdivision, a tract of land annexed in 2024 and is to be incorporated into the subdivision boundaries. 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 Thomas Estates 3.742-ac property is in Union Township, DeKalb County. The parcel is located within the City's Extra-Territorial Jurisdiction. The proposed annexation area is 47% contiguous to the City of Auburn.



Parcel #1: 14-06-34-100-021 (Nixon Development LLC)

Council District

The proposed annexation area will be incorporated into the City of Auburn's Common Council – District 3 that represents the areas to the west and north of the proposed annexation area.

Development Characteristics

The property is currently undeveloped land comprised of tillable agricultural land. There are no improvements upon the property. County Road 35 is a rural section of roadway with no curb and open side ditches. There is no posted speed limit on County Road 35 south of State Road 8.

Zoning

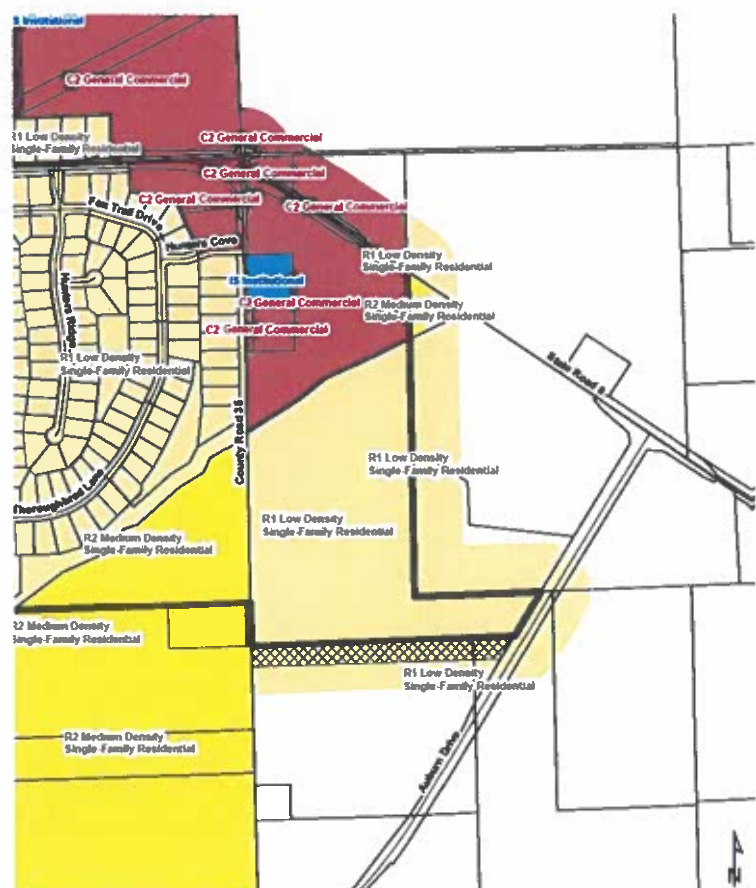
The annexation area maintains a City zoning designation of R1 within the City ETJ boundaries.

City Zoning Districts:

R1 – Low Density Single-Family Residential

R2 – Medium Density Single-Family Residential

C2- General Commercial



County Zoning Districts

R1 – Low Density Residential

C2 – Neighborhood Commercial



Population

There are no dwelling units in the proposed annexation area. Therefore, Auburn's population will have no change as a result of this annexation.

