

NUMBER	DATE	DESCRIPTION
R2003-001	3/10/2003	Designated Management Agency Resolution
R2003-002	3/10/2003	Per acceptance resolution
R2003-003	3/10/2003	Signatory authorization resolution
R2003-004	9/8/2003	Adopts written fiscal plans, establishes policy "Annexation Area P"
R2003-005	9/8/2003	Adopts written fiscal plans, establishes policy "Annexation Area M"
R2003-006	9/8/2003	Zoning change Elswick property
R2003-007	10/13/2003	Adoption Keystone Consulting Service, Inc. Financial Software
R2003-008	10/13/2003	Amends Resolution 1994-21

DESIGNATED MANAGEMENT AGENCY RESOLUTION

WHEREAS, the Clean Water Act, as amended, requires the development and implementation of water quality management plans for the purpose of preventing further degradation of our streams; and

WHEREAS, pursuant to Section 208 of the Act, the Governor of the State of Indiana has designated area wide waste treatment management agencies which are responsible for water quality management in such areas; and

WHEREAS, pursuant to Section 208, the Commissioner of the Indiana Department of Environmental Management has designated specific local units of government and management agencies for the purpose of implementing various pollution control measures and practices recommended in the State's Water Quality Management Plan; and

WHEREAS, pursuant to Section 303(e), Indiana has implemented an approved continuing planning process; and

WHEREAS, a process exists by which all municipal units of government and special districts who intend to abate pollution may enter into the State Revolving Fund process for the purpose of constructing wastewater collection and treatment facilities; and

WHEREAS, the Town of Sellersburg, Indiana desires to abate water pollution within its area of legal jurisdiction; and

WHEREAS, the Town of Sellersburg, Indiana further desires to be in compliance with the requirements for obtaining a loan for the purpose of this control; and

WHEREAS, the Environmental Protection Agency, Region V, has directed that only an approved designated management agency can be the recipient of a State Revolving Fund Financial Assistance Award.

THEREFORE, be it resolved that the Town of Sellersburg, Indiana desires to be the approved designated management agency for the control of water pollution sources within its area of legal jurisdiction.

By resolution passed by the Town of Sellersburg at a meeting this 10th day of March 2003.

Louis J. Cuneo  
Town Council President

Council Member

John H. Lappala  
Council Member

Council Member

Ray F. Yost  
Council Member

Council Member

Edward P. DeLo  
Council Member

Attest: David R. Kucner

RESOLUTION 2003 -002

PER ACCEPTANCE RESOLUTION

WHEREAS, the Town of Sellersburg of Clark County, Indiana, has caused a Preliminary Engineering Report, PER, dated January 2003 to be prepared by the consulting firm of PDR Engineers, Inc., a Tetra Tech Company and

WHEREAS, said plan has been presented to the public at a public hearing held February 18, 2003 for their comments; and

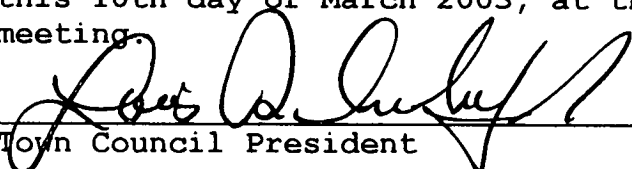
WHEREAS, the Town of Sellersburg finds that there was not sufficient evidence presented in objection to the recommended project in the Preliminary Engineering Report.

NOW, THEREFORE BE IT RESOLVED THAT:

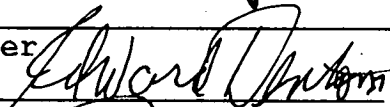
The Town of Sellersburg, Indiana Preliminary Engineering Report dated January 2003 be approved and adopted by the Town of Sellersburg Council; and

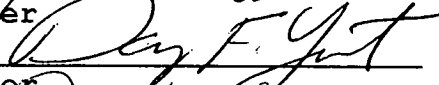
That said PER be submitted to the Indiana Department of Environmental Management for review and approval.

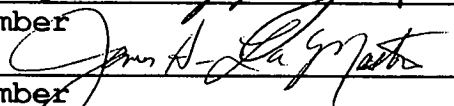
Passed and adopted by the Town of Sellersburg Council this 10th day of March 2003, at their regularly scheduled meeting.

  
Town Council President

Council Member

  
Council Member

  
Council Member

  
Council Member

Attest:   
\_\_\_\_\_

RESOLUTION 2003 -003

SIGNATORY AUTHORIZATION RESOLUTION

WHEREAS, the Town of Sellersburg, Indiana, herein called the community, has plans for a municipal water pollution control project to meet State and Federal regulations, such as the NPDES discharge limitations, and the community intends to proceed with the construction of such works:

WHEREAS, the Town of Sellersburg, Indiana has adopted this Resolution dated March 10, 2003.

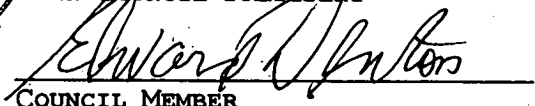
NOW, THEREFORE, BE IT RESOLVED by the Town of Sellersburg Council, the governing body of said community, that:

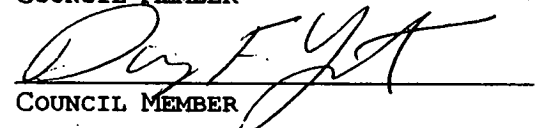
1. Louis Imhof, Town Council President, be authorized to make application for a SRF Loan and provide the Indiana Department of Environmental Management such information, data and documents pertaining to the loan process as may be required, and otherwise act as the authorized representative of the community.
2. The community agrees to comply with the Department of Environmental Management, State of Indiana and Federal requirements as they pertain to the SRF.
3. That two certified copies of the resolution be prepared and submitted as part of the community's Preliminary Engineering Report.

ADOPTED this 10th day of March 2003.

AUTHORIZED SIGNATORY

  
TOWN COUNCIL PRESIDENT

  
COUNCIL MEMBER

  
COUNCIL MEMBER

*James H. La Mada*  
COUNCIL MEMBER

COUNCIL MEMBER

ATTEST: *Francis R. Kull*

RESOLUTION NO. 2003-004

RESOLUTION ADOPTING WRITTEN FISCAL PLANS AND ESTABLISHMENT OF A DEFINITE POLICY "ANNEXATION AREA P" WHICH TERRITORY IS CONTIGUOUS TO THE MUNICIPAL BOUNDARIES OF THE TOWN OF SELLERSBURG

WHEREAS, the Town Council for the Town of Sellersburg has elected to annex territory which is contiguous to the municipal boundaries of the Town of Sellersburg, said territory is more particularly described in Exhibit 1 and Exhibit 2 which are attached hereto and incorporated herein;

WHEREAS, the Town Council for the Town of Sellersburg has developed a written fiscal plan for "Annexation Area P" which establish a definite policy for the annexation and complies with the requirements for annexation as set forth in I.C. 36-4-3-13, a copy of which is attached hereto as Exhibit 3 and incorporated herein; and

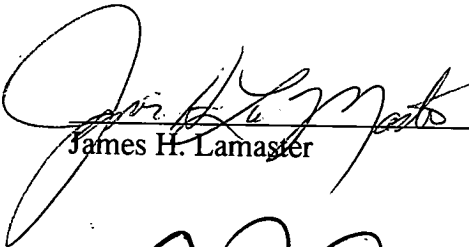
WHEREAS, the Town Council for the Town of Sellersburg has developed this fiscal plan to define the value of and cost of all capital and non-capital services which may be provided to the proposed area of annexation; and

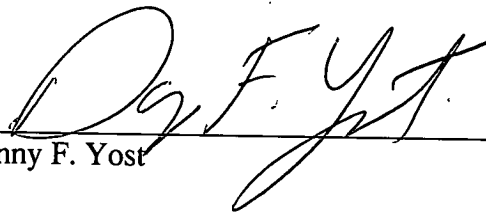
WHEREAS, this matter was considered at an open meet to which the public were invited to attend and participate;

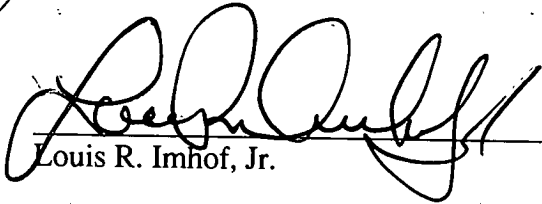
BE IT NOW THEREFORE RESOLVED by the Sellersburg Town Council the written fiscal plan for "Annexation Area P", territory which is contiguous to the municipal

boundaries of the Town of Sellersburg shall be and hereby is adopted.

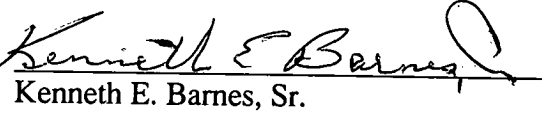
So resolved this 8<sup>th</sup> day of September, 2003.


  
James H. Lamaster

  
Danny F. Yost

  
Louis R. Imhof, Jr.

  
Edward D. Denton

  
Kenneth E. Barnes, Sr.

  
Attest: David L. Kinder  
Clerk-Treasurer



June 24, 2003

EXHIBIT 1  
DESCRIPTION OF  
SELLERSBURG 2001/2002 ANNEX AREA 'P'

A part of Surveys No. 67, 87, 88 and 89 of the Illinois Grant in the Silver Creek Township of Clark County, Indiana and bounded as follows:

Beginning at the east corner of Grant 87, said point also being the southeasterly corner of a tract recorded at Deed Drawer 28, Instrument No. 9067, being a point in the boundary line of the Town of Sellersburg, and the True Place of Beginning.

Thence the following courses of the boundary:

North 35 deg. 00 min. 00 sec. West, 217.80 feet, more or less, along said tract's northeasterly line and the line dividing Grants 67 and 87, with the Town Boundary;

South 53 deg. 43 min. 25 sec. West, 172.00 feet, more or less, leaving said dividing line continuing along the Town Boundary to the northeast corner of a tract recorded at Deed Drawer 19, Instrument No. 14609;

South 50 deg. 00 min. 00 sec. West, 200.00 feet, more or less, along the northwesterly line of said tract and the Town Boundary;

South 50 deg. 10 min. 00 sec. East, 217.80 feet, more or less, along said tract and the Town Boundary to the line dividing Grants No. 66 and 87;

South 53 deg. 43 min. 25 sec. West, 200.00 feet, more or less, leaving said tract, along said dividing line, the Town Boundary and the line of a tract recorded at Deed Drawer 22, Instrument No. 14219;

North 35 deg. 00 min. 00 sec. West, 217.80 feet, more or less, leaving said dividing line along the line of said tract and the Town Boundary;

South 53 deg. 43 min. 25 sec. West, 169.64 feet, more or less, continuing along the line of said tract and the Town Boundary to the easterly corner of a tract recorded at Deed Drawer 21, Instrument No. 2227;

South 53 deg. 43 min. 21 sec. West, 230.36 feet, more or less, along said tract and the Town Boundary;

South 35 deg. 00 min. 00 sec. East, 217.80 feet, more or less, along said tract and the Town Boundary to the line dividing Grants 66 and 87;

South 53 deg. 43 min. 25 sec. West, 251.20 feet, more or less, along said dividing line and the Town Boundary;

North 35 deg. 00 min. 00 sec. West, 217.80 feet, more or less, leaving said dividing line along the Town Boundary and the line of said tract recorded at Deed Drawer 21, Instrument No. 2227;

South 53 deg. 43 min. 25 sec. West, 295.18 feet, more or less, along the line said tract and the Town Boundary to the easterly right-of-way of S.R. 60;

North 9 deg. 53 min. 50 sec. West, 36.97 feet, more or less, along said right-of-way, said tract and the Town Boundary;

North 12 deg. 18 min. 50 sec. West, 209.06 feet, more or less, continuing along said right-of-way, said tract and the Town Boundary;

North 4 deg. 55 min. 30 sec. East, 114.56 feet, more or less, continuing along said right-of-way, said tract and the Town Boundary to the southerly corner of a tract recorded at Deed Record 253, page 262;

North 53 deg. 44 min. 00 sec. East, 600.00 feet, more or less, along said tracts southeasterly line and the Town Boundary to the east corner of said tract;

North 36 deg. 16 min. 00 sec. West, 750.17 feet, more or less, along said tract and the Town Boundary;

South 55 deg. 24 min. 00 sec. West, 432.83 feet, more or less, along said tract line and the Town Boundary to the easterly right-of-way of Interstate 65;

North 65 deg. 44 min. 27 sec. West, 123.08 feet, more or less, leaving said Town Boundary, along said interstate right-of-way and the line of a tract recorded at Deed Drawer 22, Instrument No. 14218;

North 27 deg. 40 min. 29 sec. West, 418.59 feet, more or less, along said Interstate and said tract;

North 12 deg. 46 min. 00 sec. West, 600.00 feet, more or less, along said Interstate and said tract;

North 14 deg. 40 min. 33 sec. West, 300.17 feet, more or less, along said Interstate and said tract;

North 12 deg. 46 min. 00 sec. West, 767.22 feet, more or less, along said Interstate and said tract to the southwesterly corner of a tract recorded at Deed Drawer 22, Instrument No. 14216;

North 12 deg. 46 min. 00 sec. West, 1548.37 feet, more or less, along said interstate right-of-way and said tract to the Town Boundary, being also the boundary of Forrest Estates Subdivision Section 3, recorded at Plat Book 8, page 20;

South 34 deg. 22 min. 35 sec. East, 224.08 feet, more or less, along said Section 3 line and said Town Boundary;

North 54 deg. 52 min. 56 sec. East, 1562.06 feet, more or less, along said Section 3 line and said Town Boundary to the southerly corner of Section 2 of said Forrest Estates Subdivision;

North 54 deg. 52 min. 56 sec. East, 46.00 feet, more or less, continuing along said Town Boundary and the southerly line of said Section 2 to the westerly corner of Lakeside Estates First Addition, recorded at Plat Book 11, page 56;

South 30 deg. 48 min. 36 sec. East, 660.25 feet, more or less, along said Lakeside line and the Town Boundary;

North 53 deg. 44 min. 41 sec. East, 532.83 feet, more or less, along said Lakeside line, the Town Boundary, and the line of a tract recorded at Instrument 200120821;

South 32 deg. 46 min. 19 sec. East, 330.84 feet with the northeast line of said tract recorded at Instrument No. 200120821 and the Town Boundary to the north corner of a tract recorded at Deed Drawer 27, Instrument No. 14773;

South 37 deg. 31 min. 00 sec. East, 217.87 feet, more or less, along said tract's northeasterly line and the Town Boundary;

South 37 deg. 31 min. 00 sec. East, 20.00 feet, more or less, crossing Butler Road along said Town Boundary;

South 54 deg. 00 min. 00 sec. East, 75.00 feet, more or less, along said Town Boundary to the northerly corner of a tract recorded at Deed Record 233, page 278;

South 12 deg. 34 min. 00 sec. East, 494.00 feet, more or less, along the lines of said tract and the Town Boundary;

North 77 deg. 26 min. 00 sec. East, 291.00 feet, more or less, along the lines of said tract and the Town Boundary;

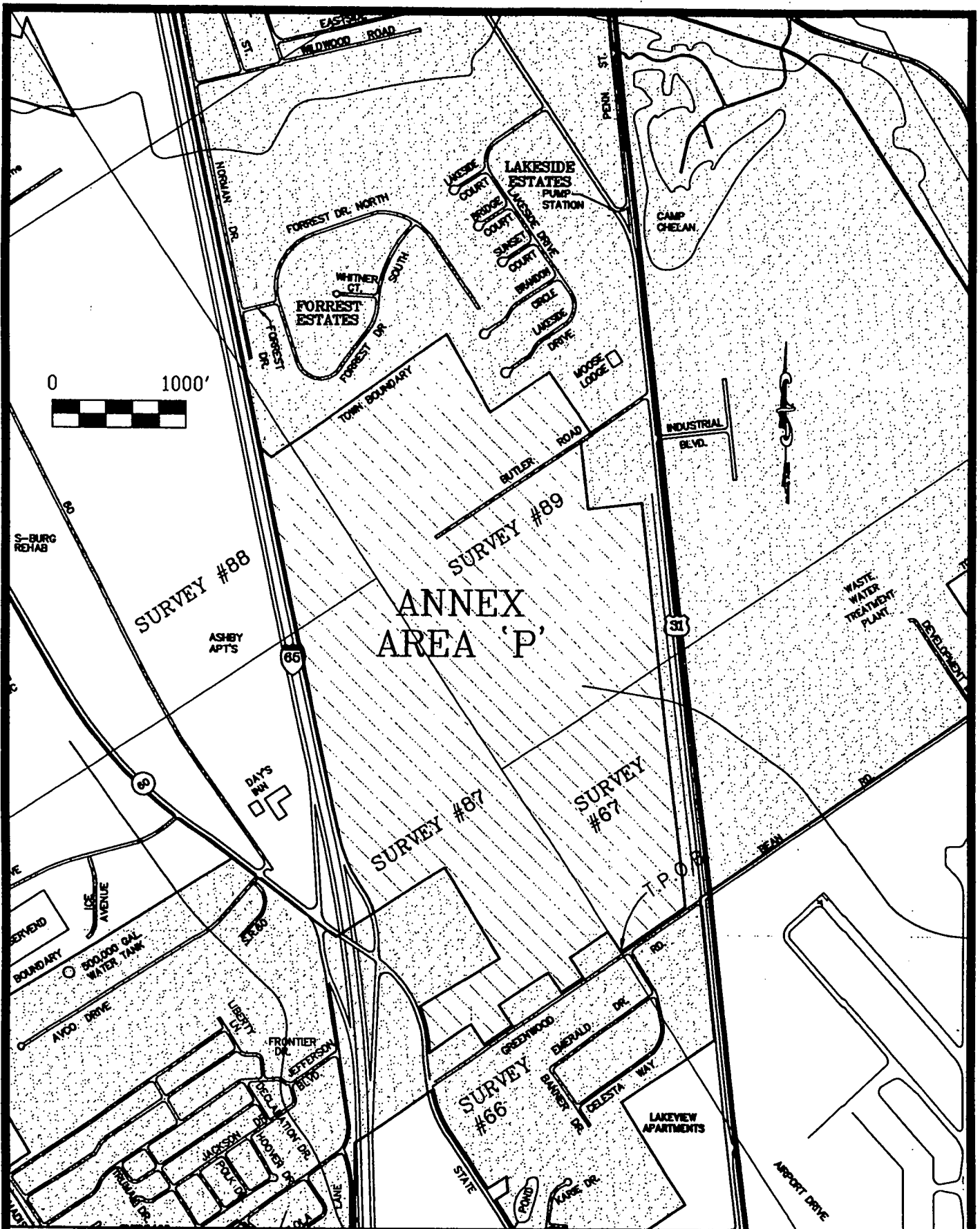
South 12 deg. 34 min. 00 sec. East, 1358.10 feet, more or less, along the Town Boundary being parallel to U.S. 31, to the northern line of a tract recorded at Deed Drawer 25, Instrument No. 20679;

Southwardly 881.16 feet, more or less, along said Town Boundary and parallel to U.S. 31 to the line of a tract recorded at Deed Drawer 22, Instrument No. 14217;

South 07 deg. 35 min. 00 sec. East, 804.41 feet, more or less, along said Town Boundary and parallel to U.S. 31 to Greenwood Road;

South 54 deg. 01 min. 00 sec. West, 685.80 feet, more or less, along the Town Boundary and Greenwood Road to the True Place of Beginning and containing 239 acres of land.

It is the intent of this description to annex everything north of the Town Boundary along Greenwood Road, east of Interstate 65, south of the Town Boundary at Forrest Estates and west of the Town Boundary along U.S. 31.



**Town of Sellersburg, Indiana  
2001-2002 ANNEX AREA "P"**

**JACOBI, TOOMBS & LANZ, INC.  
CONSULTING ENGINEERS  
120 BELL AVENUE  
CLARKSVILLE, INDIANA 47129  
(812) 288-6646**



SCALE: 1"=1000'

DATE: 6/25/03

DRAWN: J.A.M.

CHECKED: K.W.J.

APPROVED: J.H.T.

