

RESOLUTION 10-2026

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 2026-16 which is an ordinance to annex 40 acres of land located north of Morningstar Road, east of North Main Street 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 2026-16 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 16th day of June, 2026.


James Finchum, Council Member

ATTEST:


Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 16th day of June, 2026.


LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this 16th day of June, 2026.


DAVID E. CLARK, Mayor

VOTING:


AYE

NAY

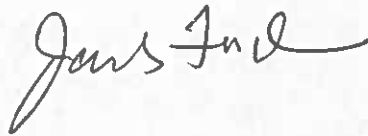
Natalie DeWitt, President



Rod Williams



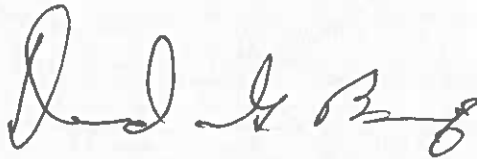
James Finchum



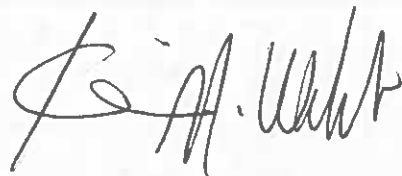
Dan Braun



David Bundy



Kevin Webb



Emily Prosser



EXHIBIT "A"

North Pointe Annexation Fiscal Plan

City of Auburn, Indiana
Department of Building, Planning & Development
June 2026

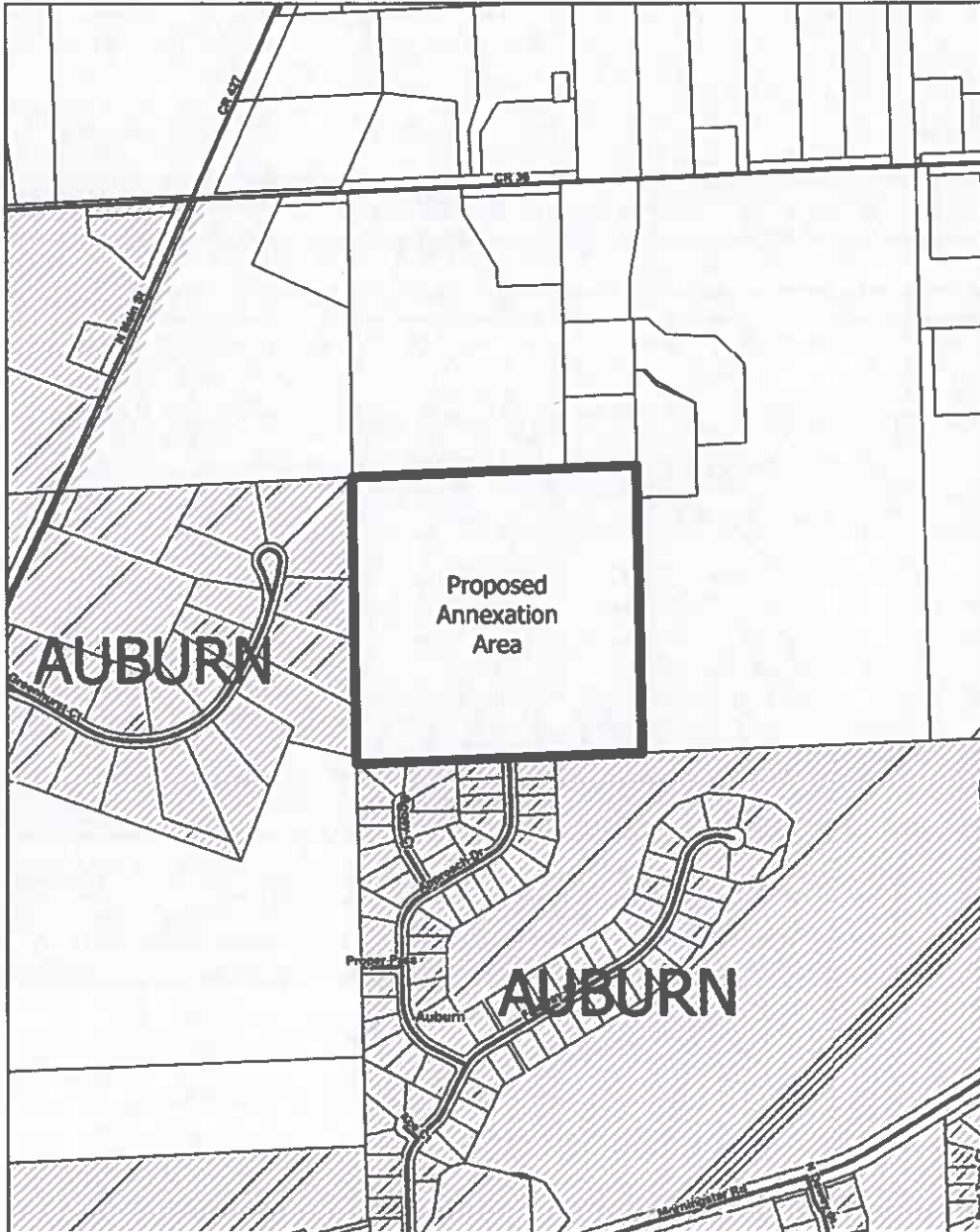
Summary

This Fiscal Plan is for the annexation of a 40-acre parcel of land located north of Morningstar Road, east of North Main Street in Auburn, Indiana. This parcel of land is located adjacent and north of Bridgewater North Section 1, and is adjacent and east of Greenhurst Glens subdivision. 