Future Development

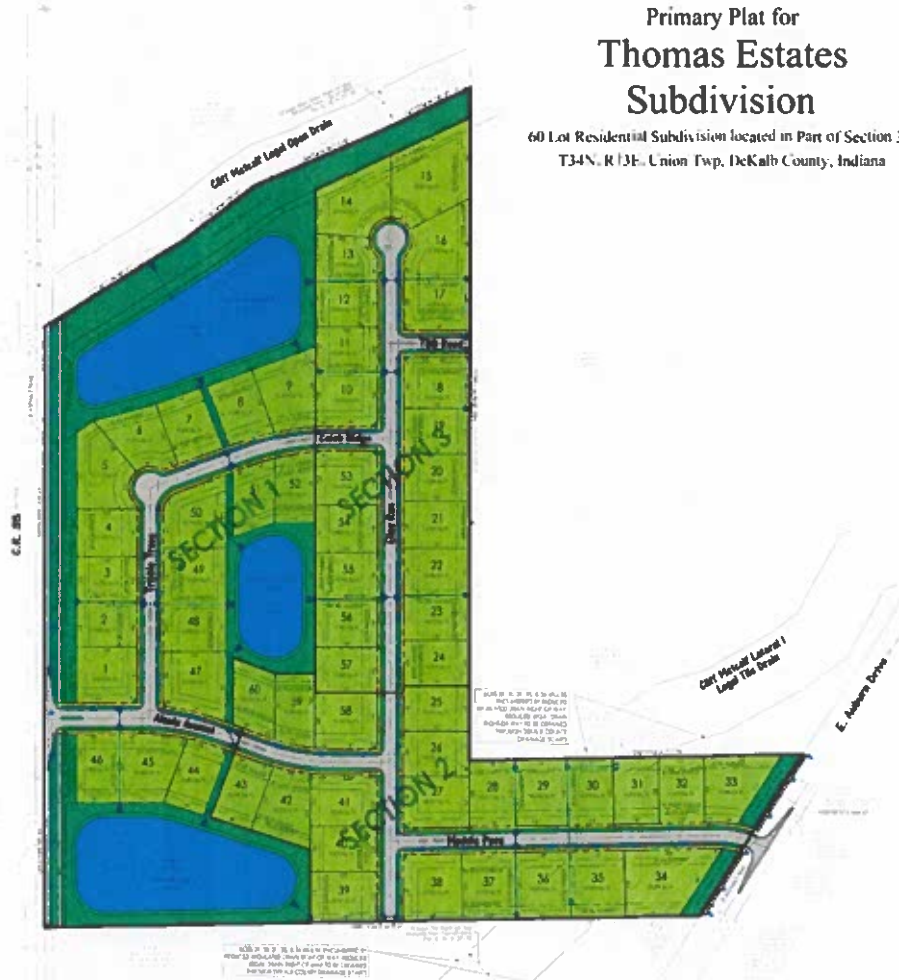


The proposed annexation area can be served by City utilities. Development of the parcel may require the extension of water and sanitary sewer mains. Extension of utilities to undeveloped land is the responsibility of the individual parcel owners.

The subject parcel is to be incorporated into the Thomas Estates Subdivision.

Primary Plat for
**Thomas Estates
Subdivision**

60 Lot Residential Subdivision located in Part of Section 34,
T34N, R13E, Union Twp, DeKalb County, Indiana



Assessment and Taxation

The proposed annexation area includes one parcel:

Parcel #1: 14-06-34-100-021 (Nixon Development LLC) is 3.742 acres in size and is assessed as Agricultural – Vacant Land

Parcel #1 was created from a split of parcels 14-06-34-300-005 and 14-06-34-300-016 by deed record 202505890 recorded on November 12, 2025. An assessed value amount of the 3.742-acre parcel of land has not yet been established. 2024 pay 2025 assessed value of the parent tracts from which the annexation parcel was split were a combined amount of \$80,600. This amount includes a pole barn located upon one of the tracts but not included in the annexation area.

The 2024 pay 2025 total tax rate for the property, which is within Union Township, is 1.6832. The 2024 pay 2025 rate for the City of Auburn-Union Township, if the property was annexed into the City, is 2.2824.

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 Thomas Estates 3.742-acre 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 Thomas Estates 3.742-acre property is 47% contiguous to the Auburn Corporate Limits.

The City of Auburn will adopt an annexation ordinance annexing the Thomas Estates 3.742-acre 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 parcel comprising the Thomas Estates 3.742-acre annexation area has requested annexation into the City of Auburn. Upon annexation, the annexation area is to become part of the Thomas Estates residential subdivision. The new development will be connected to City Utility Services.

The Thomas Estates 3.742-acre property is contiguous to lands currently within the corporate limits of Auburn along the western edge 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 answer 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 west and north of the annexation area.