JOB No. 882382

# **Annexation Area " P "**

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## **Town of Sellersburg Annexation and Fiscal Plan**

**July 2003**

**Prepared by:  
S. K. Wilson Associates, Inc.  
109 Hunter Station Way  
Sellersburg, Indiana 47172  
812/246-0109**

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- Map 3 - Clark County Current Zoning*
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- Table I - Total Operating Costs per Employee by Service Function*
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- Appendix A - Service Standard Method Modified with Cash Study Method*
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# **Town of Sellersburg Area "P" Annexation Plan**

## **Annexation Area "P"**

### **INTRODUCTION**

The following Fiscal Plan was developed through the cooperative efforts of the Town of Sellersburg Police Department, Clerk Treasurer's Office, Street Department, Sanitation Department, Environmental Management Corporation (contractor for the Sewer and Water Departments), Animal Control and Sellersburg Housing Authority. It represents the Town's policy and procedure for the annexation of the following property: referred to as Annexation Area "P" and shown on Map 1.

The cost estimates of the planned services to be furnished, methods of financing, and plan for the organization and extension of services to the Annexation Area are fully discussed. In addition, information is provided to compare the services proposed for the Annexation Area with other areas within the Town's corporate boundaries regardless of similar topography, patterns of land use and population density.

### **EFFECTIVE DATE**

Indiana Code 36-4-3 provides that planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital service normally provided within the corporate boundaries, will be provided to the annexed territory within one [1] year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density. Planned services of a capital improvement nature, will be provided to the annexed territory within three [3] years after the effective date of the annexation in the same manner as those services are provided to areas within the 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. These capital services include street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities.

### **LOCATION**

The Annexation Area "P" lies entirely within Silver Creek Township. As shown on Map 1, prepared by consulting engineers Jacobi, Toombs, & Lantz [JTL], the Annexation Area is geographically situated east of Interstate 65, north of State Road 60 and west of State Road 31.



As stated in the boundary description in Exhibit 1, prepared by JTL it is the intent of this annexation plan to annex "everything from the westerly right-of-way of State Road 60 to the easterly right-of-way of Interstate 65 and south of the southerly right-of-way of State Road 311 and also the remaining portion of the Fairview Addition on the east side of Interstate 65."

## ECONOMIC HEALTH

Sellersburg's economic health is closely linked to its ability to grow. Currently, there is little area left to develop within the corporate limits of the Town. Thus, the Town must look outside its boundaries to maintain a pace of growth that ensures a promising future for its citizens. The territory to be annexed is a logical extension to the town's boundary to facilitate growth and development.

This area is generally recognized as being economically and socially a part of the Town of Sellersburg. As shown on Map 1 this area is a generally compact area and is a natural addition to the Town of Sellersburg.

Community growth and development is a local issue and linkages with other communities are important, **but nobody will take care of Sellersburg like Sellersburg can.** Annexing territory that can be used in the reasonably near future for growth and development is critical to the future of Sellersburg. The Annexation Plan and Fiscal Plan for this area describes how the Town will provide services to the territory to be annexed for growth and development of Sellersburg.

## BACKGROUND AND CONTENT OF THE PLAN

Cost Estimates of the planned services to be furnished to the Annexation Area have been made based on the level of the services presently provided within the town. Methods of financing and a plan for the organization and extension of services to the annexed area have also been completed as part of this plan.

This municipal annexation plan meets the statutory requirements found in Indiana Code 36-4-3. The law requires the territory to be annexed must be at least 1/8 contiguous to the Town. The Town has developed and adopted a written Fiscal Plan and has established a definite policy, by resolution of the Town Council.

The Fiscal Plan and definite policy include:

1. Cost Estimates of planned services to be furnished to the territory to be annexed, itemized by Town department conforming to requirements of the Indiana State Board of Accounts
2. The method or methods of financing the planned improvements
3. How specific and detailed expenses will be funded indicating taxes, grants and other funding to be used
4. The plan for organization and extension of services
5. Detail of the specific services that will be provided and the dates when services will begin
6. Planned services of a non-capital nature that are now provided within the Town, including police and fire protection, and street and road maintenance
7. Other non-capital services normally provided within the Town boundaries within one [1] year after the effective date of the annexation. The plan describes the methods of

providing these services in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundary regardless of similar topography, patterns of land use, and population density.

8. The plan describes the methods of providing capital improvements, including street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities to the annexed area within three [3] years after the effective date of the annexation.
9. The plan describes the method or methods for providing these capital services in a manner equivalent in standard and scope to those capital services provided to areas within the corporate boundary regardless of similar topography, patterns of land use, and population density.
10. The plan indicates how capital services will be provided to conform to federal, state and local laws, procedures, and planning criteria.
11. The plan includes maps of the current Town corporation limits, territory to be annexed, current zoning and proposed zoning.

## **EXISTING CONDITIONS**

### **Location**

The Annexation Area includes parts of surveys 67, 87, 88, and 89 of the Illinois grant in Silver Creek Township of Clark County Indiana. Area "P" contains 239 acres of land. Map 1, prepared by JTL, illustrates the area included within Annexation Area "P." Exhibit 1 is a description of Annexed Area "P" as prepared by JTL.

The 239 acres comprising Annexation Area "P" is situated south of Forrest Estates and north of Greenwood Road, east of Interstate 65 and west of US 31.

### **Property Owners**

A list of property owners from records in the Clark County Auditors office is in Appendix B.

### **Zoning**

The following tables lists zoning categories in the annexation area as shown on records of the Clark County Plan Commission is:

<b>Zone District</b>	<b># Of Acres</b>	<b>% Of Total</b>
A-1	114.6	47.9
B-2	111.0	46.5
R-1	13.5	5.6
<b>Total</b>	<b>239.1</b>	<b>100.0</b>

The existing zoning as taken from records in the Clark County Plan Commission is shown on Map 3.

### **Land Use**

Based on Figures 3-1a and 3-1b of the Comprehensive Plan and field observations, generally the predominate land uses are:

1. Open space
2. Agricultural
3. General business/community, or regional
4. Single family residential

### **Soils and Topography**

Based on the Clark and Floyd Counties, Indiana Soil Survey completed in August 1974 by the United States Department of Agriculture, Soil Conservation Service in cooperation with Purdue University Agricultural Experiment Station, the soil types are Jennings Silt Loam having 2 to 6 percent slopes and eroded, Avonburg silt loam with 0-2% slope, and Cincinnati silt loam with 6-12% slope.

The soil map shown on Map 4 illustrates that most of the proposed annexation area is gently rolling with 2-6% slopes.

### **Development Attributes**

The major development attributes of the proposed annexation area are focused on its excellent geographical location near several transportation modes. These include its location on a major interstate system [I-65], US Highway 31, State Road 60 and I-65 interchange 7. The proximity to other transportation modes also contributes to the development attributes of this area. These other modes of transportation include proximity to the Clark Maritime Centre. The Clark County General Aviation Airport just southeast of Annexation Area "P." Greenwood Road is a local road connecting US 31 and SR 60.

Sellersburg has the ability to address the management of growth through planning and zoning methods to avoid sprawl. Because this Annexation Area "P" is a natural growth area of the Town of Sellersburg and is presently served by many capital facilities of the town, it is important that the town be able to manage future growth and development of this 239-acre area. Sellersburg will efficiently and effectively guide that use of the vacant portions of the 239-acre Annexation Area. The development intent is to promote compact and mixed-use developments in efforts to reduce and positively impact conservation of land while increasing property values and avoiding sprawl.

An additional important development attribute is the fact that the Town of Sellersburg has a more current Comprehensive Plan (1993) than does Clark County (1991). The Sellersburg Comprehensive Plan establishes policies for growth and development. The Comprehensive Plan sets out objectives for future growth and guidelines for attaining that growth. The Comprehensive Plan also identifies problems and opportunities of the Town of Sellersburg.

Figure 3-2b of the Comprehensive Plan shows the general land use categories envisioned for this area by the 1993 Comprehensive Plan. These uses are residential and light industrial.

### **Constraints to Development**

Presently, Annexation Area "P" is subject to inadequate planning and zoning tools. Inadequate planning and zoning tools adversely impact development and in many cases promotes low-density residential development. Low-density residential development is an attribute of sprawl and increases the cost of providing public facilities and services. Such tools do not provide adequate growth management to protect adjacent or joining properties. Neither do they provide

protection from conflicting or incompatible land uses. Clark County's 1991 Comprehensive Plan does not recognize or support contemporary planning theories that conserve land while promoting smart development. Development in this annexation area is constrained due to multiple governments having planning responsibilities. Besides Sellersburg, the town of Clarksville and Clark County have planning jurisdiction either in, adjacent to or in the immediate vicinity of Annexation Area "P." Many times, constraints become obvious when roads or streets are constructed, extended, or connected through more than one community. Similar to roads and streets, the management of storm water is difficult. Difficulties sometimes are also evident from conflicting zoning regulations, and different development standards among the planning jurisdictions.

## **Need and Use By the Town of Sellersburg**

### **Need**

Need for the territory is established by previous studies and existing conditions. The Town is predominately developed with residential, commercial, and some light industrial uses. This means there is little geographical area to expand within the corporate boundaries of Sellersburg. Some infill type of development is possible, as is limited re-use of existing structures.

Figures 3-2a and 3-2b of the Comprehensive Plan are "Future Land Use" maps that include this annexation area.

### **Comprehensive Land Use Policies**

Along with "Goals and Objectives," the Sellersburg Indiana Comprehensive Plan provides guidance and definite policies for future development of the town in the following areas:

1. General land use and specific guidance for residential, commercial, office and industrial
2. Transportation including a thoroughfare plan
3. Public facilities including government, utility and other community facility guidelines
4. Environmental guidelines

These guidelines are a series of statements that provide policy for decisions and actions concerning the use of land. The guidelines are a contemporary interpretation and extensive refinement of the goals and objectives of the community. They are responses to numerous community issues, problems, and opportunities. These guidelines are the key elements of the Comprehensive Plan. Proposals for change in the way land issues within the town are reviewed against these guidelines to determine whether they are in agreement with the Comprehensive Plan. The guidelines direct the future course of the community in terms of the use of land and related concerns of growth and development.

Local, state, and federal ordinances, statutes, laws, and mandates establish other policies. Some of these are cited in this plan.

### **Procedures for Development**

Procedures for subdivision development are established in the Sellersburg Subdivision Regulations. Local, state, and federal ordinances, statutes, and laws establish other procedures. Some of these are cited in this plan. The Zoning Ordinance also establishes standards and

regulations for landscape buffering, signs, densities, dimensional standards, requirements for development plans, rezoning, special exceptions, and variances.

In summary, the Sellersburg Zoning Ordinance and Subdivision Regulations provide the local laws, procedures, and planning criteria to be followed for development, parcelization, platting, replatting, or subdivision of land.

### **Territory in Annexation Area "P" Can Be Used In the Reasonably Near Future**

The Town can use this territory for growth and development in the reasonably near future because; it has definite policies established in the Comprehensive Plan to provide for capital and non-capital services to the territory to be annexed. As documented in the Comprehensive Plan by Figures 3-1b and 3-2b titled "Existing Land Use" and "Future Land Use" respectively, this area is part of the plan for the future of Sellersburg. This Plan is consistent with the Comprehensive Plan, particularly Chapter 2 - "Goals and Objectives," specifically the residential and industrial goals.

Use of the territory in Annexation Area "P" will be consistent with Sellersburg's planning procedures and policies as set out in the Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations. The "Future Land Use" map, Figure 3-2a and 3-2b illustrate the planned use of land in Annexation Area "P." The plan is also consistent with other local, state, and federal ordinances, statutes, and mandates.

Growth is continuing outward from the incorporated town as evidenced by the recent developments of Lakeview and Silver Glades subdivisions.

Based on field observations in July 2003 there are 26 occupied units in Silver Glades, 25 under construction and 15 vacant lots. Section 1 of Silver Glades was recorded on June 14, 2003. In the 13 months since it was recorded, there have been 2 unit built and occupied/month. Based on this experience, the 25 units under construction should be occupied within approximately one year. Additionally, based on this experience and if the economy and interest rates remain stable the 15 vacant lots can be expected to be built and occupied with three years. Unknown factors such as the possibility of a person purchasing two lots to have a larger yard, the economy, interest rates, among others may affect the length of the build out of Silver Glades Section 1.

There has been a second section of Silver Glades prepared, but not approved. There is no certainty that it will be approved or if approved its construction and occupancy rates. It is extremely difficult to project population, revenues, or costs to serve Section 2 of Silver Glades with any degree of accuracy. Including population from Silver Glades Section 2 in cost estimates would not be credible. Cost estimates in this fiscal Plan do not include population from the proposed Silver Glades Section 2.

### **Contiguity Calculation**

As drawn and calculated by JTL the boundary of the territory to be annexed is 77.5% contiguous to the present Town boundary. Annexation Area "P" is illustrated on Map 1.

### **Approximate Number of Acres in the Territory to be Annexed**

As calculated by JTL, the approximate number of acres to be annexed is 239. The territory to be annexed is illustrated on Map 1 and is described in Exhibit 1

### **Approximate Number of Persons to be Annexed**

Based on field observations there are 140 persons to be annexed in Annexation Area "P." This includes persons on Butler Road; the 26 occupied single-family dwellings in Silver Glades Section 1 and the 24 units under construction and expected to be occupied in the next 12-13 months. There are 15 vacant lots in Silver Glade Section 1. Based on field observations there is no construction activity on these lots. Projecting occupancy on these lots would not be credible.

### **Property Owners**

A list of property owners in the annexation area is Appendix B.

### **Proposed Zoning of the Territory to be Annexed**

The Town intends to zone the territory to be annexed to the town zone district that most nearly compares with the zoning district within Clark County and the land use existing on the property at the time of annexation.

<b>Town Zone Classification</b>	<b>County Zone Classification</b>
A-1	A-1
B-3	B-3
R-1	R-1

## Town of Sellersburg Fiscal Plan

### Annexation Area "P"

This Fiscal Plan illustrates the method or methods the Town will initiate, or has already initiated, to provide the required services within the statutory period for annexation. The plan also explains how the Town will finance the provision of the services. And it shows how specific and detailed expenses will be funded and indicates the sources of funds.

The Fiscal Plan also provides itemized estimated costs for each Town department that will provide services to the annexed territory.

To meet the requirements of IC 36-4-3 the Service Standard Method of fiscal impact was used to determine the fiscal impact on of Annexing Area "P." This method is particularly good for assessing the municipal fiscal implications of commercial and industrial growth. This method provides itemized costs for each Town department based on uniform reporting of the Indiana State Board of Accounts. The Town uses fund accounting, which is designed to demonstrate legal compliance, and to aid financial management by segregating transactions related to certain governmental functions or activities.

The Service Standard Method is useful in evaluating the fiscal impact of residential, commercial, and industrial facilities. It is especially relevant to annexation of the Annexation Area "P" due to the requirements of capital and non-capital services provided to the territory are required to be provided in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density. Because the Service Standard Method uses comparable service ratios from U.S. government census, this method has been augmented with the Case Study Method of fiscal impact analysis. The Case Study Method utilizes interviews and local research in determining specific cost and revenue elements of Fiscal Plans. The Service Standard Method has been augmented with the Case Study Method.

Both of these methods were developed by the Center for Urban Policy Research at Rutgers – the State University of New Jersey and discussed in The Fiscal Impact Handbook by Robert W. Burchell and David Listokin. The calculations for the fiscal impact are shown in Tables I & II. These tables illustrate how the specific and detailed expenses have been calculated for each of the services to be provided to the territory. The tables are based on fund accounting.

Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions or activities illustrated for each Town department. Fund accounting used by Indiana governments is based on uniform reporting requirements of the Indiana State Board of Accounts. Appendix A explains the methods used to itemize estimated costs for each municipal department. The results of this methodology are shown in Tables I and II. Table III lists revenue sources by fund.

Table II shows the itemized estimated cost for each municipal department by function and fund.

Appendix A is a more detailed description of the Service Standard Method and the Case Study methodology.

## **CAPITAL SERVICES**

### **Sewer Facilities**

Within the corporate limits of the Town of Sellersburg, and to some areas outside the corporate limits, sanitary sewer service is provided by the town's public sewer system. The system facilities include sewer collectors, transmission mains and a wastewater treatment plant which is located on Bean Road where effluent is treated. Operation of the wastewater system is contracted to a private company, EMC. Map 5 illustrates the location of sanitary sewer facilities in Annexation Area "P."

The first phase of a new subdivision, Silver Glade Estates, is being developed adjacent to the properties in Forrest Estates and Lakeside Estates. The final plat of Silver Glade has been prepared and will be approved when it meets the requirements of Subdivision Regulations. The developer in accordance with Sellersburg subdivision regulations is installing sanitary sewer collection for the subdivision. The subdivision was annexed into the town in 2000, but was approved by the Clark County Plan Commission prior to being annexed into the Town of Sellersburg.

A sanitary sewer force main and individual grinder pumps serve properties along Butler Road [an easement for roadway and utilities]. A force main and grinder pumps is generally accepted as an adequate means of sewer treatment and disposal. The sewage from these properties is transported via the forced main and sewer collector system of the Sellersburg wastewater treatment plant where it is treated.

When the force main system and grinder pumps no longer are adequate they will be replaced with adequate means of sewer treatment and disposal. When this occurs, based on 2003 prices, the town will incur the cost of installing the system.

#### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

John Toombs of JTL estimated the cost to provide sanitary sewer service to one (1) house on Butler Road and two (2) houses on US 31 as: \$38,000. No other cost is expected to be needed for sewer facilities.

#### **Methods of Financing the Planned Services**

When this method of sewer service is not adequate, financing will be from revenues, grants, and/or bond refinancing.

#### **Plan for Organization and Extension of Sewer Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

The policy for the provision of sanitary sewer facilities is established in the utility guidelines of the Sellersburg Comprehensive Plan, particularly U-1, 3, & 5.



Utility guideline U-1 recommends the location of developments, where possible, in areas fully served by existing utilities rather than in areas requiring utility extensions. The intent of this policy is to promote the full utilization of past investments and existing sewer facilities.

This policy is to locate development, where possible, in areas fully served by existing utilities rather than in areas requiring utility extensions. The intent of this policy is to promote the full utilization of past investments and existing sewer facilities.

Utility guideline U-3 on page 90 of the Sellersburg Comprehensive Plan states that the town should "provide that all development has adequate means of sewage treatment and disposal to protect public health and protect water quality in lakes and streams. All future development must be connected to the public sewer system." Further, the intent of this guideline is "to prevent health hazards to the contamination of ground surface waters." Another intent is "to achieve and maintain water quality standards." The intent of this guideline is also "to provide adequate treatment and disposal of sewage waste to be achieved through connection to a major public sewer system". Additionally, this guideline recognizes that "most of Sellersburg is currently served by sewer service" and "that sewer service should be extended to remaining areas of Sellersburg.

Utility guideline U-5 concerns the location of the utility easements. This guideline states that easements should be provided for access for maintenance and repair and placed when possible in common easements as well as minimizes the negative visual impacts. The installation of sewer facilities to serve the Butler Road properties may require the donation or acquisition of an easement. The easement would need to be sufficiently wide to permit maintenance and repair equipment and personnel.

The 1993 Subdivision Regulation, particularly Article VI Section F. on page 49; establishes requirements for installation of sanitary sewer facilities in residential and nonresidential developments.

#### Procedure

The 1993 Sellersburg Zoning Ordinance and Subdivision Regulations established the procedure for the installation of sanitary sewer service. The Sellersburg Zoning Ordinance and Subdivision Regulations provide the local laws, procedures, and planning criteria to be followed for development, parcelization, platting, replatting, or subdivision of land.

Article III of the Sellersburg Subdivision Regulations establishes the procedure for subdivision application and approval process for residential and nonresidential subdivisions. Article IV of the Subdivision Regulations establishes the provisions for completion and maintenance of improvements.

Article VI, Section F of the Subdivision Regulations establishes the procedure and requirements to be met for the installation of new sewage facilities in both residential and nonresidential districts.

The 1993 Sellersburg Zoning Ordinance requires that an applicant for a rezoning, special exception, contingent use, or variance submit a District Development Plan for approval. The plan must conform to Section 3.7-District Development Plan

Requirements. These requirements listed on pages 169 -171 of the Sellersburg Zoning Ordinance sets out the requirements for a District Development Plan.

Subsection 3.7.3-Requirements (1) (j) and (q) requires that sanitary sewer facilities be designed to the latest Indiana Department of Environmental Management and 10 States Standards and that they are to be shown on the development plan. The location and dimension of existing or proposed easements and provisions for handling sewage lines is also to be shown on the District Development Plan.

Therefore, based on the existing policies and procedures, and in conformance with Town standards, procedures, planning criteria and I.C. 36-4-3, the Town will provide capital improvements, including sewer facilities, to the annexed area within three [3] years after the effective date of the annexation in a manner equivalent in standard and scope to those of capital services provided to areas within the Town regardless of similar topography, patterns of land use, and population density.