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 North Pointe 40-ac property is in Union Township, DeKalb County. The parcel is partially located within the City's Extra-Territorial Jurisdiction Area. The proposed annexation area is 50% contiguous to the City of Auburn.



Parcel #: 14-06-21-100-004 (A6 Properties, LLC)

Council District

The proposed annexation area will be incorporated into the City of Auburn’s Common Council – District 1 that represents the areas to the west and south of the proposed annexation area.

Development Characteristics

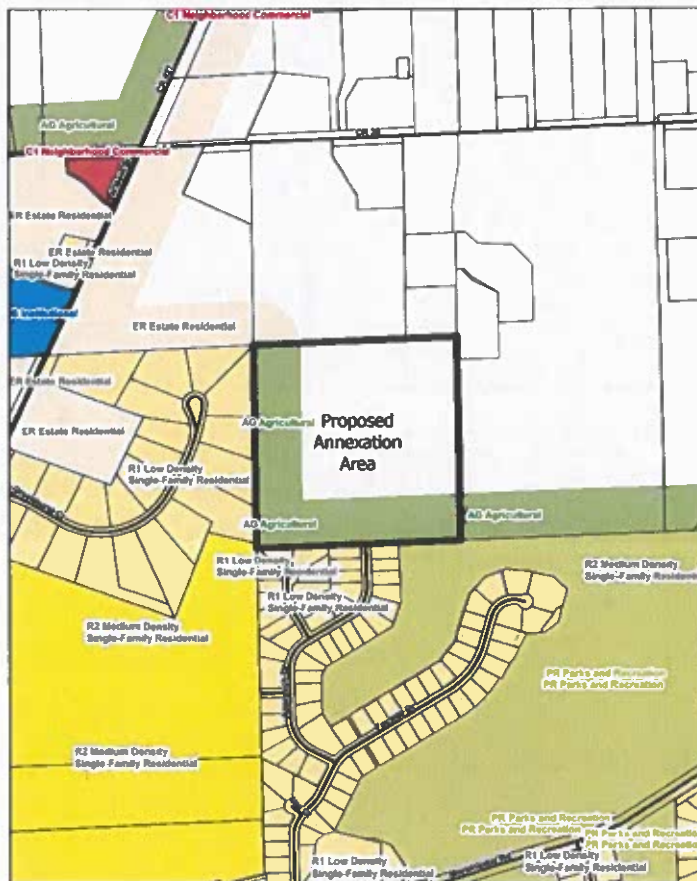
The property is currently undeveloped land comprised of tillable agricultural land and wooded area. There are no improvements upon the property. Approach Drive provides access to the property.

Zoning

The annexation area maintains a City zoning designation of AG, Agriculture, for a three-hundred-foot (300’) strip along the western and the southern property lines of the property. This portion of the property is within the City ETJ boundaries. The area of the property north and east of the ETJ boundary is zoned R2, Medium Residential District, under the DeKalb County Unified Development Ordinance.