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

Fire Department

The Auburn Fire Department presently provides fire protection services to the annexation area. The Auburn Fire Department will continue to provide services to the annexation area upon annexation. There will be no increase in costs and no capital expenditures required to provide fire protection services.

Street Maintenance and Sidewalks

The annexation area includes two public streets, County Road 35 and Auburn Drive. The segment of County Road 35 and Auburn Drive within the annexation area will be under the jurisdiction of the City of Auburn for maintenance purposes.

The City currently maintains the western half of County Road 35. The addition of maintenance responsibilities over the east half of County Road 35 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 35. 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.

The Cliff Metcalf County Drain is located to the north of the annexation area. There are limited storm sewers along County Road 35, with open side ditches along Auburn Drive.

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

There is a 12-inch water main extending along the west side of County Road 35, south of Hunter's Cove. 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. Extension of the water main to serve the new subdivision is the responsibility of the developer.

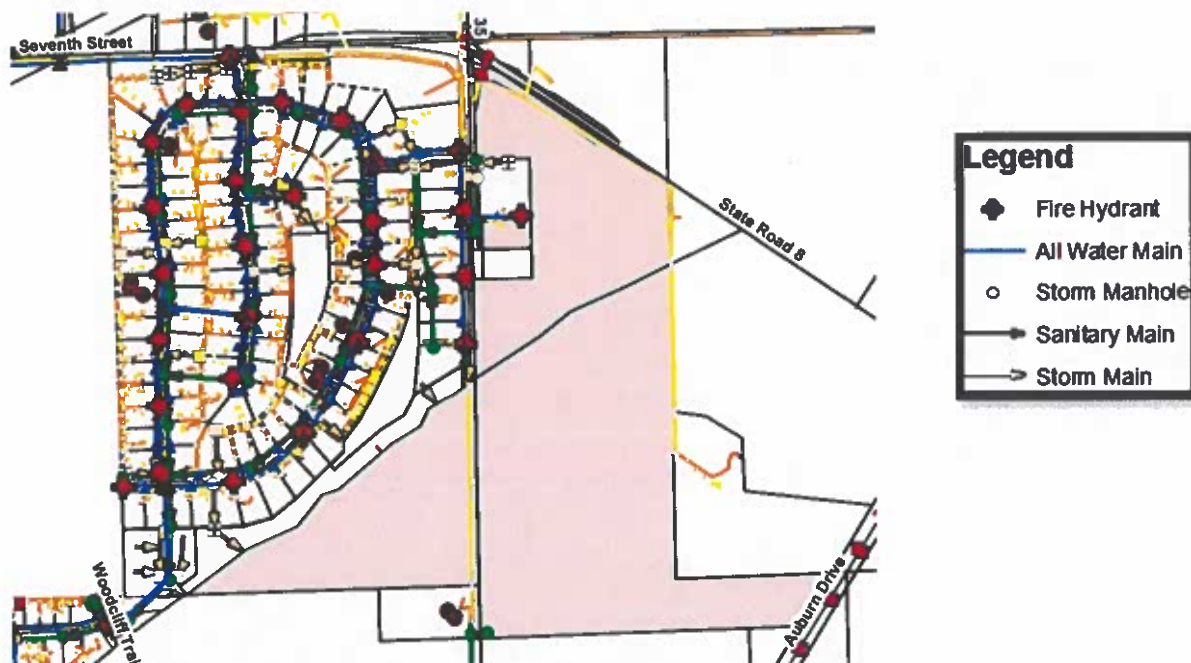
There are no additional costs to provide non-capital services to the annexation area. Likewise, no capital projects will be required to provide water service to the annexation area.

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 County Road 35 as part of the previous Thomas L. Smith CR35 Annexation. No additional streetlights are needed as part of the Thomas Estates 3.742-acre annexation. 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.

Utility Map



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)

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.

Liability for Township Debt

The annexation area is part of Union Township. The Union Township Trustee confirmed there is no existing Union 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 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.

There are no capital projects that will be required.

Revenue

There will be a nominal increase in property tax revenue from the annexation area. The estimated amount cannot be calculated due to the recent creation of the lot and lack of an assessed valuation for the new parcel. 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.

Conclusion

Annexation of the Thomas Estates 3.742-acre 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.