### **Storm Water Drainage Facilities**

The Town Street Department is responsible for storm water management and maintenance.

Storm water drainage within the corporate boundaries varies by type from curb and gutter to side ditches.

The town handles storm water drainage complaints from residents first by investigating the problem, then determining the appropriate solution and then implementing a plan to resolve the issue.

Sellersburg is participating in the EPA Phase 2 water quality program and will implement recommendations of the program once the water quality plan is completed and accepted by the Indiana Department of Environmental Management (IDEM).

Storm water for a new subdivision is governed by the Subdivision Regulations of the Town of Sellersburg. Requirements for drainage facilities in a new subdivision are described in Article VI, Section D on pages 46 and 47 of the 1993 Subdivision Regulations.

Storm water improvements resulting from a petition for rezoning, variance, special exception or contingent use must meet the requirements of the Zoning Ordinance, particularly Section 3.7-District Development Plan requirements. Subsection 3.7.3 Item (1) (j) and (q) on pages, 170 and 171 of the Zoning Ordinance specifically addresses storm drainage facilities.

### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

The Town will incur no cost for storm water facilities due to the annexation of this area.

### **Methods of Financing the Planned Services**

Cumulative Capital Improvement – Cigarette Tax Fund and/or Cumulative Capital Development would be used on a case-by-case basis if complaints were brought to the Town Council.

In new subdivisions, developers are required to install storm water facilities at their own expense in conformance with the standards established in the Subdivision Regulations.

Storm water service is included in Tables I and II as part of the "Public Works" public service function. Funds for storm water are included in the Street Department budget.

### **Plan for Organization and Extension of Storm Water Drainage Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

The definite policy for storm water drainage is twofold. First, the policy is that new subdivisions or developments must meet the procedures and standards of the Sellersburg Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations.

Secondly, any property owner can petition the Town Council for consideration of storm water facilities within the Town. As there are no obvious storm water problems in the annexation area, this will be the policy for existing developments in Annexation Area "P." The Comprehensive Plan establishes definite policies for utilities and the environment. Policy guidelines provide that all developments have sufficient utilities rather than encouraging development in areas requiring utility extensions. Comprehensive Plan Guideline E-6 on page 96, recommends that "adequate drainage control measures be provided for any new developments in order to ensure that no significant increase in flooding or erosion occurs a result in a development, and peak storm water runoff rates at the development of a site did not exceed the peak rates prior to development of the site. This environmental policy also is directed at assuring that storm water runoff does not contribute significantly to water pollution."

Environmental Goal/Objective 1a, on page 46 of the 1993 Comprehensive Plan, states, "Storm water drainage site plans must be submitted for development proposals which affect five or more acres."

Additionally, the Sellersburg Subdivision Regulations especially Article VI, Section D provide definite procedures for providing storm water facilities and the establishment of storm water easements or drainage rights-of-way for new subdivisions including residential, business and industrial subdivisions.

The Sellersburg Zoning Ordinance also establishes policy for storm water facilities. Any rezoning, special exception, contingent use or variance application is required to include a District Development Plan in conformance with Section 3.7 of the Sellersburg Zoning Ordinance. Items (j) and (q) of subsection 3.7.3-requirements on pages 170 and 171 of the Zoning Ordinance specifically address requirements for storm drainage facilities. The applicant is required to show the location of any existing or proposed easements for surface water drainage and storm drainage facilities are to be designed to the latest storm water design criteria adopted by the Town. Engineering computations must be submitted for storm water drainage with a District Development Plan.

## Procedure

The definite procedure for providing storm water drainage services is established by policy, and in the Sellersburg Zoning Ordinance and the Subdivision Regulations.

If an existing property owner identifies a storm water problem, the Town Council, through the Street Department budget and personnel, will address storm water complaints on a case-by-case basis.

The Subdivision Regulations, particularly Article III - Subdivision Application Approval Process and Article VI Improvement Standards, Section D establishes the requirements for drainage facilities in new subdivisions.

Any rezoning, special exception, contingent use or variance application is required to include a district development plan in conformance with Section 3.7 of the Sellersburg Zoning Ordinance. Items (j) and (q) of subsection 3.7.3-Requirements on page 170 and 171 of the Zoning Ordinance specifically address requirements for storm drainage facilities. An applicant is required to show the location of any existing or proposed easements for surface water drainage and storm drainage facilities are to be designed to the latest storm water design criteria adopted by the Town. Engineering computations are required to be submitted for storm water drainage with the district development plan.

Within three (3) of years after the effective date of the annexation, the Town will commence providing storm water drainage facilities that are installed to Town procedures, in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## Water Facilities

Annexation Area "P" is provided potable water by the Town of Sellersburg. The size of the water lines and mains are equivalent to those serving the corporate Town of Sellersburg.

The Town has adequate well field capacity, water treatment plant, and water distribution system. The Town of Sellersburg already provides potable water to Annexation Area "P." The water system is illustrated on Map 6.

### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost is \$0

### **Methods of Financing the Planned Services**

Not Applicable

### **Plan for Organization and Extension of Water Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

## Policy

Because Annexation Area "P" is served by the Sellersburg water utility, there will be no capital cost for the provisions of water to this Annexation Area. Any new subdivision development is required to follow the procedure in Article III Section A. Sections A and E of Article IV-Improvement Standards on page 34 of the Subdivision Regulations establish the requirements for water facilities in new subdivisions.

In conformance with the Zoning Ordinance any rezoning, contingent use, special exception or variance petition must satisfy the requirements of Section 3.7-District Development Plan Requirements on pages 169 - 171 of the Zoning Ordinance. Item (j) of Section 3.7 specifically states that plans for handling utilities, including water, must be shown on the District Development Plan submitted by an applicant for consideration and approval by the Plan Commission.

The definite plan for providing water services is to continue the existing service by the Town of Sellersburg. This policy is in conformance with definite utility policies of the Comprehensive Plan that address utilities including water. Guideline U-2 addresses the policy to provide that all developments have an adequate supply of potable water. The intent of this guideline is to protect the public health by providing a reliable source of potable water for human consumption. Further the intent of this guideline is to protect the public welfare by providing a water supply of sufficient quantity and pressure for fire protection.

## Procedure

The Town provides water facilities and service to the territory to be annexed in a manner consistent with existing procedures of the Sellersburg Zoning Ordinance and Subdivision Regulations. The procedure for approval of a water system in new subdivisions is delineated in the 1993 Subdivision Regulations, particularly Article III - Subdivision Application Approval Process General Procedure.

The Comprehensive Plan, Sellersburg Zoning Ordinance, and Subdivision Regulations provide the local laws, procedures, and planning criteria to be followed for development, parcelization, platting, replatting, or subdivision of land and provision of facilities such as water lines.

Therefore, in conformance with I.C. 36-4-3, the Town will provide any required capital improvements, including water facilities, to the annexed area within three [3] years after the effective date of the annexation in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

Fire hydrants will be provided in a manner consistent with established Town Policy, the Sellersburg Zoning Ordinance, and Subdivision Regulations. Within three (3) years after the effective date of the annexation, the Town will commence paying rental of fire hydrants that are installed consistent with Town procedures, in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## Street Construction

State Road 60, I-65, US Highway 31, Greenwood Road, and a private street, Butler Road, now serve the Annexation Area. The Indiana Department of Transportation [INDOT] is realigning the interchange of State Road 60 and Interstate 65. Any change to the present street pattern required by this intersection change would be borne by INDOT.

This annexation includes a private roadway and utility easement known as Butler Road. This roadway is not on the INDOT road inventory for Clark County. Records in the Clark County Recorders office show Butler Road as a 20-foot wide roadway and utility easement for ingress and egress to properties off of Highway 31. Butler Road does not meet design standards of the Town. No new streets will be constructed or re-constructed by the Town of Sellersburg because of this annexation.

### Cost Estimate

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$0.

### Methods of Financing the Planned Services

Not Applicable

### Plan for Organization and Extension of Street Construction

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### Policy

The definite policies for public streets are addressed in the Sellersburg Comprehensive Plan, particularly but not limited to Chapter 4 Transportation, and the environmental, utility and goal sections of the Sellersburg Comprehensive Plan.

The Comprehensive Plan discusses the jurisdiction covered by the Thoroughfare Plan. It states on page 72 that "continuity of the arterial roadway system through other incorporated areas was a prime consideration" in development of the Thoroughfare Plan. The annexation area is covered on the Future Land Use map shown on figure 3-2b of the Comprehensive Plan.

The Sellersburg Subdivision Regulations require that the rules, regulations, and standards of INDOT be followed if the subdivision or any of its lots contained therein abuts a state highway. Additionally, the Subdivision Regulations require that the Indiana Manual on Uniform Traffic Control Devices be followed for installation of traffic control devices.

#### Procedure

New street construction within a subdivision must be consistent with the procedure and requirements detailed in the 1993 Subdivision Regulations, particularly Article IV Sections F and G. New streets must be consistent with Town standards, procedures, planning criteria, and installed at the expense of the developer.

Any rezoning, contingent use, special exception or variance petition must satisfy the requirements of Section 3.7-District Development Plan on page 169 - 171 of the Zoning Ordinance. Section 3.7.3-Requirements (1) (i) states that the required development plan indicate the "location, arrangement, and dimension of existing and proposed streets and driveways, adjacent streets, sidewalks, parking areas (including number of off street parking spaces), points of ingress and egress, off-street loading areas, and other vehicular, bicycle, or pedestrian right-of-way's."

Within three (3) years after the effective date of the annexation, the Town will commence accepting streets that are constructed to Town's standards, in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

Additionally, in conformance with I.C. 36-4-3, the Town will provide any required capital improvements, including street construction, to the annexed area within three [3] years after the effective date of the annexation in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

### **Street Lights**

Within the corporate boundary, streetlights are installed by petition, consistent with the requirements set forth in IC 36-9-9, et seq. Petitions are evaluated in relation to traffic, crime statistics, illumination levels, and availability of funds. Zoning ordinance and subdivision regulations established the procedures and requirements for the installation of streetlights in a new development requiring any rezoning, variance, special exception, or variance. The 1993 Subdivision Regulations establish the procedure as well as requirements for public improvements in new subdivisions including streetlights.

#### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$0.

#### **Methods of Financing the Planned Services**

Not Applicable

#### **Plan for Organization and Extension of Street Lighting Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

It is the policy of the Town Council considers installation of new streetlights in the established incorporated area of Sellersburg on a case-by-case basis in conformance with IC 36-9-9.

Article VI Section A and other applicable sections of the 1993 Subdivision Regulations establish the policy for the installation of streetlights in a new subdivision.

Section 2.16 on pages 134 –139 of the Zoning Ordinance addresses buffering and screening to assure that outdoor lighting is not a nuisance to adjoining property owners.

#### Procedure

Article VI Section A, Article I, Article VII, and other applicable sections of the 1993 Subdivision Regulations establish the procedure and requirements for the installation of streetlights in a new residential or nonresidential subdivision.

Streetlights are installed by petition, consistent with the requirements set forth in IC 36-9-9, et seq. within the Town. When a person or business would like to have a streetlight installed, that person petitions the Town Council requesting streetlights. The Town Council considers the installation on a case-by-case basis and in conformance with IC 36-9-9 considering and conforms to safety, crime statistics in the area or other concerns raised by the petitioner.

Within three (3) years after the effective date of the annexation, the Town will commence providing streetlight services, in a manner equivalent in standard and scope to those of capital services provided areas within the Town *regardless* of similar topography, patterns of land use, and to population density.

## Non-Capital Services

### Street Lighting

It is the policy of the Town of Sellersburg to pay the electric utility bill for streetlights. This policy will be extended to Annexation Area "P."

#### Cost Estimate

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$87.12. Cost is included in the General Control Totals [Table II]

1 Street lights x \$7.26/month

#### Methods of Financing the Planned Services

General Fund

#### Plan for Organization and Extension of Street Light Services

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### Policy

It is the Town's policy that non-capital costs associated with streetlights is paid by the Town.

Operation and maintenance of streetlights is the responsibility of the electric utility company serving the area.



## Procedure

Planned services of a noncapital nature, including street lighting, normally provided within the Town boundaries including monthly electric bill for streetlights, will be provided to the annexed territory within one (1) year after the effective date of annexation in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## Fire Protection

The Sellersburg Volunteer Fire Department provides fire protection to the Town of Sellersburg and to Annexation Area "P." There are 5 existing fire hydrants in the proposed annexation area and the current cost of the hydrant rental is \$426.00 per month.

### Cost Estimate

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$2,130. Cost is included in the General Control Totals [Table II]

5 Fire hydrants x \$426/month

### Methods of Financing the Planned Services

General Fund

### Plan for Organization and Extension of Fire Protection Services

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### Policy

The policy and guidelines for fire protection or established in the 1993 Sellersburg Comprehensive Plan. Guideline U-2 on page 90 of the Comprehensive Plan states that all developments should be provided with an adequate supply of potable water and water for fire protection. The intent of this guideline is to protect the public health by providing a reliable supply, quantity, and pressure for fire protection.

It is the intent of this guideline that water services are provided, even if development is phased. The purpose of the guideline is that adequate facilities, including fire protection, be available when needed and not that all water supply needs are met prior to the start of construction.

It is the policy for the Town to pay fire hydrant rental on each fire hydrant to the Municipal Water Company in the amount of \$426/year/fire hydrant.

This Fiscal Plan recognizes that there is an existing definite policy for providing fire protection by existing fire protection services in the territory to be annexed. The same fire protection district as the annexed area protects the Town of Sellersburg. The fire protection service will remain unchanged.

In new subdivisions, fire hydrants will be installed in a manner consistent with the design standards and spacing requirements for fire hydrants on Town streets established in the Zoning Ordinance and Subdivision Regulations.

The Fiscal Plan recognizes and adopts the existing policy of fire protection services in the territory to be annexed. It is also the definite policy of the Town to cooperate with established fire protection services and any other appropriate agency or entity, in providing mechanisms and or/resources as may, on a case-by-case basis, be legal and appropriate to provide development in the annexation area to facilitate the realization of the growth potential of the area.

#### Procedure

The procedure for installing fire hydrants in new developments is established in the Zoning Ordinance Section 3.7-District Development Plan Requirements. The section specifically requires a District Development Plan is submitted for approval whenever there is a petition for a rezoning, special exception, contingent use, or variance. Subsection 3.7.3-Requirements part (j) indicates that fire hydrants and other infrastructure is provided and shown on the District Development Plan. The intent is to review the proposed provisions for handling each element of infrastructure including fire hydrants.

Planned services of a noncapital nature, including fire protection and hydrant rental, normally provided within the Town boundaries will be provided to the annexed territory within one (1) year after the effective date of annexation in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

#### **Street and Road Maintenance**

The Sellersburg Street Department maintains the town street system with eight (8) full-time employees. The Street Department not only maintains streets but also is responsible for routine repair and paving, sanitation services, cleaning storm water culverts, opening blocked storm water grates, and snow and ice removal.

Streets within Silver Glade subdivision are within Annexation Area "P." The Town of Sellersburg will maintain these when they are accepted into the town's street system. These streets comprise total .59 miles. Butler Road, a roadway and utility easement, is in Annexation Area "P," As is the definite policy of the Town, when Butler Road meets town street standards, and procedures for acceptance the town will accept it and maintain it.

It is the policy of the Town of Sellersburg to pay the electric utility bill for streetlights. This policy will be extended to Annexation Area "P."

The Town will extend sanitation services including curbside refuse collection and recycling collection to include m Annexation Area "P."

The Town policy requires that subdivision developers install street signs. When streets are accepted into the town will maintain and replace signs as needed. Before being accepted into the town street systems, signs are required to meet the requirement contained in the Indiana Manual on Uniform Traffic Control Devices. These services and pavement marking, traffic signal maintenance and replacement services will be extended to public streets in Annexation Area "P." Existing street signs, pavement marking and traffic signals are described below:

1. One Stop Sign at Silver Glade Trail & Miners Way
2. Street Sign at Silver Glade Trail & Miners Way

3. Four Stop Signs at Silver Glade Trail & Lakeside Drive
4. Street Sign at the Cul-de-sac on Silver Glade Trail

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$15,917 Total of Streets & Sanitation [Table II]

### **Methods of Financing the Planned Services**

General Fund, Motor Vehicle Highway and Local Road and Street Funds

### **Plan for Organization and Extension of Street and Road Maintenance Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

The Transportation Goal and Objectives on page 43 of the Comprehensive Plan addresses improvement of the transportation system. These goals and objectives are supported by the thoroughfare plan on pages 72 through 84 in Chapter 4 of the Comprehensive Plan.

The transportation goal and objectives are also supported by specifications and standard for construction of freeways, service roads and arterials and nine guidelines. The Guidelines in the Sellersburg Comprehensive Plan address this public service and establishes a guideline to evaluate proposed transportation improvements through, cost-benefit analysis that maximizes the benefit for the community and minimize negative impacts. It is the definite policy of the Town to maintain any street or road that meets Town standards and is accepted into the Town street system.

#### **Procedure**

Article IV establishes the procedure for completion and maintenance of improvements, including streets, street signs, and storm water and drainage facilities in a new subdivision. These include "performance" bonds and "maintenance" bonds. The town only accepts streets into the town system if they are installed to town standards as inspected after the maintenance period of 2 years. Maintenance of new streets commences after the bonding period expires and if the new street or road meets Town standards.

The Street Department will not only maintain streets but also will be responsible for routine repair and paving, sanitation services, cleaning storm water culverts, opening blocked storm water grates, and snow and ice removal.

Within one [1] year after the effective date of the annexation, the Town will commence curbside refuse collection and recycling, snow and ice removal, non-capital streetlight services and maintaining streets in the Annexation Area. Within one [1] year after the effective date of the annexation, the Town will commence maintaining streets meeting town standards accepted into the town street system in a manner equivalent in standard and scope to those noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

Within one [1] year after the effective date of the annexation, the Town will commence animal control services in the Annexation Area in a manner equivalent in standard and scope to those of noncapital services provided areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## **Animal Control and Protection**

Sellersburg has one (1) full-time Animal Control Officer. The animal control officer works a 40-hour week, but is on call 24 hours a day and 7 days a week.

The animal control officer responds to concerns or complaints concerning any animal including nuisance animals, wild animals or other complaints concerning the control of animals.

The Animal Control Protection Department has a truck equipped for animal control services. The truck is relatively new and is well maintained. The Animal Control Officer estimated that the truck has 5 to 10 years of life remaining.

### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost is included in the street department budget

### **Methods of Financing the Planned Services**

General Fund

### **Plan for Organization and Extension of Animal Control and Protection Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

It is the definite policy of the Town to address animal control problems including wild and nuisance animals.

#### **Procedure**

The animal control officer works a 40-hour week, and he officer is on call 24 hours a day and 7 days per week.

Within one (1) year after the effective date of the annexation, the Town will commence animal control services that meet the Town's standards in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## **Police Protection**

The Sellersburg Police Department has a staff of twelve (12) officers including the Police Chief and Deputy Police Chief and operates three shifts per day. The shift rotation is five days on, three days off and then five days on, two days off.

Officers are not scheduled off for holidays but are paid for nine holidays per year. This method permits the police officers to accrue vacation and sick days each year.

All officers, including the chief and assistant chief respond to calls for service, if needed. Presently, the Sellersburg Police Department has an average of two officers working each shift. The Sellersburg Police Department is a proactive patrol department. The function of detection and apprehension of offenders is closely related to the crime prevention function of patrol. Also, proactive patrols promote safe movement of vehicular and pedestrian traffic by enforcing traffic parking laws. Also during patrol the officers report traffic control devices that may be out of service, icy road conditions, location of water or power outages, and fires, and render aid to any injured and assist or direct citizens to other agencies or departments of the town.

During calendar years 2000 and 2001 there were approximately 2,800 calls per year to the Police Department for service. This number accounts only for actual telephone calls for police responses and does not include traffic stops, arrests or walk-ins or telephone calls for information.

The Sellersburg Police Department has four (4) full-time civilian dispatchers, one (1) part-time civilian dispatcher, and one (1) full-time civilian secretary/dispatcher for a total of six (6) civilian personnel. There is one chief of police and one deputy chief of police that comprise the administration of the department. There are two (2) Shift Sergeants who function as line supervisors. The following is an approximate percentage breakdown of police duties and may fluctuate daily depending on service needs and the time of day:

Duty	Percent
Traffic enforcement	40
Accident investigation	5
Criminal investigation	15
Proactive patrol	40
Total	100

Officers are not paid overtime, however they are given compensation time in lieu of pay.