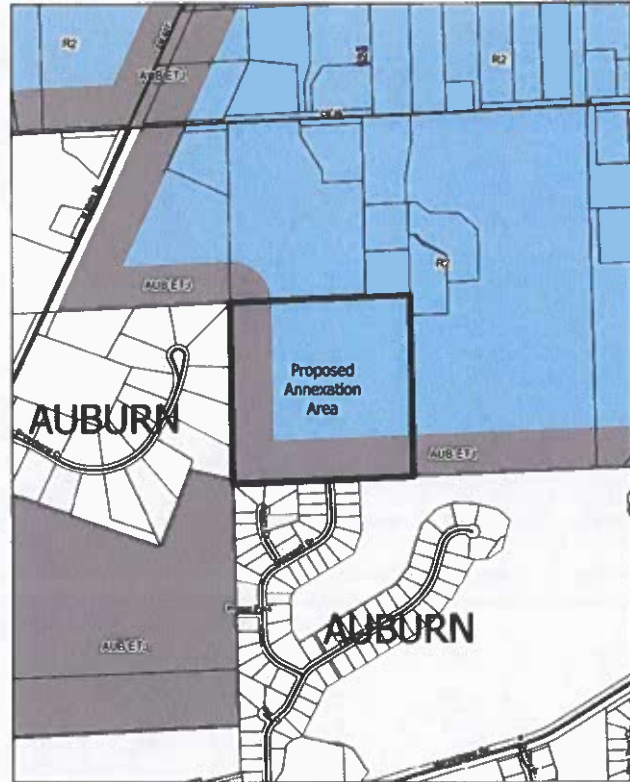
City Zoning Districts:

- AG - Agricultural
- ER - Estate Residential
- R1 – Low Density Single-Family Residential
- R2 – Medium Density Single-Family Residential
- PR – Parks and Recreation



DeKalb County Zoning Districts

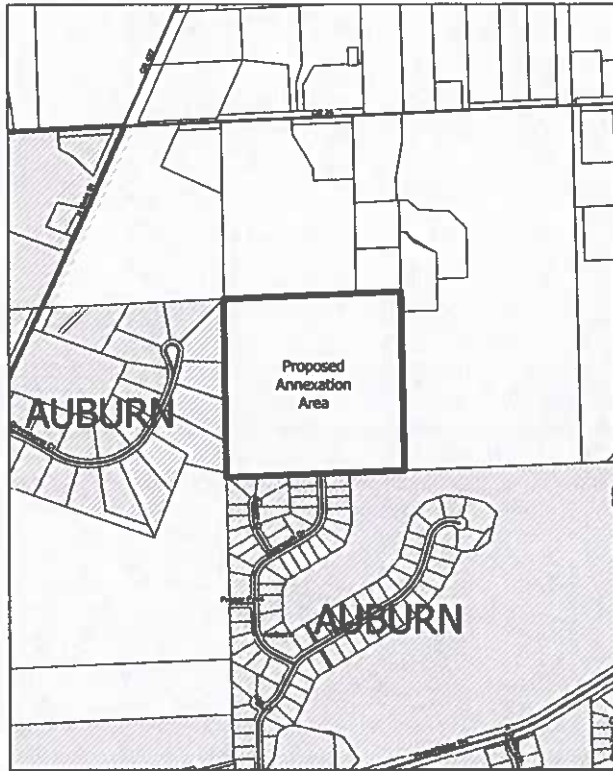
R2 – Medium Density Residential



Population

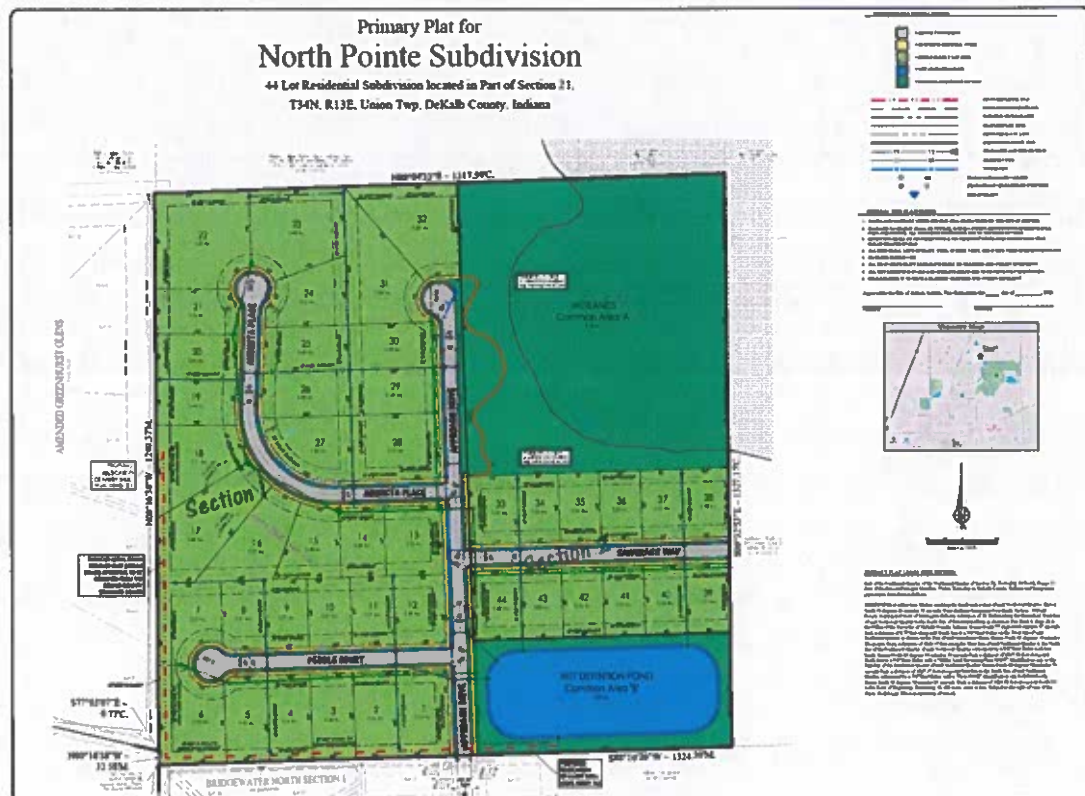
There are no dwelling units in the proposed annexation area. Therefore, Auburn's population will have no change as a result of this annexation.