### **Cost Estimate**

Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.

Cost will be \$9,227

### **Methods of Financing the Planned Services**

General Fund, Law Enforcement Continuing Education Fund, Police Pension Fund, Payroll Fund, Seat Belt Fund & Police Station Fund

### **Plan for Organization and Extension of Police Protection Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

It is the policy of the Town and police department to assure there is proactive police patrol within Sellersburg. This policy assists in the prevention of crime. The general well-being of the community is enhanced by officers on patrol in the following: reporting traffic control devices as service, icy road conditions, location of water or power outages, location of fires; rendering aid to the each injured; and directing citizens in need to the services of other agencies such as the welfare department, ambulance, or other Town departments.

It is a priority of the Town not to decrease proactive police patrol time. Therefore, this annexation will not diminish time for proactive patrol by increasing workload within the same number of work hours.

#### Procedure

Additional funds are included in this plan to assure there is no decrease in proactive patrolling and to provide the service to the annexation area.

Within one [1] year after the effective date of the annexation, the Town will commence providing noncapital services including police protection [public safety] in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

Within one [1] year after the effective date of the annexation, the Town will commence providing noncapital services including police protection [public safety] in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

#### **Parks and Recreation**

The town parks already serve persons in the proposed annexation area. The Town has a small park in the center of town at the intersection of New Albany Street and East Utica Street. The Parks & Recreation Board maintains the park.

In the northern part of town just west of Highway 31 and north of Mill View Drive, there is a 5.77-acre park and swimming pool operated and maintained by the Parks and Recreation Board.

The president of the Parks & Recreation Board explains that the board does not currently use the entire budget that is provided by the town. No additional expenses are anticipated because of this annexation.

The township owns and maintains a park located on the east side of town that serves as a regional park. This park also serves persons in the annexation area.

#### **Cost Estimate**

Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.

Cost will be \$1,200

#### **Methods of Financing the Planned Services**

General Fund

#### **Plan for Organization and Extension of Parks and Recreation**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### Policy

The town's policy concerning Parks and Recreation can be found in Chapter 5-Public Facilities, in the Sellersburg Comprehensive Plan. Community facility guidelines F-1, 2, 3, 4, 5, 6, 7, and 10 and 11, also establish policy regarding parks and recreation.

## Procedure

The Sellersburg Subdivision Regulations, specifically Article VI Improvement Standards, Section B (5) [on page 41] discusses public sites and open spaces. The section discusses the dedication to the public or reserved and offered for public purchase public sites and open spaces for parks, playgrounds, and other public uses.

The procedure for installing recreation and open space in new developments is established in the Comprehensive Plan and Section 3.7-District Development Plan Requirements on pages 169-171 of the Zoning Ordinance. This section of the Zoning Ordinance specifically requires a District Development Plan is submitted for approval whenever there is a petition for a rezoning, special exception, contingent use, or variance. Item (h) of subsection 3.7.3-Requirements requires the location of proposed provisions for recreational and open space areas to be included in the development and shown on the District Development Plan.

Within one [1] year after the effective date of the annexation, the Town will commence providing noncapital services to the same manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population.

## **Sellersburg Housing Authority**

The Sellersburg Housing Authority has one (1) part-time employee. This employee administers the "Section 8 Voucher" program that serves the Town. However, these vouchers can be transferred to out-of-town locations. The town presently has 55 vouchers from the Indiana Housing Finance Authority.

### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$0.

### **Methods of Financing the Planned Services**

Not Applicable

### **Plan for Organization and Extension of Sellersburg Housing Authority Services**

The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.

#### Policy

It is the definite policy of the Town to provide vouchers for rental assistance through the Indiana Housing Finance Authority.

#### Procedure

Potential applicants applied to the Sellersburg Housing Authority for rental assistance and as vouchers become available and the applicant is qualified a voucher may be issued to the applicant for rental assistance. Vouchers may be transferred to locations in Annexation Area "P" or outside the town limits.

Within one [1] year after the effective date of the annexation, the Town will commence providing noncapital services to the same manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population

### **General/Other Town Functions**

This category includes Town functions other than those previously discussed. Included are the following functions, among possibly others, planning and zoning, Clerk-Treasurer, Town Council, legal, engineering, and inspection services. These are general government functions.

These are not directly involved in the provision of capital and non-capital services discussed in this Fiscal Plan. They provide administrative services to the Town. They oversee the budgetary system, create ordinances, and administer the affairs of the Town of Sellersburg. Legal advice and engineering services are provided on retainer and hourly basis. The Town attorney may initiate punitive action for ordinance violations and respond to requests for legal opinions.

The Clerk-Treasurer oversees the Town budget system after the budgets are approved. The Clerk-Treasurer is responsible for organizing Town council meetings and official record keeping.

The Plan Commission reviews development, building and site plans, issues permits and inspects for code enforcement. The Plan Commission and Board of Zoning Appeals reviews and considers special exceptions and variances to the Zoning Ordinance.

Any services not specifically addressed in this report have not been omitted for lack of consideration. Rather, their absence indicates that provision of these services to the area to be annexed will be provided in the same manner that such services are provided to similar areas within the Town of Sellersburg without the expenditure of additional funds.

### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$3,089. [Table II]

### **Methods of Financing the Planned Services**

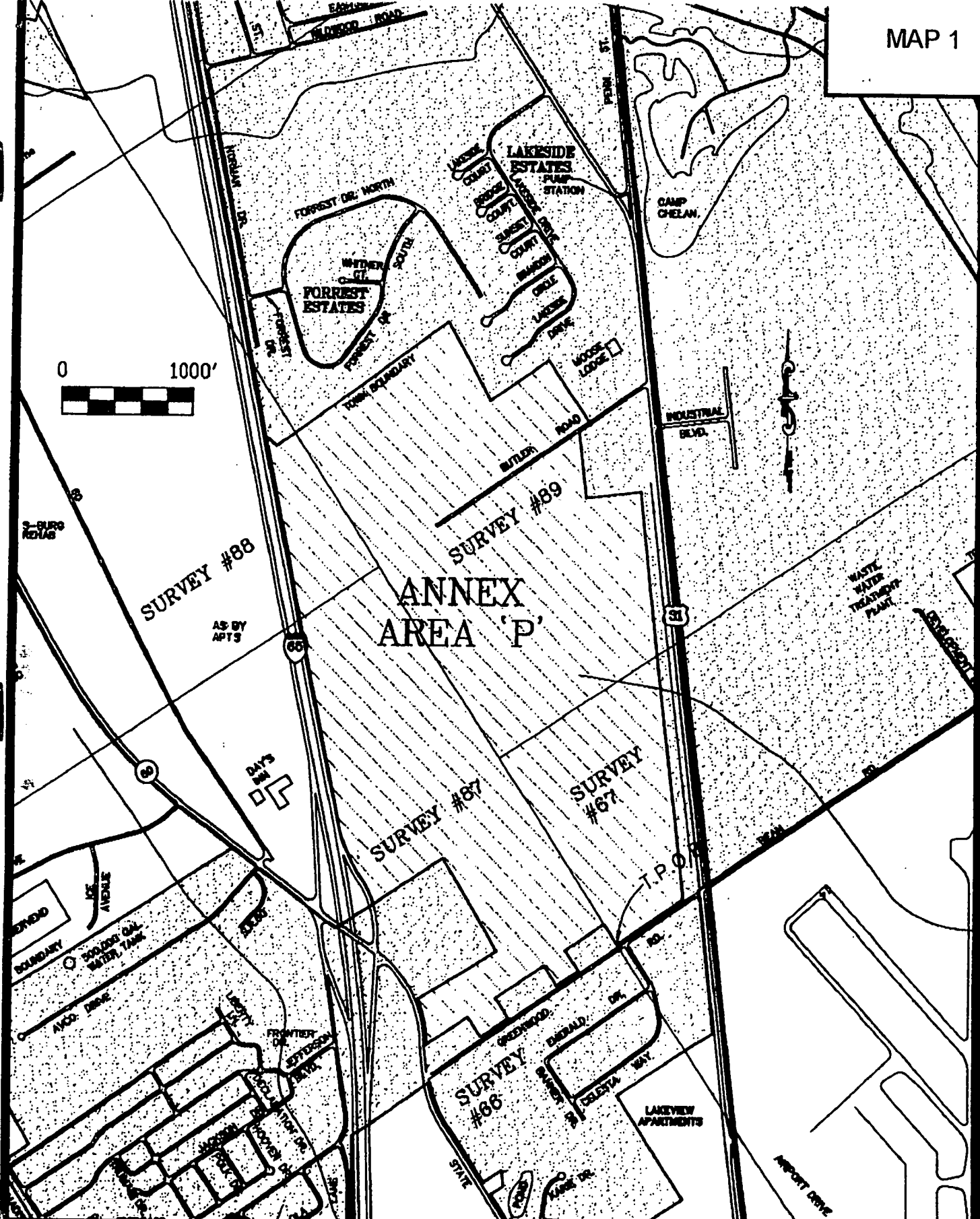
General Fund

### **Plan for Organization and Extension of General/Other Town Functions**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

That planned services of a non-capital nature normally provided within the corporate boundaries will be provided to the territory to be annexed within one [1] year after the effective date of annexation, and that they will be provided in a manner 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, and in a manner consistent with federal, state and local laws, procedures and planning criteria.





**Town of Sellersburg, Indiana**  
**2001-2002 ANNEX AREA "P"**

**JACOBI, TOOMBS & LANZ, INC.**  
 CONSULTING ENGINEERS  
 120 BELL AVENUE  
 CLARKSVILLE, INDIANA 47129  
 (812) 288-6648



SCALE: 1"=1000'

DATE: 6/25/03

DRAWN: J.A.M.

CHECKED: K.W.J.

APPROVED: J.H.T.

JOB No. 662382

June 24, 2003

EXHIBIT 1  
DESCRIPTION OF  
SELLERSBURG 2001/2002 ANNEX AREA 'P'

A part of Surveys No. 67, 87, 88 and 89 of the Illinois Grant in the Silver Creek Township of Clark County, Indiana and bounded as follows:

Beginning at the east corner of Grant 87, said point also being the southeasterly corner of a tract recorded at Deed Drawer 28, Instrument No. 9067, being a point in the boundary line of the Town of Sellersburg, and the True Place of Beginning.

Thence the following courses of the boundary:

- North 35 deg. 00 min. 00 sec. West, 217.80 feet, more or less, along said tract's northeasterly line and the line dividing Grants 67 and 87, with the Town Boundary;
- South 53 deg. 43 min. 25 sec. West, 172.00 feet, more or less, leaving said dividing line continuing along the Town Boundary to the northeast corner of a tract recorded at Deed Drawer 19, Instrument No. 14609;
- South 50 deg. 00 min. 00 sec. West, 200.00 feet, more or less, along the northwesterly line of said tract and the Town Boundary;
- South 50 deg. 10 min. 00 sec. East, 217.80 feet, more or less, along said tract and the Town Boundary to the line dividing Grants No. 66 and 87;
- South 53 deg. 43 min. 25 sec. West, 200.00 feet, more or less, leaving said tract, along said dividing line, the Town Boundary and the line of a tract recorded at Deed Drawer 22, Instrument No. 14219;
- North 35 deg. 00 min. 00 sec. West, 217.80 feet, more or less, leaving said dividing line along the line of said tract and the Town Boundary;
- South 53 deg. 43 min. 25 sec. West, 169.64 feet, more or less, continuing along the line of said tract and the Town Boundary to the easterly corner of a tract recorded at Deed Drawer 21, Instrument No. 2227;
- South 53 deg. 43 min. 21 sec. West, 230.36 feet, more or less, along said tract and the Town Boundary;
- South 35 deg. 00 min. 00 sec. East, 217.80 feet, more or less, along said tract and the Town Boundary to the line dividing Grants 66 and 87;
- South 53 deg. 43 min. 25 sec. West, 251.20 feet, more or less, along said dividing line and the Town Boundary;
- North 35 deg. 00 min. 00 sec. West, 217.80 feet, more or less, leaving said dividing line along the Town Boundary and the line of said tract recorded at Deed Drawer 21, Instrument No. 2227;
- South 53 deg. 43 min. 25 sec. West, 295.18 feet, more or less, along the line said tract and the Town Boundary to the easterly right-of-way of S.R. 60;

North 9 deg. 53 min. 50 sec. West, 36.97 feet, more or less, along said right-of-way, said tract and the Town Boundary;

North 12 deg. 18 min. 50 sec. West, 209.06 feet, more or less, continuing along said right-of-way, said tract and the Town Boundary;

North 4 deg. 55 min. 30 sec. East, 114.56 feet, more or less, continuing along said right-of-way, said tract and the Town Boundary to the southerly corner of a tract recorded at Deed Record 253, page 262;

North 53 deg. 44 min. 00 sec. East, 600.00 feet, more or less, along said tracts southeasterly line and the Town Boundary to the east corner of said tract;

North 36 deg. 16 min. 00 sec. West, 750.17 feet, more or less, along said tract and the Town Boundary;

South 55 deg. 24 min. 00 sec. West, 432.83 feet, more or less, along said tract line and the Town Boundary to the easterly right-of-way of Interstate 65;

North 65 deg. 44 min. 27 sec. West, 123.08 feet, more or less, leaving said Town Boundary, along said interstate right-of-way and the line of a tract recorded at Deed Drawer 22, Instrument No. 14218;

North 27 deg. 40 min. 29 sec. West, 418.59 feet, more or less, along said Interstate and said tract;

North 12 deg. 46 min. 00 sec. West, 600.00 feet, more or less, along said Interstate and said tract;

North 14 deg. 40 min. 33 sec. West, 300.17 feet, more or less, along said Interstate and said tract;

North 12 deg. 46 min. 00 sec. West, 767.22 feet, more or less, along said Interstate and said tract to the southwesterly corner of a tract recorded at Deed Drawer 22, Instrument No. 14216;

North 12 deg. 46 min. 00 sec. West, 1548.37 feet, more or less, along said interstate right-of-way and said tract to the Town Boundary, being also the boundary of Forrest Estates Subdivision Section 3, recorded at Plat Book 8, page 20;

South 34 deg. 22 min. 35 sec. East, 224.08 feet, more or less, along said Section 3 line and said Town Boundary;

North 54 deg. 52 min. 56 sec. East, 1562.06 feet, more or less, along said Section 3 line and said Town Boundary to the southerly corner of Section 2 of said Forrest Estates Subdivision;

North 54 deg. 52 min. 56 sec. East, 46.00 feet, more or less, continuing along said Town Boundary and the southerly line of said Section 2 to the westerly corner of Lakeside Estates First Addition, recorded at Plat Book 11, page 56;

South 30 deg. 48 min. 36 sec. East, 660.25 feet, more or less, along said Lakeside line and the Town Boundary;

North 53 deg. 44 min. 41 sec. East, 532.83 feet, more or less, along said Lakeside line, the Town Boundary, and the line of a tract recorded at Instrument 200120821;

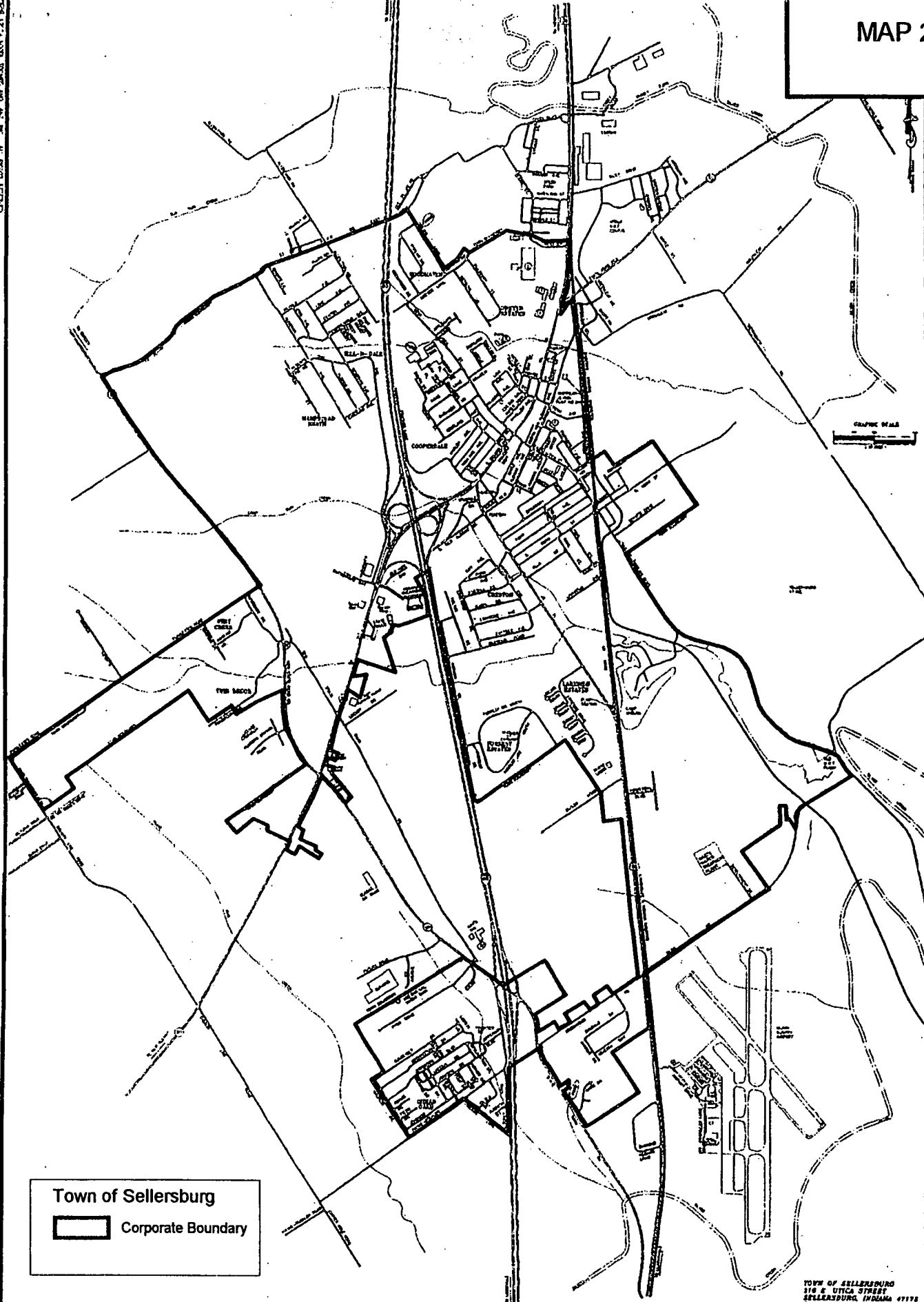
South 32 deg. 46 min. 19 sec. East, 330.84 feet with the northeast line of said tract recorded at Instrument No. 200120821 and the Town Boundary to the north corner of a tract recorded at Deed Drawer 27, Instrument No. 14773;


South 37 deg. 31 min. 00 sec. East, 217.87 feet, more or less, along said tract's northeasterly line and the Town Boundary;

South 37 deg. 31 min. 00 sec. East, 20.00 feet, more or less, crossing Butler Road along said Town Boundary;


South 54 deg. 00 min. 00 sec. East, 75.00 feet, more or less, along said Town Boundary to the northerly corner of a tract recorded at Deed Record 233, page 278;  
South 12 deg. 34 min. 00 sec. East, 494.00 feet, more or less, along the lines of said tract and the Town Boundary;  
North 77 deg. 26 min. 00 sec. East, 291.00 feet, more or less, along the lines of said tract and the Town Boundary;  
South 12 deg. 34 min. 00 sec. East, 1358.10 feet, more or less, along the Town Boundary being parallel to U.S. 31, to the northern line of a tract recorded at Deed Drawer 25, Instrument No. 20679;  
Southwardly 881.16 feet, more or less, along said Town Boundary and parallel to U.S. 31 to the line of a tract recorded at Deed Drawer 22, Instrument No. 14217;  
South 07 deg. 35 min. 00 sec. East, 804.41 feet, more or less, along said Town Boundary and parallel to U.S. 31 to Greenwood Road;  
South 54 deg. 01 min. 00 sec. West, 685.80 feet, more or less, along the Town Boundary and Greenwood Road to the True Place of Beginning and containing 239 acres of land.

It is the intent of this description to annex everything north of the Town Boundary along Greenwood Road, east of Interstate 65, south of the Town Boundary at Forrest Estates and west of the Town Boundary along U.S. 31.

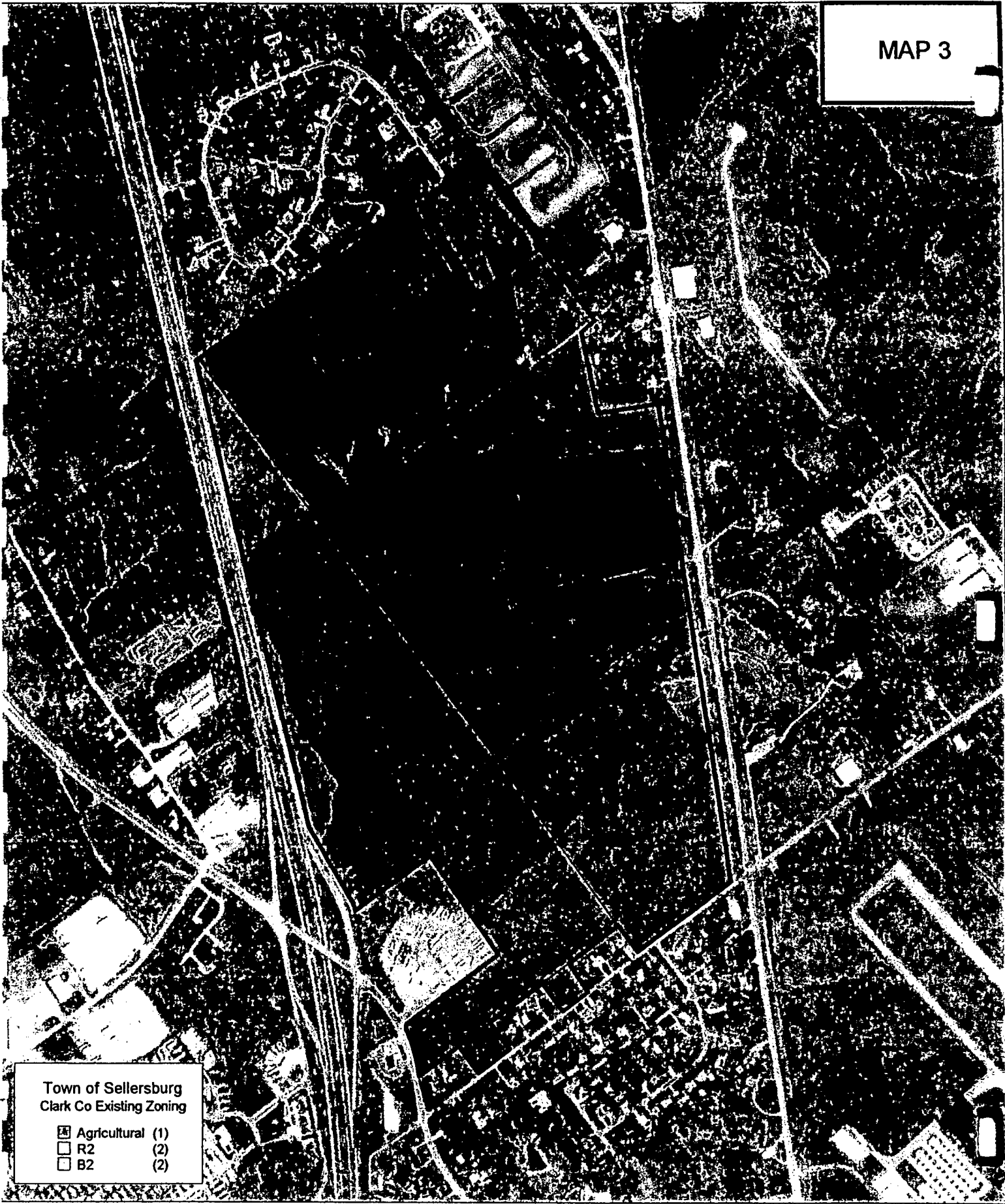


Town of Sellersburg  
 Corporate Boundary




TOWN OF SELLERSBURG  
 110 E. UTICA STREET  
 SELLERSBURG, INDIANA 47178  
 812-284-2881

1	TOWN OF SELLERSBURG, INDIANA	DATE: 11-5-98		REVISED 1 2 3 4
	TOWN MAP	DRAWN: J. McMahon CHECKED: J. Toombs APPROVED:		

MAP 3



Town of Sellersburg  
Clark Co Existing Zoning

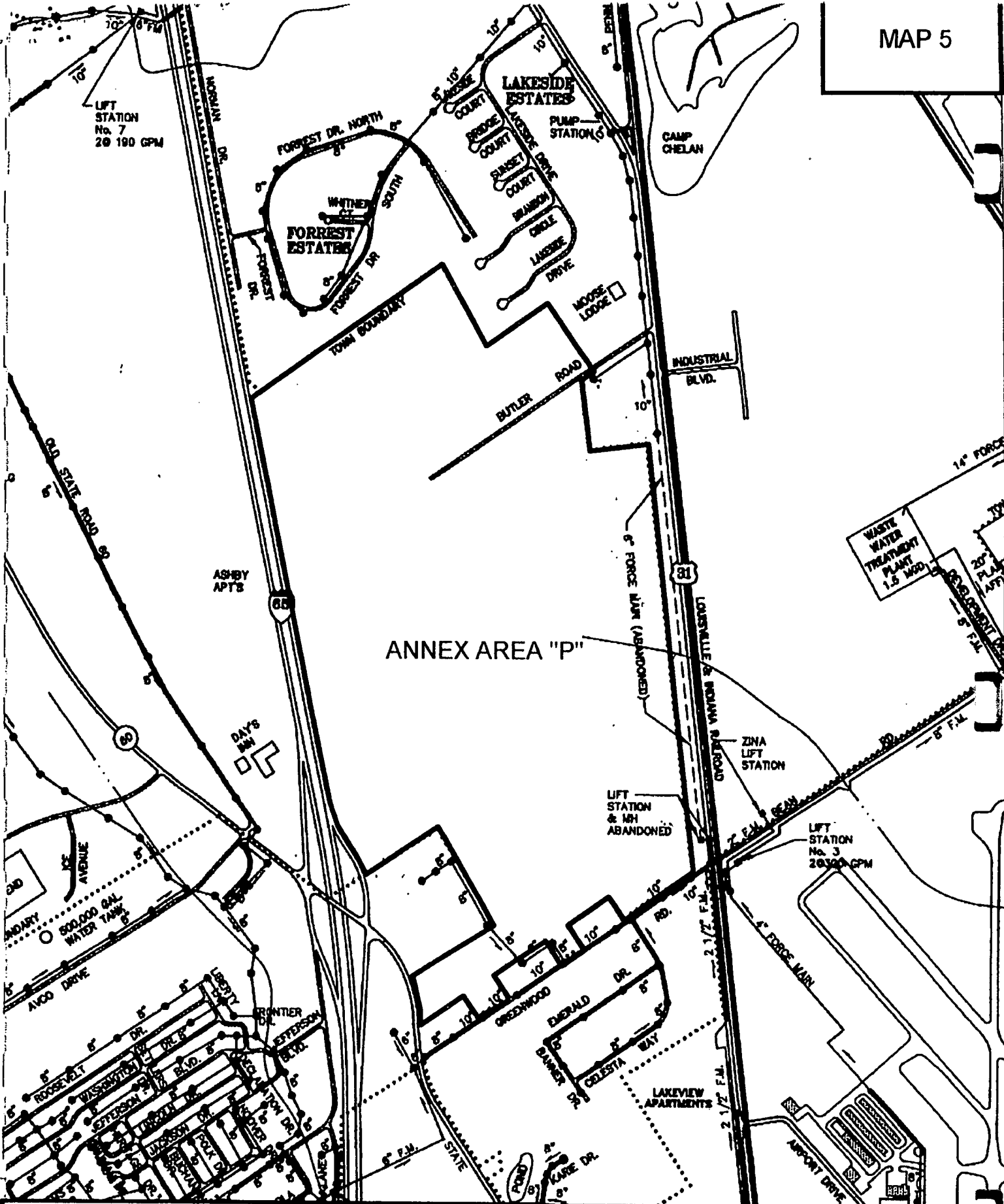
-  Agricultural (1)
-  R2 (2)
-  B2 (2)



United States Department of Agriculture  
Soil Conservation Service  
In cooperation with  
Purdue University Agricultural Experiment Station

Issued August 1974





TOWN OF SELLERSBURG, INDIANA  
 TOWN MAPPING PROJECT  
 SELLERSBURG, INDIANA

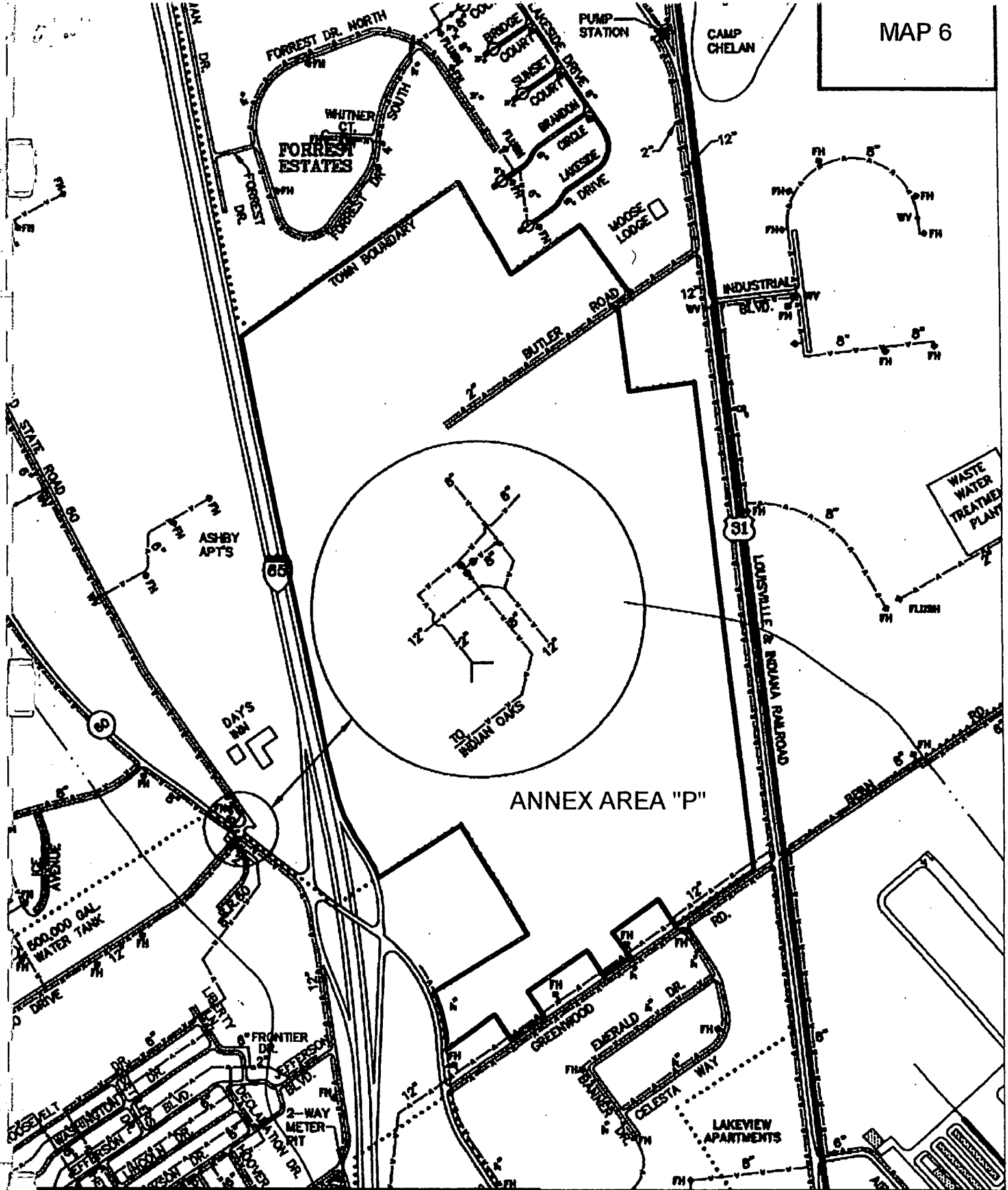
**SEWER MAP**

DATE: 11-5-88  
 DRAWN: J.A.M.  
 CHECKED: B.T.B.  
 APPROVED: J.H.T.

JACOBI, TOOMBS & LANZ, INC.  
 CONSULTING ENGINEERS  
 120 BELL AVENUE  
 CLARKSVILLE, INDIANA 47129  
 [812] 288-6646

REVISION	
1	
2	
3	
4	





ANNEX AREA "P"

TOWN OF SELLERSBURG, INDIANA  
TOWN MAPPING PROJECT  
SELLERSBURG, INDIANA

**WATER MAP**

DATE: 11-5-88  
DRAWN: J.A.M.  
CHECKED: B.T.B.  
APPROVED: J.H.T.

JACOBI, TOOMBS & LANZ, INC.  
CONSULTING ENGINEERS  
120 BELL AVENUE  
CLARKSVILLE, INDIANA 47129  
[812] 288-6646

REVISIONS	
1	December, 27, 2001
2	
3	
4	

**TABLE I**  
**TOTAL OPERATING COSTS PER EMPLOYEE BY SERVICE FUNCTION**  
**ANNEXATION AREA "P" FISCAL PLAN**

<b>PUBLIC SERVICE FUNCTIONS</b>	<b>TOTAL OPERATING COST</b>	<b>TOTAL EXISTING EMPLOYEES</b>	<b>AVERAGE OPERATING COST PER EMPLOYEE</b>
<b>MUNICIPAL FUNCTIONS</b>			
<b>GENERAL GOVERNMENT</b>			
Finance Administration	\$203,528	3.0	\$67,843
General Public Building	55,298	0.2	276,490
General Control	313,260	1.6	195,788
<b>PUBLIC SAFETY</b>			
Police	651,602	17.5	37,234
Fire	0 <sup>1</sup>		
<b>PUBLIC WORKS</b>			
Streets	555,377	6.5	85,443
Sewerage	0 <sup>2</sup>		
Sanitation	156,382	2.5	62,553
Water	0 <sup>2</sup>		
<b>RECREATION AND CULTURE</b>			
Park & Recreation	92,655	4.0	23,164

<sup>1</sup> These Service Standard Method does not applied to these function due to the contracting of the operations.

<sup>2</sup> These figures do not applied because the territory is already served

TABLE II  
 SERVICE STANDARD METHOD<sup>1</sup> FOR SELLERSBURG  
 ANNEXATION AREA "P" FISCAL PLAN

Anticipated Population	140	Manpower Ratios <sup>2</sup> for Population Size Group	Estimated Number of Future Employees	Operating Expense Per Future Employee	Total Annual Operating Costs by Function
<b>MUNICIPAL FUNCTIONS</b>					
<b>GENERAL GOVERNMENT</b>					
Finance Administration		0.07	0.01	67,843	\$660
General Control		0.09	0.01	195,788	2,429
<b>PUBLIC SAFETY</b>					
Police		1.77	0.25	37,234	9,227
Fire				<sup>3</sup>	
<b>PUBLIC WORKS</b>					
Streets		1.13	0.16	85,443	13,517
Sanitation		0.27	0.04	62,553	2,400
<b>RECREATION AND CULTURE</b>					
Park & Recreation		0.37	0.05	23,164	1,200

<sup>1</sup> Service Standard Method Augmented with the Case Study Method

<sup>2</sup> 2001 Public Employment Data, Local Government State of Indiana

<sup>3</sup> The Service Standard Method does not apply to this function because fireprotection is provided by Tri-Township Fire District

TABLE III  
REVENUE SOURCES BY FUND

GENERAL FUND

General Property Taxes  
Financial Institution Tax  
Commercial Vehicle Excise Tax  
Building and Planning Permits  
Liquor Excise Tax Distribution  
Liquor Gallonage Tax Distribution  
Cigarette Tax Distribution T  
Garbage and Trash Collection Fees  
Contractual Services  
Court Costs  
Interest on Investments  
Miscellaneous Revenue  
Insurance Reimbursements  
Other Refunds  
Other Reimbursement

MOTOR VEHICLE HIGHWAY FUND

Building and Planning Permits  
Motor Vehicle Highway Distribution

LOCAL ROAD AND STREET FUND

Local Road and Street Distribution

LAW ENFORCEMENT CONTINUING ED FUND

Police Reports  
Charges for Other Services

PARK AND RECREATION FUND

General Property Taxes  
Financial Institution Tax  
Auto and Aircraft Excise Tax  
Swimming Pool Receipts  
Concession Stands  
Other Refunds

CUMULATIVE CAPITAL IMPROVEMENT CIGARETTE TAX FUND

Cigarette Tax Disbursement - General Fund

CUMULATIVE CAPITAL DEVELOPMENT FUND

General Property Taxes  
Financial Institution Tax  
Auto and Aircraft Excise Tax

POLICE PENSION FUND

General Property Taxes

Financial Institution Tax  
Auto and Aircraft Excise Tax  
Cigarette Tax Distribution  
Huber's Perf. Cont.  
Other Miscellaneous Revenue

PAYROLL FUND  
Other - Misc

TASK DUI FUND  
State Grants

POLICE BUILDING FUND  
Lease (Bank One)

CLARK COUNTY YOUTH COALITION FUND  
County Grant

SEAT BELT FUND  
State Grants

POLICE STATION FUND  
Contributions and Donations

# Appendix A

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## **Service Standard Method Modified with Case Study Method**

There are six fiscal impact analysis methods. These were evaluated to determine the suitability of each method for use in the analysis of Sellersburg's proposed annexation alternatives. The Service Standard Method was determined to be the most appropriate method when factors such as time, cost, accuracy, and amount of detail were considered.

### **Service Standard Method**

The Service Standard Method has been used since the efficiency and time motion studies of the 1940's and more recently has been utilized to predict the local fiscal impact of population change resulting from development, land use alternatives, and annexation. Currently, the method is widely accepted as a legitimate technique to project fiscal impact of growth. The Service Standard Method is almost always used in annexation analyses where there is a desire to us estimate the necessary increments of both manpower and capital facilities by service function. The Service Standard Method is most suited for medium sized moderately growing cities with populations between 10,000 and 50,000 because it uses mean employment levels and median capital to operating service ratios. More data is available for midsize moderately growing communities than extremely large or small communities so that the ratios used to project fiscal impact are more reliable and representative of the Town of Sellersburg that fit the midsize moderately growing criteria. Because Sellersburg does not have a population of 10,000 persons it was determined that the Service Standard Method should be modified with interviews and research to generate original data so that cost and revenues could be projected utilizing ratios and all other data specific to the Town of Sellersburg. These include the actual public employment excess or deficiency of each service category determined by the extensive interviews and research.

The Service Standard Method uses averages of manpower and capital facility service ratios, obtained from the U.S. Census of Governments, for municipalities of a similar size and geographic location. Once the increase in population attributable to annexation is known and the manpower service ratios for each service category are obtained, the increase in employment for each service category resulting from annexation can be projected by multiplying the manpower service ratio by the population increase per 1,000. The manpower service ratios are averages of the number of people per 1,000 population employed in each service category in cities or towns of similar size and geographic area and are used to estimate the necessary increase in the number of employees for each service category. Continuing the process, it is necessary to calculate the actual average operating expense per employee for each service category by dividing total annual operating expenses per service category by the actual number of employees

in that function. Following that calculation, the total operating expense attributable to growth is calculated by multiplying average operating expense per worker by the increase in employees resulting from annexation. Capital to operating service ratios are used to determine the increase in capital outlay for each incremental dollar needed for operating expense. The capital to operating service ratios indicates the fraction of annual operating expenses represented by annual capital expenses. Multiplying the increase in total annual operating expenses by the capital to operating ratios for each service category will yield a reasonable estimate of the annual capital expenditures attributable to growth. Total annual public costs are then calculated by adding total annual operating expenses and total annual capital expenses.

Data requirements for the Service Standard Method include: population estimates for each annexation alternative; public employee service ratios by service category; annual capital to operating service ratios by service category; and information about municipal revenue such as assessed value of all real and personal property for each individual area considered for annexation, the municipal tax rate, intergovernmental transferor formulas, and formulas for all other revenues affected by population or tax base growth.

Advantages of the Service Standard Method include the relatively low-cost and time commitments as well as the fact that the end result and, largely, the method's procedures can be easily understood by public officials and the local citizenry. The most significant advantage afforded by the Service Standard Method is the amount of detailed information it provides regarding personnel and capital expenditure commitments by the service category, information that is not only useful but necessary for public officials anticipating growth.