Future Development



The proposed annexation area can be served by City utilities. Development of the parcel will 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 proposed to be developed as the North Pointe subdivision.



Assessment and Taxation

The proposed annexation area includes one parcel:

Parcel #1: 14-06-21-100-004 (A6 Properties, LLC) is 40 acres in size and is assessed as Agricultural – Vacant Land

The 2025 pay 2026 assessment for the property is \$53,300.

The 2025 pay 2026 total tax rate for the property, which is within Union Township, is 1.6866. The 2025 pay 2026 rate for the City of Auburn-Union Township, if the property was annexed into the City, is 2.29.

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 North Pointe 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 North Pointe property is 50% contiguous to the Auburn Corporate Limits.

The City of Auburn will adopt an annexation ordinance annexing the North Pointe 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 North Pointe annexation area has requested annexation into the City of Auburn. Upon annexation, the annexation area is to be developed as the North Pointe residential subdivision. The new development will be connected to City Utility Services.

The North Pointe property is contiguous to lands currently within the corporate limits of Auburn along the western and southern edges of the annexation area. The boundary of the property is 50% 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 south 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.

As the City continues to annex land and to add residents, consideration will need to be given to building a new fire station and adding staff. Response times are affected as the City population expands, businesses are added, and travel distance from existing stations is increased. Overall volume of calls exponentially expands as the City grows. While an individual annexation such as North Pointe does not alone trigger capital expenditures, a cumulative effect of expanded development and an increase in City population will lead to the need for expanded fire facilities.

Street Maintenance and Sidewalks

The annexation area proposes to include three new public streets and an extension to an existing City street. The new street segments will be under the jurisdiction of the City of Auburn for maintenance purposes.

The developer is required to install the new street segments and provide a three-year maintenance bond. 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 the northern terminus of Approach Drive. 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. The developer will be required to construct an extension of the sewer main to serve new development that occurs after annexation.

The Harry Shull County Drain crosses through the annexation area. The property owner will be requesting to reroute the drain along the western and southern edge of the property. Storm sewers installed as part of the North Pointe subdivision will direct storm water runoff to a new detention pond, to then be released to the Harry Shull drain.

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 10-inch water main extending to the northern terminus of Approach Drive. 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. The developer will be required to construct an extension of the water main to serve new development that occurs after annexation.

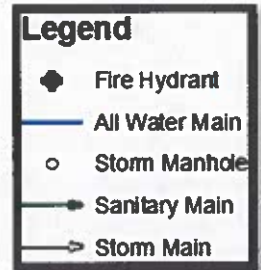
There are no additional costs to provide non-capital services to the annexation area. Likewise, no capital projects will be required to provide water service to the annexation area.

Electric and Essential Services

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

Streetlights will need to be added along any new street constructed in the North Pointe subdivision. The developer is responsible for costs of installing the new streetlights. Power to the new streetlights will cost approximately \$5,000 annually. No capital projects will be required to provide electric service to the annexation area.

Utility Map



General Governmental Administration

A portion of 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 residential 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 proposed for 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 west and south 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, estimated at \$510. 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.

As the property is developed as a residential subdivision, an increase in tax revenue will occur as residential homes are constructed.

Conclusion

Annexation of the North Pointe 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.