The only disadvantage of the Service Standard Method is that it assumes that the hiring of employees and the committing of funds for capital expenditures, due to annexation of development, will be similar to expenditure patterns of comparable cities, which are of similar size and geographic location. As discussed earlier, the assumption is reasonable for towns, such as Sellersburg, that are representative of the population from which the statistics were taken. To the extent that actual performance of the municipality difference from the average, the projection will either overstate or understate true local expenditures. However, it is assumed that service overemphasis in certain areas will balance underemphasize in others so that average expenditures of comparable communities are an accurate estimate of future cost.

The revenue side of the equation is calculated in the same manner regardless of the fiscal impact method chosen for cost projection. There is no standard method of revenue projection due to the variances in the manner in which revenues are generated locally. Before a decision can be made regarding the most appropriate manner specific to the municipality in which revenues should be calculated, it is necessary to determine which revenues will be impacted by growth and the manner in which those revenues are generated. After becoming familiar with the manner in which local revenues are generated, revenues which are important and must undergo detailed calculations are separated from those which are relatively unimportant capable of grouping and only worthy of estimation. A detailed description of the procedures used to calculate the increase in revenue attributable to growth is included in the revenue portion of the fiscal plan.

### **Case Study Method**

The Service Standard Method is second to only the Case Study Method regarding the provision of specific growth induced responses for each public service category. Other fiscal impact analysis models do not provide any information concerning personnel or capital facility commitments. The Case Study Method is a long-term fiscal impact analysis technique that

involves extensive interviews and ground floor research to generate original data so that cost and revenues can be projected utilizing ratios and all other data specific to the municipality including the actual public employment excess or deficient capacity of each service category as determined by the extensive interviews and research. Although the Case Study Method provides the most detail specific to the municipality conceivably possible, it is extremely time-consuming and expensive to implement and is most often used for extreme cases in cities that deviate from the norm. The case study method is the second most frequently used method, having been used in approximate 15% of the fiscal impact analysis to date. It is employed for both residential and nonresidential analysis.

The method projects future local cost based on specific future service demand determined by interviewing municipal department heads. The case study method assumes that each department head knows the functional capacity of the of his department and can respond most effectively and accurately to specific questions of future service extensions. Each determination of local service excess or deficiencies is based on first-hand knowledge of existing local conditions. The results are either subtracted from or added to the best estimate of operating and capital demands imposed by growth.

The most important input to ineffective case study analysis is the information derived through the cooperation of local officials. Consequently, it is crucial to contact key officials and department heads to inform them of the studies objectives and to elicit their support. The importance of this first step cannot be overemphasized. If the analyst has not approached the most knowledgeable local officials, the case study method will not be effective.

The case study approach takes three to four times longer than most other fiscal impact projection techniques. The case study method employs intensive site-specific investigations to determine categories of excess or slack public service capabilities.

### **Modified Service Standard Method with Case Study Interviews and Research**

It was determined that the Service Standard Method would be utilized for the fiscal plan of Annexation Area "M". Additionally, it was determined that the Service Standard Method should be augmented with by the Case Study Method to be as accurate and credible as possible in estimating costs and effects of growth.



**TOWN OF SELLERSBURG  
ANNEXATION--AREA "P" PROPERTY OWNERS**

Updated 7/2/03

**APPENDIX B**

Last Name	First Names	Second Name	Key #	House #	Mailing Address	City, State & Zip
Silver Glade, LLC			9-05-094	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Costin	Chris & Robin		9-05-099	1090	S. Indiana Avenue	Sellersburg, IN 47172
Lanham	Michael		9-05-098	1092	S. Indiana Avenue	Sellersburg, IN 47172
Isonberg	Harry & Tommie		9-05-092	8801	Coldstream Drive	Sellersburg, IN 47172
Silver Glade, LLC			9-05-018	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Vacated & Silver Glade, LLC			9-05-100	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Vacated & Silver Glade, LLC			9-05-097	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Bartlett, Jr.	James & Mary Ann		9-05-090	1086	Butler Road	Sellersburg, IN 47172
Davis, Jr.	Raymond & Jessica		9-05-096	1086	S. Indiana Avenue	Sellersburg, IN 47172
Hartlage, II	Robert & Vickie		9-05-069	8011	Highway 31-E	Sellersburg, IN 47172
Dickson	Elvin E. & Barbara		9-05-095	1090	S. Indiana Avenue	Sellersburg, IN 47172
Deis	Bernadine L. & George P.		9-05-001	7615	Highway 31-E	Sellersburg, IN 47172
Mohlenkamp	Robert L.	9-05-019	9-05-019	10517	Eagle Pines Lane	Louisville, KY 40223
Mohlenkamp	Robert L.		9-05-087	10517	Eagle Pines Lane	Louisville, KY 40223
Ballard Petroleum Corporation	c/o Robert L. Mohlenkamp		9-05-071	10517	Eagle Pines Lane	Louisville, KY 40223
State of Indiana			9-05-084	601	State Office Building	Indianapolis, IN 46204
State of Indiana			9-05-085	601	State Office Building	Indianapolis, IN 46204
Mohlenkamp	Robert L.		9-05-021	10517	Eagle Pines Lane	Louisville, KY 40223
Mohlenkamp	Robert L.		9-05-042	10517	Eagle Pines Lane	Louisville, KY 40223
State of Indiana			9-05-086	601	State Office Building	Indianapolis, IN 46204
Mohlenkamp	Robert L.		9-02-005	10517	Eagle Pines Lane	Louisville, KY 40223
State of Indiana			9-02-046	601	State Office Building	Indianapolis, IN 46204
Francke	David A.		9-02-006	9134	Virginia Heights	Sellersburg, IN 47172
Francke	David A.		9-02-042	9134	Virginia Heights	Sellersburg, IN 47172
Schipper	Doris A. &	Karen E. Peterson	9-02-043	2809-C	Fall Creek	Spicewood, TX 78669
Cooke	Dale P. & June M.		9-49-001	4106	Silver Glade Trail	Sellersburg, IN 47172
Silver Glade, LLC			9-49-002	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-003	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Cummins Construction Co., Inc.			9-49-004	6505	Whispering Oaks Drive	Charlestown, IN 47111
Silver Glade, LLC			9-49-005	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-006	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Ridder	Louise L.		9-49-007	4106	Miners Way	Sellersburg, IN 47172
Ross	Jennifer		9-49-008	4104	Miners Way	Sellersburg, IN 47172
Silver Glade, LLC			9-49-009	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-010	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Mongold Construction, Inc.			9-49-011	150	Hanger Avenue	Sellersburg, IN 47172
Mongold Construction, Inc.			9-49-012	150	Hanger Avenue	Sellersburg, IN 47172
Mongold Construction, Inc.			9-49-013	150	Hanger Avenue	Sellersburg, IN 47172
Mongold Construction, Inc.			9-49-014	150	Hanger Avenue	Sellersburg, IN 47172
Silver Glade, LLC			9-49-015	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-016	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150

**TOWN OF SELLERSBURG**  
**ANNEXATION-AREA "P" PROPERTY OWNERS**  
 Updated 7/2/03

**APPENDIX B**

Last Name	First Names	Second Name	Key #	House #	Mailing Address	City, State & Zip
Byrd	James T. & Billy L.		9-49-020	4117	Miners Way	Sellersburg, IN 47172
Byrd	James T. & Billy L.		9-49-021	4117	Miners Way	Sellersburg, IN 47172
Spear	Mark W. & Tanya		9-49-022	825	Weaver Road	Memphis, IN 47143
Lynn Homes, LLC			9-49-023	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Lynn Homes, LLC			9-49-024	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-025	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Everitt	Stephen B.		9-49-026	12104	Covered Bridge Road	Sellersburg, IN 47172
Silver Glade, LLC			9-49-027	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-028	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-029	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-030	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-031	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Spear	Mark & Tanya		9-49-032	825	Weaver Road	Memphis, IN 47143
Lynn Homes, LLC			9-49-033	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Lynn Homes, LLC			9-49-034	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Lynn Homes, LLC			9-49-035	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Phillips	Paul W.		9-49-036	4206	Lakeside Drive	Sellersburg, IN 47172
Brown	Jerry & Martha		9-49-037	4204	Lakeside Drive	Sellersburg, IN 47172
Lindsey	Jason & Jennifer		9-49-038	4202	Lakeside Drive	Sellersburg, IN 47172
Silver Glade, LLC			9-49-039	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
RAS Investment, LLC			9-49-040	14505	Fawn Hill Place	Louisville, KY 40204
Legg	Stephen A. & Susan		9-49-041		P.O.Box 66	Sellersburg, IN 47172
Ramer	Kevin &	Andrew Dunsford	9-49-042	4804	Darvin Drive	Jeffersonville, IN 47130
Tanco Building, Inc.			9-49-043		P.O.Box 444	Floyds Knobs, IN 47119
Silver Glade, LLC			9-49-044	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-045	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Schiller	John & Pamela		9-49-046	4210	Silver Glade Trail	Sellersburg, IN 47172
Lynn Homes, LLC			9-49-047	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Lynn Homes, LLC			9-49-048	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Everitt	Stephen		9-49-049	12104	Covered Bridge Road	Sellersburg, IN 47172
Jones	Steven & Christina		9-49-050	4202	Silver Glade Trail	Sellersburg, IN 47172
Silver Glade, LLC			9-49-051	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-052	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Pittman	Pamela J.		9-49-053	7937	Lake Drive	Sellersburg, IN 47172
Lewis	Charles & Karen		9-49-054	311	McConnell Drive	New Albany, IN 47150
Silver Glade, LLC			9-49-055	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150
Silver Glade, LLC			9-49-056	713	Mt. Tabor Road, Suite 4	New Albany, IN 47150

RESOLUTION NO. 2003-005

RESOLUTION ADOPTING WRITTEN FISCAL PLANS AND ESTABLISHMENT OF A DEFINITE POLICY "ANNEXATION AREA M" WHICH TERRITORY IS CONTIGUOUS TO THE MUNICIPAL BOUNDARIES OF THE TOWN OF SELLERSBURG

WHEREAS, the Town Council for the Town of Sellersburg has elected to annex territory which is contiguous to the municipal boundaries of the Town of Sellersburg, said territory is more particularly described in Exhibit 1 and Exhibit 2 which are attached hereto and incorporated herein;

WHEREAS, the Town Council for the Town of Sellersburg has developed a written fiscal plan for "Annexation Area M" which establish a definite policy for the annexation and complies with the requirements for annexation as set forth in I.C. 36-4-3-13, a copy of which is attached hereto as Exhibit 3 and incorporated herein; and

WHEREAS, the Town Council for the Town of Sellersburg has developed this fiscal plan to define the value of and cost of all capital and non-capital services which may be provided to the proposed area of annexation; and

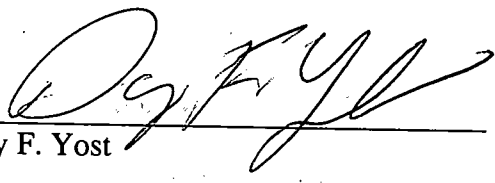
WHEREAS, this matter was considered at an open meet to which the public were invited to attend and participate;

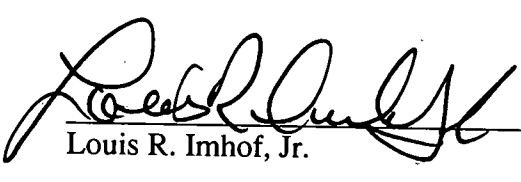
BE IT NOW THEREFORE RESOLVED by the Sellersburg Town Council the written fiscal plan for "Annexation Area M", territory which is contiguous to the municipal

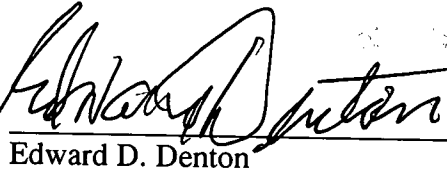
boundaries of the Town of Sellersburg shall be and hereby is adopted.

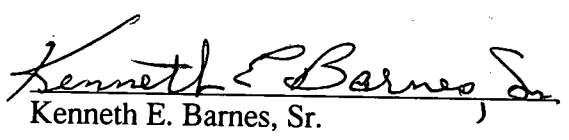
So resolved this 8<sup>th</sup> day of September, 2003.


  
James H. Lamaster

  
Danny F. Yost

  
Louis R. Imhof, Jr.

  
Edward D. Denton

  
Kenneth E. Barnes, Sr.

  
Attest: David L. Kinder  
Clerk-Treasurer

June 24, 2003

**EXHIBIT 1  
DESCRIPTION OF  
SELLERSBURG 2001/2002 ANNEX AREA 'M'**

A part of Surveys No. 87, 88, 89, 108 and 110 of the Illinois Grant in the Silver Creek Township of Clark County, Indiana and bounded as follows:

Commencing at the east corner of Grant 87, thence the following courses:

Northwestwardly 1,275 feet, more or less, with the line dividing Grants 67 and 87;  
Southwestwardly 875 feet, more or less, leaving said dividing line to the north corner of a tract recorded at Deed Record 253, page 262 being in the Town Boundary;  
South 55 deg. 24 min. 00 sec. West, 432.83 feet, more or less, along said Town Boundary to the True Place of Beginning.

Thence the following courses of the boundary:

Southwesterly 400.00 feet, more or less, crossing part of Interstate Highway 65 and State Road 60, along said Town Boundary to the southwesterly right-of-way of S.R. 60;  
Northwesterly 4,500 feet, more or less, with said new S.R. 60 right-of-way, being contiguous with said Town Boundary at 1,000 feet to the southeasterly corner of a tract recorded at Deed Drawer 28, Instrument No. 6102;  
North 62 deg. 41 min. 57 sec. West, 302.61 feet, more or less, with the southwesterly line of said tract to the southwesterly corner of a 2.450 acre tract being in the Town of Sellersburg;  
North 26 deg. 11 min. 24 sec. East, 140.03 feet along the southerly line of said 2.45 acre tract being also the Town Boundary, to the westerly right-of-way of S.R. 60;  
North 44 deg. 06 min. 53 sec. East, 106.41 feet along said right-of-way and said Town Boundary;  
Thence along said right-of-way and said Town Boundary 279 ± feet along a curve having a radius of 5659.58 feet and a chord which bears North 37 deg. 38 min. 52 sec. West, 279.15 feet;  
North 61 deg. 37 min. 17 sec. West, 408.41 feet leaving the right-of-way line of S.R. 60 along said Town Boundary to the southeasterly right-of-way line of S.R. 311;  
Northeastwardly, 430 feet, more or less, with the Town Boundary to the west corner of a tract recorded at Deed Drawer 4, Instrument 3765, said point being in the southeasterly right-of-way line of S.R. 311 and the northeasterly right-of-way of new S.R. 60;  
South 9 deg. 49 min. 06 sec. East, 134.78 feet, more or less, along said tracts boundary and the Town Boundary;  
South 44 deg. 15 min. 30 sec. East, 200.14 feet, more or less, along said tracts boundary and the Town Boundary;  
South 57 deg. 30 min. 02 sec. East, 104.30 feet, more or less, along said tracts boundary and the Town Boundary;  
South 39 deg. 37 min. 28 sec. East, 128.17 feet, more or less, along said tracts boundary and the Town Boundary;

North 43 deg. 09 min. 35 sec. East, 131.50 feet, more or less, along said tracts boundary and the Town Boundary;

North 28 deg. 09 min. 35 sec. West, 382.75 feet, more or less, along said tracts boundary and the Town Boundary;

North 77 deg. 09 min. 35 sec. West, 240.00 feet, more or less, along said tracts boundary and the Town Boundary to a point in the southerly line of a tract recorded at Deed Drawer 11, Instrument No. 8667;

North 31 deg. 09 min. 45 sec. East, 141.44 feet, more or less, along the boundary of said tract and the Town Boundary;

North 77 deg. 09 min. 35 sec. West, 145.00 feet, more or less, along the boundary of said tract and the Town Boundary at the right-of-way of S.R. 311;

North 12 deg. 03 min. 09 sec. East, 200.00 feet, more or less, along said right-of-way and the Town Boundary to the southwesterly corner of a tract recorded at Deed Drawer 27, Instrument No. 16812;

South 77 deg. 54 min. 39 sec. East, 195.00 feet, more or less, leaving said right-of-way along the boundary of said tract and the Town Boundary;

North 12 deg. 03 min. 09 sec. East, 210.00 feet, more or less, along the boundary of said tract and the Town Boundary;

South 77 deg. 54 min. 39 sec. East, 15.00 feet, more or less, along the boundary of said tract and the Town Boundary;

North 11 deg. 52 min. 58 sec. West, 27.35 feet, more or less, along the boundary of said tract and the Town Boundary;

North 77 deg. 54 min. 39 sec. West, 198.90 feet, more or less, along the boundary of said tract and the Town Boundary to the southeasterly right-of-way of S.R. 311;

Northeasterly 1,200 feet, more or less, along said right-of-way and the Town Boundary to the southwesterly line of a tract recorded at Deed Drawer 26, Instrument No. 16414;

South 71 deg. 17 min. 00 sec. East, 200 feet, more or less, leaving said right-of-way along the boundary of said tract and the Town Boundary;

North 07 deg. 11 min. 00 sec. East, 407.30 feet, more or less, along the boundary of said tract and the Town Boundary;

South 68 deg. 11 min. 00 sec. West, 195.00 feet, more or less, along the boundary of said tract and the Town Boundary to the southeasterly right-of-way line of S.R. 311;

North 09 deg. 07 min. 00 sec. East, 355.60 feet, more or less, along the right-of-way line of S.R. 311 and the Town Boundary, to the west corner of a tract recorded at Deed Drawer 25, Instrument No. 7324;

South 74 deg. 22 min. 00 sec. East, 867.50 feet, more or less, leaving said right-of-way along the boundary of said tract and the Town Boundary;

North 48 deg. 52 min. 00 sec. East, 87.50 feet, more or less, along the boundary of said tract and the Town Boundary;

North 40 deg. 00 min. 00 sec. West, 297.00 feet, more or less, along the boundary of said tract and the Town Boundary to the easterly corner of a tract recorded at Deed Drawer 22, Instrument No. 14479;

North 40 deg. 00 min. 00 sec. West, 654.8 feet, more or less, along the boundary of said tract and the Town Boundary;

South 13 deg. 22 min. 00 sec. West, 180.00 feet, more or less, along the boundary of said tract and the Town Boundary;

North 76 deg. 18 min. 00 sec. West, 185.10 feet along the boundary of said tract and the Town Boundary to the southeasterly right-of-way line of S.R. 311;

North 09 deg. 07 min. 00 sec. East, 355.60 feet, more or less, along said right-of-way and the Town Boundary, to the boundary of a tract recorded at Deed Drawer 10, Instrument No. 6609;

North 13 deg. 21 min. 03 sec. East, 96.35 feet, more or less, along said right-of-way, the boundary of said tract and the Town Boundary;

North 82 deg. 30 min. 33 sec. East, 153.67 feet, more or less, leaving said right-of-way with the line of said tract and the Town Boundary;

South 74 deg. 30 min. 05 sec. East, 16.01 feet, more or less, along the boundary of said tract and the Town Boundary;

North 23 deg. 51 min. 29 sec. East, 498.46 feet, more or less, along the boundary of said tract and the Town Boundary;

North 50 deg. 56 min. 34 sec. West, 166.00 feet, more or less, along the boundary of said tract and the Town Boundary to the northerly line of the Fairview Addition, Plat Book 4, page 102;

Northwardly 1,457 feet, more or less, along the northwesterly line of said Fairview Addition being also the southeasterly right-of-way of Old S.R. 31 and the Town Boundary crossing Interstate Highway 65 to the north corner of a tract recorded at Deed Drawer 16, Instrument No. 10626;

Southeasterly 166.00 feet, more or less, along the northeasterly boundary of said tract and the Town Boundary;

Southwesterly 438.30 feet, more or less, along the southerly line of a 16 foot wide alley and along the Town Boundary to the easterly right-of-way of Interstate 65;

Southeasterly 4,480 feet, more or less, along said right-of-way and the Town Boundary to the northerly corner of a tract recorded at Deed Drawer 22, Instrument No. 14216;

South 12 deg. 46 min. 00 sec. East, 1548.37 feet, more or less, along said right-of-way and the boundary of said tract, to the northerly line of a tract recorded at Deed Drawer 22, Instrument No. 14218;

South 12 deg. 46 min. 00 sec. East, 767.22 feet, more or less, along said right-of-way and the boundary of said tract;

South 14 deg. 40 min. 33 sec. East, 300.17 feet, more or less, along said right-of-way and the boundary of said tract;

South 12 deg. 46 min. 00 sec. East, 600 feet, more or less, along said right-of-way and the boundary of said tract;

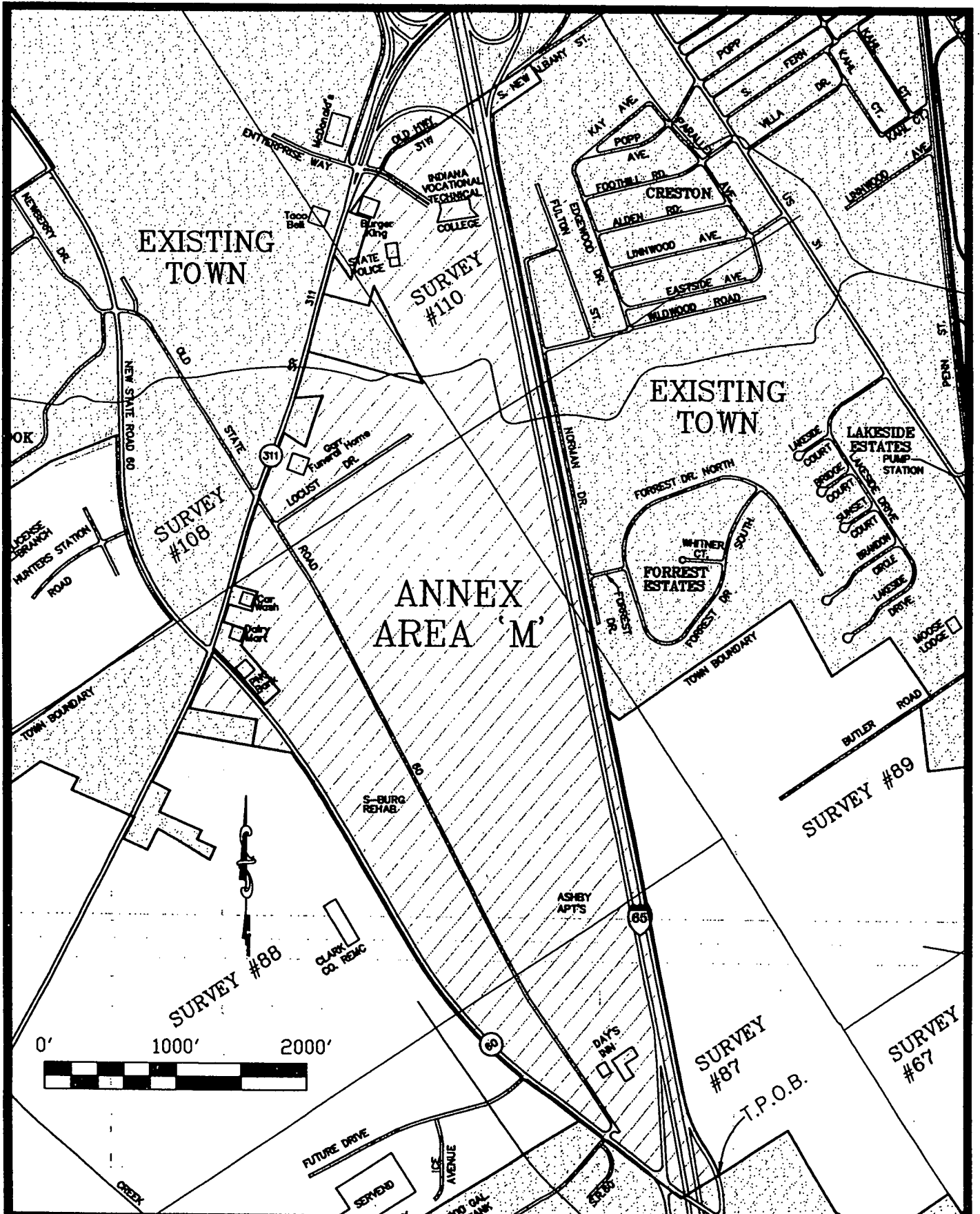
South 27 deg. 40 min. 29 sec. East, 418.59 feet, more or less, along said right-of-way and the boundary of said tract;

South 65 deg. 44 min. 27 sec. East, 123.08 feet, more or less, along said right-of-way and the boundary of said tract to the True Place of Beginning and containing 332 acres of land.

The intent of this description is to annex everything from the westerly right-of-way of S.R. 60 to the easterly right-of-way of Interstate 65 and south of the southerly right-of-way of 311 and also the remaining portion of the Fairview Addition on the east side of Interstate 65.







**Town of Sellersburg, Indiana  
2001-2002 ANNEX AREA "M"**

**JACOBI, TOOMBS & LANZ, INC.  
CONSULTING ENGINEERS  
120 BELL AVENUE  
CLARKSVILLE, INDIANA 47129  
(812) 288-6648**



SCALE: 1"=1000'

DATE: 6/25/03

DRAWN: J.A.M.

CHECKED: K.W.J.

APPROVED: J.H.T.

JOB No. 8823B2




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# **Annexation Area “ M ”**

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## Town of Sellersburg Annexation and Fiscal Plan

July 2003



Prepared by:  
S. K. Wilson Associates, Inc  
109 Hunter Station Way  
Sellersburg, Indiana 47172  
812/246-0109

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- Map 2 - Town's Corporate Boundaries
- Map 3 - Clark County Current Zoning
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- Appendix A - Service Standard Method Modified with Cash Study Method
- Appendix B - Annexation Area "M" Property Owners

# **Town of Sellersburg Annexation Plan**

## **Annexation Area "M"**

### **INTRODUCTION**

The following Fiscal Plan was developed through the cooperative efforts of the Town of Sellersburg Police Department, Clerk Treasurer's Office, Street Department, Sanitation Department, Environmental Management Corporation, (contractor for the Sewer and Water Departments), Animal Control and Sellersburg Housing Authority. It represents the Town's policy and procedures for the annexation of the following property: referred to as Annexation Area "M" and shown on Map 1.

The cost estimates of the planned services to be furnished, methods of financing, and plan for the organization and extension of services to the Annexation Area are fully discussed. In addition, information is provided to compare the services proposed for the Annexation Area with other areas within the Town's corporate boundaries regardless of similar topography, patterns of land use and population density.

### **EFFECTIVE DATE**

Indiana Code 36-4-3 provides that planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital service normally provided within the corporate boundaries, will be provided to the annexed territory within one [1] year after the effective date of the annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, pattern of land use and population density. Planned services of a capital improvement nature, will be provided to the annexed territory within three [3] years after the effective date of the annexation in the same manner as those services are provided to areas within the 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. These capital services include street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities.

### **LOCATION**

The Annexation Area "M" lies entirely within Silver Creek Township. As shown on Map 1, prepared by Jacobi, Toombs, & Lantz Consulting Engineers [JTL], the Annexation Area is geographically situated west of Interstate 65, north of State Road 60 and east of State Road 311 and south of Old Highway 31 W.

As stated in the boundary description in Exhibit 1, prepared by JTL it is the intent of this annexation plan to annex "everything from the westerly right-of-way of State Road 60 to the easterly right-of-way of Interstate 65 and south of the southerly right-of-way of State Road 311 and also the remaining portion of the Fairview addition on the east side of Interstate 65."

## ECONOMIC HEALTH

Sellersburg's economic health is closely linked to its ability to grow. Currently, there is little area left to develop within the corporate limits of the Town. Thus, the Town must look outside its boundaries to maintain a pace of growth that ensures a promising future for its citizens. The territory to be annexed is a logical extension to the town's boundary to facilitate growth and development.

This area is generally recognized as being economically and socially a part of the Town of Sellersburg. As shown on Map 1 this area is a generally compact area and is a natural addition to the Town of Sellersburg.

Community growth and development is a local issue and linkages with other communities are important, **but nobody will take care of Sellersburg like Sellersburg can.** Annexing territory that can be used in the reasonably near future for growth and development is critical to the future of Sellersburg. The Annexation Plan and Fiscal Plan for this area describes how the Town will provide services to the territory to be annexed for growth and development of Sellersburg.

## BACKGROUND AND CONTENT OF THE PLAN

Cost estimates of the planned services to be furnished to the Annexation Area have been made based on the level of the services presently provided within the town. Methods of financing and a plan for the organization and extension of services to the annexed area have also been completed as part of this plan.

This municipal annexation plan meets the statutory requirements found in Indiana Code 36-4-3. The law requires the territory to be annexed must be at least 1/8 contiguous to the Town. The Town has developed and adopted a written fiscal plan and has established a definite policy, by resolution of the Town Council.

The fiscal plan and definite policy include:

1. Cost estimates of planned services to be furnished to the territory to be annexed, itemized by Town department
2. The method or methods of financing the planned improvements
3. How specific and detailed expenses will be funded indicating taxes, grants and other funding to be used
4. The plan for organization and extension of services
5. Detail of the specific services that will be provided and the dates when services will begin
6. Planned services of a non-capital nature that are now provided within the Town, including police and fire protection, and street and road maintenance
7. Other non-capital services normally provided within the Town boundaries within one [1] year after the effective date of the annexation. The plan describes the methods of providing these services in a manner equivalent in standard and scope to those non-capital services

provided to areas within the corporate boundary regardless of similar topography, patterns of land use, and population density.

8. The plan describes the methods of providing capital improvements, including street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities to the annexed area within three [3] years after the effective date of the annexation.
9. The plan describes the method or methods for providing these capital services in a manner equivalent in standard and scope to those capital services provided to areas within the corporate boundary regardless of similar topography, patterns of land use, and population density.
10. The plan indicates how capital services will be provided to conform to federal, state and local laws, procedures, and planning criteria.
11. The plan includes maps of the current Town corporation limits, territory to be annexed, current zoning and proposed zoning.

## EXISTING CONDITIONS

### Location

The Annexation Area includes parts of surveys 87, 88, 89, 108 and 110 of the Illinois grant in Silver Creek Township of Clark County Indiana. Map 1 illustrates the area included within Annexation Area "M". Exhibit 1 is a description of Annexation Area "M" as prepared by JTL. Map 2 illustrates the town corporate boundaries.

In some areas there appears to be inconsistencies between town and county records regarding corporate boundaries. Therefore, one of the intents of this annexation is to resolve any such inconsistencies. As stated by JTL the intent is to "annex everything from the westerly right-of-way of SR 60 to the easterly right-of-way of Interstate 65 and south of the southerly right-of-way of 311 and also the remaining portion of the Fairview Addition on the east side of Interstate 65."

### Property Owners

A list of property owners from records of the Clark County Auditors office is in Appendix B.

### Zoning

The zoning as shown on records of the Clark County Plan Commission is:

Zone District	# Of Acres	% Of Total
A-1	31.92	9.49
B-1	18.07	5.38
B-2	18.57	5.52
B-3	10.59	3.50
R-2	122.42	36.41
Unknown <sup>1</sup>	130.63	40.04
Total	332.20	100.34 <sup>2</sup>

Existing zoning as taken from records in the Clark County Plan Commission is shown on Map 3.

<sup>1</sup> Unknown due to conflicting maps of the Town and County

<sup>2</sup> Due to rounding

## **Land Use**

Based on Figures 3-1a and 3-1b of the Comprehensive Plan and field observations, generally the predominate land uses are:

1. Open space
2. Residential, including single and multiple family residents, and institutional
3. Local and general business

## **Soils and Topography**

Based on the Clark and Floyd Counties, Indiana Soil Survey completed in August 1974 by the United States Department of Agriculture, Soil Conservation Service in cooperation with Purdue University Agricultural Experiment Station, the predominate soil type is Jennings Silt Loam having 2 to 6 percent slopes and eroded.

The soil map shown on Map 4 illustrates that most of the proposed annexation area is gently rolling with 2-6% slopes.

## **Development Attributes**

The major development attributes of the proposed annexation area are focused on its excellent geographical location near several transportation modes. These attributes include its location on a major interstate system [I-65], State Road 311, State Road 60 and its interchanges with I-65. The proximity to other transportation modes also contributes to the development attributes of this area. These other modes of transportation include proximity to the Clark Maritime Centre and the Clark County General Aviation Airport.

Sellersburg has the ability to address the management of growth through planning and zoning methods to avoid sprawl. Because this Annexation Area "M" is a natural growth area of the Town of Sellersburg and is presently served by many capital facilities of the town, it is important that the town be able to manage the future growth and development of this 332-acre area. Sellersburg will efficiently and effectively guide that use of the vacant portions of the 332-acre Annexation Area. The development intent is to promote compact and mixed-use developments in efforts to reduce and positively impact conservation of land while increasing property values and avoiding sprawl.

An additional important development attribute is the fact that the Town of Sellersburg has a more current Comprehensive Plan (1993) than does Clark County (1991). The Sellersburg Comprehensive Plan establishes policies for growth and development. The Comprehensive Plan sets out objectives for future growth and guidelines for attaining that growth. The Comprehensive Plan also identifies problems and opportunities of the Town of Sellersburg.

Figure 3-2b of the 1993 Sellersburg Comprehensive Plan shows the general land use categories envisioned for the annexation area. These are residential, commercial, light industrial, and public & quasi-public.

## **Constraints to Development**

Presently, Annexation Area "P" is subject to inadequate planning and zoning tools. Inadequate planning and zoning tools adversely impact development and in many cases promotes low-density



residential development. Low-density residential development is an attribute of sprawl and increases the cost of providing public facilities and services. Such tools do not provide adequate growth management to protect adjacent or joining properties. Neither do they provide protection from conflicting or incompatible land uses. Clark County's 1991 Comprehensive Plan does not recognize or support contemporary planning theories that conserve land while promoting smart development. Development in this annexation area is constrained due to multiple governments having planning responsibilities. Besides Sellersburg, the town of Clarksville and Clark County have planning jurisdiction either in, adjacent to or in the immediate vicinity of Annexation Area "P." Many times, constraints become obvious when roads or streets are constructed, extended, or connected through more than one community. Similar to roads and streets, the management of storm water is difficult. Difficulties sometimes are also evident from conflicting zoning regulations, and different development standards among the planning jurisdictions.

## **Need and Use By the Town of Sellersburg**

### **Need**

Need for the territory is established by previous studies and existing conditions. The Town is predominately developed with residential, commercial and some light industrial uses. This means there is little geographical area to expand within the corporate boundaries of Sellersburg. Some infill type of development is possible, as is limited re-use of existing structures.

Figures 3-2a and 3-2b of the Comprehensive Plan are "Future Land Use" maps that include this annexation area.

### **Comprehensive Land Use Policies**

The Sellersburg Indiana Comprehensive Plan provides guidance for future development of the town in the following areas:

1. Land use with residential, commercial, office and industrial guidelines
2. Transportation including a thoroughfare plan
3. Public facilities including government, utility and other community facility guidelines
4. Environmental guidelines

These guidelines are a series of statements that provide guidance for decisions and actions concerning the use of land. The guidelines are a contemporary interpretation and extensive refinement of the goals and objectives of the community. They are responses to numerous community issues, problems and opportunities. These guidelines are the key elements of the Comprehensive Plan. Proposals for change in the way land issues within the town are reviewed against these guidelines to determine whether they are in agreement with the Comprehensive Plan. The guidelines direct the future course of the community in terms of the use of land and related concerns of growth and development.

Local, state, and federal ordinances, statutes, mandates, and laws establish other policies. Many of these are cited in this plan.

### **Procedures for Development**

Procedures for subdivision development are established in the Sellersburg Subdivision Regulations. Local, state, and federal ordinances, statutes, and laws establish other procedures. Some of these

are cited in this plan. The Zoning Ordinance also establishes standards and regulations for landscape buffering, signs, densities, dimensional standards, requirements for development plans, rezoning, special exceptions, and variances.

In summary, the Sellersburg Zoning Ordinance and Subdivision Regulations provide the local laws, procedures, and planning criteria to be followed for development, parcelization, platting, replatting, or subdivision of land.

**Territory in Annexation Area "M" Can Be Used In the Reasonably Near Future**

The Town can use this territory for growth and development in the reasonably near future because; it has definite policies established in the Comprehensive Plan to provide for capital and non-capital services to the territory to be annexed. As documented in the Comprehensive Plan by Figures 3-1b and 3-2b titled "Existing Land Use" and "Future Land Use" respectively, this area is part of the plan for the future of Sellersburg. This Plan is consistent with the Comprehensive Plan, particularly Chapter 2 - "Goals and Objectives," specifically the residential and industrial goals.

Use of the territory in Annexation Area "M" will be consistent with Sellersburg's planning procedures and policies as set out in the Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations. The "Future Land Use" map, Figure 3-2a and 3-2b illustrate the planned use of land in Annexation Area "M." The plan is also consistent with other local, state, and federal ordinances, statutes, and mandates.

**Contiguity Calculation**

As calculated by JTL the boundary of the territory to be annexed is 66.0% contiguous to the present Town boundary and is illustrated on Map 1.

**Approximate Number of Acres in the Territory to be Annexed**

As calculated by JTL the approximate number of acres to be annexed is 332. The territory to be annexed is illustrated on Map 1 and is described in Exhibit 1.

**Approximate Number of Persons in the Annexation Area**

Based on the 2000 US Census there are 2.50 persons/household in both Sellersburg and Silver Creek Township. Based on field observations there are 135 dwelling units including single and multiple family units in the annexation area. This calculates to a total of 337.5 persons. There is also a 110-bed rehabilitation center/nursing home located on Old SR 60. The population total in the annexation area is 447.5 persons [337.5+110=447.5].

**Proposed Zoning of the Territory to be Annexed**

The Town intends to zone the territory to be annexed to the town district that most nearly compares with the zoning district within Clark County and the land use existing on the property at the time of annexation.

Town Zone Classification	County Zone Classification
A-1	A-1
B-1	B-1
IB-1	B-2
B-3	B-3
R-2	R-2

## Town of Sellersburg Fiscal Plan

### Annexation Area "M"

This fiscal plan illustrates the method or methods the Town will initiate, or has already initiated, to provide the required services within the statutory period for annexation. The plan also explains how the Town will finance the provision of the services. And it shows how specific and detailed expenses will be funded and indicates the sources of funds.

The Fiscal Plan also provides itemized estimated costs for each Town department that will provide services to the annexed territory.

To meet the requirements of I.C.36-4-3 the Service Standard Method of fiscal impact was used to determine the fiscal impact of Annexing Area "M". This method is particularly good for assessing the municipal fiscal implications of commercial and industrial growth. This method provides itemized costs for each Town department based on uniform reporting of the Indiana State Board of Accounts. The Town uses fund accounting, which is designed to demonstrate legal compliance, and to aid financial management by segregating transactions related to certain governmental functions or activities.

The Service Standard Method is useful in evaluating the fiscal impact of residential, commercial and industrial facilities. It is especially relevant to annexation of the Annexation Area "M" due to the requirements of capital and non-capital services provided to the territory are required to be provided in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density. Because the Service Standard Method uses comparable service ratios from U.S. government census this method has been augmented with the Case Study Method of fiscal impact analysis. The Case Study Method utilizes interviews and local research in determining specific cost and revenue elements of fiscal plans. The Service Standard Method has been augmented with the Case Study Method.

Both these methods were developed by the Center for Urban Policy Research at Rutgers – the State University of New Jersey and discussed in The Fiscal Impact Handbook by Robert W. Burchell and David Listokin. The calculations for the fiscal impact are shown on Tables 1 & 2. These tables illustrate how the specific and detailed expenses have been calculated for each of the services to be provided to the territory. The tables are based on fund accounting. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions or activities illustrated for each Town department based on uniform reporting requirements of the Indiana State Board of Accounts.

## **CAPITAL SERVICES**

### **Sewer Facilities**

Within the corporate limits of the Town of Sellersburg, and in some areas outside the corporate limits, sanitary sewer service is provided by the town's public sewer system including sewer collectors and transmission mains and is treated at the town's wastewater treatment plant located on Bean Road. Operation of the wastewater system is contracted to EMC. The sanitary sewer collector lines and sewer mains are located in easements or in public rights-of-way. There are 2 structures on Old Highway 31 that are not on the town sewer system. The two structures are located on the south side of Old Highway 31. There are also 2 existing structures on the north side of Old Highway 31 that are within the Town of Sellersburg that are not served by the sanitary sewer system of the town. Map 5 illustrates the location of the sanitary sewer system serving Annexation Area "M."

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

The cost to provide sanitary sewer service to four (4) houses on Old Highway 31W immediately north and adjacent to Ivy Tech is estimated by JTL as \$65,000.

### **Methods of Financing the Planned Services**

Financing the construction of sanitary sewer lines for service to the units on Old Highway 31 will be from revenues, grants and/or bond refinancing.

### **Plan for Organization and Extension of Sewer Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

The policy for the provision of sanitary sewer facilities is established in the utility guidelines of the Sellersburg Comprehensive Plan, particularly U-1, 3, & 5.

Utility guideline U-1 recommends the location of developments, where possible, in areas fully served by existing utilities rather than in areas requiring utility extensions. The intent of this policy is to promote the full utilization of past investments and existing sewer facilities.

Utility guideline U-3 on page 90 of the Sellersburg Comprehensive Plan states that the town should "provide that all development has adequate means of sewage treatment and disposal to protect public health and protect water quality in lakes and streams. All future development must be connected to the public sewer system." Further, the intent of this guideline is "to prevent health hazards to the contamination of ground surface waters." Another intent is "to achieve and maintain water quality standards." The intent of this guideline is also "to provide adequate treatment and disposal of sewage waste to be achieved through connection to a major public sewer system". Additionally, this guideline recognizes that "most of Sellersburg is currently served by sewer service" and "that sewer service should be extended to remaining areas of Sellersburg.

Utility guideline U-5 concerns the location of the utility easements. This guideline states that easements should be provided for access for maintenance and repair

and placed to the extent possible in common easements as well as minimizes the negative visual impacts. The installation of sewer facilities to serve the Butler Rd. properties may require the donation or acquisition of an easement. The easement would need to be sufficiently wide to permit maintenance and repair equipment and personnel.

The 1993 Subdivision Regulation, particularly Article VI Section F. on page 49; establish requirements for installation sanitary sewer facilities in residential and nonresidential developments.

#### Procedure

The 1993 Sellersburg Zoning Ordinance and Subdivision Regulations established the procedure for the installation of sanitary sewer service. The Sellersburg Zoning Ordinance and Subdivision Regulations provides the local laws, procedures, and planning criteria to be followed for development, parcelization, platting, replatting, or subdivision of land.

Article III of the Sellersburg subdivision regulations establishes the procedure for subdivision application and approval process for residential and nonresidential subdivisions. Article IV of the subdivision regulations establishes the provisions for completion and maintenance of improvements.

Article VI, Section F of the Subdivision Regulations establishes the procedure and requirements to be met for the installation of new sewage facilities in both residential and nonresidential district.

The 1993 Sellersburg Zoning Ordinance requires that an applicant for a rezoning, special exception, contingent use, or variance submit a district development plan for approval. The district development plan must conform to Section 3.7-District Development Plan Requirements. These requirements are listed on pages 169, 170 and 171 of the Sellersburg Zoning Ordinance sets out the requirements for a district development plan.

Subsection 3.7.3-requirements (1) (j) and (q) require that sanitary sewer facilities be designed to the latest Indiana Department of Environmental Management and 10 States Standards and that they are to be shown on the development plan. The location and dimension of existing or proposed easements and provisions for handling sewage lines is also to be shown on the District Development Plan.

Therefore, in conformance with Town standards, procedures, planning criteria and I.C. 36-4-3, the Town will provide capital improvements, including sewer facilities, to the annexed area within three [3] years after the effective date of the annexation in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

#### **Storm Water Drainage Facilities**

The Town Street Department is responsible for storm water management and maintenance.

Storm water drainage within the corporate boundaries varies by type from curb and gutter to side ditches. The town handles storm water drainage complaints from residents first by investigating the problem, then determining the appropriate solution and as needed implement a plan to resolve the issue.

Sellersburg is participating in an EPA phase 2 water quality program and will implement recommendations of the program once the water quality plan is completed and accepted by the Indiana Department of Environmental Management (IDEM).

Storm water facilities for a new subdivision are governed by the Subdivision Regulations of the Town of Sellersburg. Requirements for drainage facilities are described in Article VI, Section D on pages 46 and 47 of the 1993 Subdivision Regulations.

Storm water improvements resulting from a petition for rezoning, variance, special exception or contingent use must meet the requirements of the Zoning Ordinance, particularly Section 3.7-District Development Plan requirements. Subsection 3.7.3 Item (1) (j) and (q) on pages, 170 and 171 of the Zoning Ordinance specifically addresses storm drainage facilities.

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

The Town will incur no cost for storm water facilities due to this area is consistent with customers within the corporate limits.

### **Methods of Financing the Planned Services**

Cumulative Capital Improvement – Cigarette Tax and/or Cumulative Capital Development would be used on a case-by-case basis if complaints were brought to the Town Council.

In new subdivisions, developers are required to install storm water facilities at their own expense in conformance with the standards established in the Subdivision Regulations.

Storm water service is included in Tables I and II as part of the "Public Works" public service function and fund. Funds for storm water are included in the Street Department budget.

### **Plan for Organization and Extension of Storm Water Drainage Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

The definite policy for storm water drainage is twofold. First, the policy is that new subdivisions or developments must meet the procedures and standards of the Sellersburg Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations.

Secondly, any property owner can petition the Town Council for consideration of storm water facilities within the Town. The Comprehensive Plan establishes definite policies for utilities and the environment. Policy guidelines provide that all developments have adequate means utilities rather than encouraging development in areas requiring utility extensions. Comprehensive Plan Guideline E - 6 on page 96, recommends that "adequate drainage control measures the provide for any new developments in order to ensure that no significant increase in flooding or erosion occurs a result in a development, and peak storm water runoff rates at the development of a site did not exceed the peak rates prior to development of the site. This environmental policy also is directed at assuring that storm water runoff does not contribute significantly to water pollution."

Environmental Goal/Objective 1a, on page 46 of the 1993 Comprehensive Plan, state's "storm water drainage site plans must be submitted for development proposals which affect five or more acres."

Additionally, the Sellersburg Subdivision Regulations especially Article VI, Section D provide definite procedures for providing storm water facilities and the establishment of storm water easements or drainage rights-of-way for new subdivisions in both residential, business and industrial subdivisions.

The Sellersburg Zoning Ordinance also establishes policy for storm water facilities. Any rezoning, special exception, contingent use or variance application is required to include a district development plan in conformance with Section 3.7 of the Sellersburg Zoning Ordinance. Items (j) and (q) of subsection 3.7.3-Requirements on page 170 and 171 of the Zoning Ordinance specifically address requirements for storm drainage facilities. The applicant is required to show the location of any existing or proposed easements for surface water drainage and storm drainage facilities are to be designed to the latest storm water design criteria adopted by the Town. Engineering computations are required to be submitted for storm water drainage with a district development plan.

#### Procedure

The definite procedure for providing storm water drainage services is established in the Sellersburg Zoning Ordinance and the Subdivision Regulations.

If an existing property owner identifies a storm water problem, the Town Council, through the Street Department budget and personnel, will address storm water complaints on a case-by-case basis.

The Subdivision Regulations, particularly Article III - Subdivision Application Approval Process and Article VI Improvement Standards, Section D establishes the requirements for drainage facilities in new subdivisions.

Any rezoning, special exception, contingent use or variance application is required to include a district development plan in conformance with Section 3.7 of the Sellersburg Zoning Ordinance. Items (j) and (q) of subsection 3.7.3-Requirements on page 170 and 171 of the Zoning Ordinance specifically address requirements for storm drainage facilities. The applicant is required to show the location of any existing or proposed easements for surface water drainage and storm drainage facilities are to be designed to the latest storm water design criteria adopted by the Town. Engineering computations are required to be submitted for storm water drainage with the district development plan.

Within three (3) of years after the effective date of the annexation, the Town will commence providing storm water drainage facilities that are installed to Town procedures, in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

#### **Water Facilities**

Annexation Area "M" is already served potable water by the Town of Sellersburg. The size of the water lines and mains are equivalent to those serving the corporate Town of Sellersburg.

The Town has adequate well field capacity, water treatment plant, and water distribution system. The Town of Sellersburg provides potable water to this Annexation Area. The water system is illustrated on Map 6.

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost is \$0

Because the annexation area is presently served by the Sellersburg water utility, there will be no capital cost for the provisions of water to this Annexation Area.

### **Methods of Financing the Planned Services**

Not Applicable

### **Plan for Organization and Extension of Water Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

Because Annexation Area "M" is already served by the Sellersburg water utility, there will be no capital cost for the provisions of water to this Annexation Area.

Any new subdivision development is required follow the procedure in Article III Section A. Among others, sections A and E of Article IV - Improvement Standards on page 34 of the Subdivision Regulations establish the requirements for water facilities in new subdivisions.

In conformance with the Zoning Ordinance any rezoning, contingent use, special exception or variance petition must satisfy the requirements of Section 3.7-District Development Plan Requirements on page 169 - 71 of the Zoning Ordinance. Item (j) of Section 3.7 specifically states that plans for handling utilities, including water must be shown on the district development plan submitted by the applicant for consideration and possible approval by the Plan Commission.

The definite plan for providing water services is to continue the existing policy and service by the Town of Sellersburg. This policy is in conformance with definite utility policies of the Comprehensive Plan that address utilities including water. Guideline U-2 addresses the policy to provide that all developments have an adequate supply of potable water. The intent of this guideline is to protect the public health by providing a reliable source of potable water for human consumption. Further, the intent of this guideline is to protect the public welfare by providing a water supply of sufficient quantity and pressure for fire protection.

#### **Procedure**

The Town provides water facilities and service to the territory to be annexed in a manner consistent with existing procedures of the Sellersburg Zoning Ordinance and Subdivision Regulations.

The procedure for approval of a new subdivision including the installation of water lines and fire hydrants is delineated in the 1993 Subdivision Regulations particularly Article III - Subdivision Application Approval Process and Article VI - Improvement Standards, particularly Section E - Water Facilities on pages 48



and 49.

The Comprehensive Plan, Sellersburg Zoning Ordinance, and Subdivision Regulations provide the local laws, procedures, and planning criteria to be followed for development, parcelization, platting, replatting, or subdivision of land and provision of facilities such as water lines.

The Sellersburg Zoning Ordinance also establishes policy and procedures for water facilities. Any rezoning, special exception, contingent use or variance application is required to include a district development plan in conformance with Section 3.7 of the Sellersburg Zoning Ordinance. Item (j) of subsection 3.7.3-requirements on page 170 of the Zoning Ordinance specifically addresses requirements for water facilities. The applicant is required to show the locations, dimensions, and provision for handling proposed water utilities.

Water service including fire hydrants will be provided in a manner consistent with the Comprehensive Plan, Sellersburg Zoning Ordinance, and Subdivision Regulations. Within three (3) years after the effective date of the annexation, the Town will commence paying rental on fire hydrants that are installed consistent with Town procedures, in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

Therefore, in conformance with I. C. 36-4-3, the Town will provide any required capital improvements, including water facilities, to the annexed area within three [3] years after the effective date of the annexation in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

### **Street Construction**

Old State Road 60, SR 60, Highway 311, Old Highway 31W, New Albany Street, I-65 and Locust Drive serve this Annexation Area. The Indiana Department of Transportation is realigning the interchange of State Road 60 and Interstate 65. Any change to the present street pattern required by this intersection change would be borne by the Indiana Department of Transportation.

This annexation includes the annexing of Locust Drive and Old State Road 60. No new streets will be constructed because of this annexation. The Street Superintendent has inspected the above-mentioned area and streets. The Superintendent determined none of the streets to be annexed the street will need resurfacing at the time of the effective date of the annexation.

For any streets that are affected by the realignment or improvements to I-65, the expense will be borne by the Indiana Department of Transportation.

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$0.

### **Methods of Financing the Planned Services**

Not Applicable

### **Plan for Organization and Extension of Street Construction Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

## Policy

The definite policies for public streets are addressed in the Sellersburg Comprehensive Plan, particularly Chapter 4- Transportation.

The Comprehensive Plan states on page 72 that "continuity of the arterial roadway system through other incorporated areas was a prime consideration" in development of the Thoroughfare Plan. The annexation area is covered on the Future Land Use map shown on figure 3-2b of the Comprehensive Plan.

The Sellersburg Subdivision Regulations require that the rules, regulations, and standards of INDOT be followed if the subdivision or any of its lots contained therein abuts a state highway. Additionally, the Subdivision Regulations require that the Indiana Manual on Uniform Traffic Control Devices be followed for installation of traffic control devices.

## Procedure

New street construction within a subdivision must be consistent with the improvement standards, procedures and requirements detailed in the 1993 Subdivision Regulations, particularly Article III, Article IV and Article VI. New streets must be consistent with Town procedures and planning criteria and installed at the expense of the developer.

Any rezoning, contingent use, special exception or variance petition must satisfy the requirements of Section 3.7-District Development Plan requirements on page 169 - 171 of the Zoning Ordinance. Section 3.7.3-Requirements (1) (j) states that a development plan is to indicate the location and dimension of existing and proposed streets and driveways, adjacent streets, and points of interest and egress must be addressed on the development plan for consideration by the plan commission. The method for handling utilities, including water must be shown on the district development plan submitted for approval by the plan commission.

The Sellersburg Subdivision Regulations requires that the rules, regulations, and standards of the Indiana Department of Transportation be followed if the subdivision or any of its lots contained therein abuts the state highway. Additionally, the Subdivision Regulations require that the Indiana Manual on Uniform Traffic Control Devices be followed for installation of traffic control devices.

Within three (3) years after the effective date of the annexation, the Town will commence providing services to new streets that are constructed to Town's standards, in a manner equivalent in standard and scope to those of capital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## Street Lights

Within the corporate boundary of Sellersburg, streetlights are installed by petition, consistent with the requirements set forth in IC 36-9-9, et seq. At their expense subdividers, install streetlights in conformance with the Subdivision Regulations.

## Cost Estimates

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$0.

### **Methods of Financing the Planned Services**

Not Applicable

### **Plan for Organization and Extension of Street Lighting Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

It is the policy of the Town Council considers installation of new streetlights in the established incorporated area of Sellersburg on a case-by-case basis in conformance with IC 36-9-9.

Article VI Section A and other applicable sections of the 1993 Subdivision Regulations establish the policy for the installation of streetlights in a new subdivision.

Section 2.16 on pages 134 –139 of the Zoning Ordinance addresses buffering and screening to assure that outdoor lighting is not a nuisance to adjoining property owners.

#### **Procedure**

Article VI Section A, Article I, Article VII, and other applicable sections of the 1993 Subdivision Regulations establish the procedure, standards, and requirements for the installation of streetlights in a new residential subdivisions.

When a resident or business within the Town would like to have a streetlight installed, a petition conforming to IC 36-9-9 must be submitted to the Town. The Town considers each petition a case-by-case basis in conformance with IC 36-9-9.

Within three (3) years after the effective date of the annexation, the Town will commence providing streetlight services, in a manner equivalent in standard and scope to those of capital services provided areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## **Non-Capital Services**

### **Street Lighting**

It is the policy of the Town of Sellersburg to pay the electric utility bill for streetlights. This policy will be extended to Annexation Area "M."

#### **Cost Estimate**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$435.60. This cost is included in the General Control Totals [Table II]

5 Street lights x \$7.26/month

## **Methods of Financing the Planned Services**

The Town pays monthly electric for new streetlights from the general fund.

## **Plan for Organization and Extension of Street Light Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

### **Policy**

It is the town's policy is to pay the non-capital costs associated with streetlights.

Operation and maintenance of streetlights is the responsibility of the electric utility company serving the area.

### **Procedure**

Planned services of a noncapital nature, including street lighting, normally provided within the Town boundaries including monthly electric bill for streetlights, will be provided to the annexed territory within one (1) year after the effective date of annexation in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## **Fire Protection**

The Sellersburg Volunteer Fire Department provides fire protection to the Town of Sellersburg and to Annexation Area "M". There are twelve fire hydrants in the proposed annexation area and the current cost of the hydrant rental is \$2.55 per month.

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$426.00/month.

11 fire hydrants x \$426 = \$4,686.00. This cost is included in the General Control Total [Table II]

## **Methods of Financing the Planned Services**

General Fund

## **Plan for Organization and Extension of Fire Protection Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

### **Policy**

The policy and guidelines for fire protection are established in the 1993 Sellersburg Comprehensive Plan. Guideline U-2, on page 90 of the Comprehensive Plan states that all developments should be provided with an adequate supply of potable water and water for fire protection. The intent of this guideline is to protect the public health by providing a reliable supply, quantity, and pressure for fire protection.

It is the intent of this guideline that water services are provided, even if development is phased. The purpose of the guideline is that adequate facilities, including fire protection, be available when needed and not that all water supply needs to be met prior to the start of construction.

This Fiscal Plan recognizes that there is an existing definite policy for providing fire protection by existing fire protection services in the territory to be annexed. The same fire protection district as the annexed area protects the Town of Sellersburg. The fire protection service will continue to be provided in the manner that now exists.

In new subdivisions, fire hydrants will be installed in a manner consistent with the design standards and spacing requirements established in the Subdivision Regulations. The subdivider installs the fire hydrants at his own expense.

#### Procedure

The procedure for installing fire hydrants in new subdivisions is established in the Subdivision Regulations in Articles I, III, IV and Section E of Article VI and other sections as appropriate.

Section 3.7-District Development Plan Requirements on pages 169 – 171 of the Zoning Ordinance specifically requires a district development plan be submitted for approval whenever there is a petition for a rezoning, special exception, contingent use, or variance. Subsection 3.7.3-Requirements indicates that fire hydrants and other infrastructure is to be provided and be shown on the district development plan. The intent is to review the proposed provisions for handling each element of infrastructure including fire hydrants.

Planned services of a noncapital nature, including fire protection including fire hydrant rental, normally provided within the Town boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

#### **Street and Road Maintenance**

The Sellersburg Street Department maintains the town street system with eight (8) full-time employees. The Street Department not only maintains streets but also is responsible for routine repair and paving, sanitation services, cleaning storm water culverts, opening blocked storm water grates, and snow and ice removal.

It is the policy of the Town of Sellersburg to pay the electric utility bill for streetlights. This policy will be extended to Annexation Area "M."

The Town will extend sanitation services including curbside refuse collection and recycling collection to include m Annexation Area "M."

The Town policy requires that subdivision developers install street signs. When streets are accepted into the town will maintain and replace signs as needed. Before being accepted into the town street systems, signs are required to meet the requirement contained in the Indiana Manual on Uniform Traffic Control Devices. These services and pavement marking, traffic signal maintenance and replacement services will be extended to public streets in Annexation Area "P." Existing street signs, pavement marking and traffic signals are described below

Old State Road 60 and Locust Drive are the two streets in this Annexed Area that will be accepted into the town street system and maintained by the Town of Sellersburg. These two streets total 1.227 miles of public roadway.

The Town policy requires that street signs meet the requirement contained in the Indiana Manual on Uniform Traffic Control Devices. Pavement marking, traffic signal maintenance and replacement services will be extended to public streets in the Annexation Area. Pavement marking, traffic signal maintenance and replacement services will be extended to public streets in the Annexation Area. Existing street signs, pavement marking and traffic signals are described below:

1. Old Hwy 60
2. One Stop Sign @ Hwy 60 & Old Hwy 60
3. Stop Sign @ Old Hwy 60 and Hwy 311
4. 30 mile speed limit sign
5. Culvert yellow sign
6. Double Yellow Line
7. Locust Street
  - a. Stop sign @ Locust & Old Hwy 60
  - b. Dead End Sign

#### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$50,876 Total of Streets & Sanitation [Table II]

#### **Methods of Financing the Planned Services**

General Fund, Motor Vehicle Highway and Local Road and Street Funds

#### **Plan for Organization and Extension of Street and Road Maintenance Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

#### **Policy**

The Transportation Goal on page 43 of the Comprehensive Plan addresses the improvement of the transportation system to alleviate traffic congestion and to correct high accident of the Guidelines in the Sellersburg Comprehensive Plan address this public service and establishes a guideline to "evaluate proposed transportation improvements through cost-benefit analysis to maximize the benefit for the community and minimize negative impacts. It is the definite policy of the Town to maintain any street or road that meets Town standards and is accepted into the Town street system.

#### **Procedure**

Article IV of the Subdivision Regulations establishes the procedure for completion and maintenance of improvements, including streets in a new subdivision. These include "performance" bonds and "maintenance" bonds. The town only accepts streets into the town street system if they are installed to town standards and inspected after the maintenance period of 2 years. Maintenance of new streets commences after the bonding period expires, the street is accepted by the Town, and if the street or road meets Town standards.

The Street Department will not only maintain streets but also will be responsible for routine repair and paving, sanitation services, cleaning storm water culverts, opening blocked storm water grates, and snow and ice removal.

Within one [1] year after the effective date of the annexation, the Town will commence maintaining the existing streets in the Annexation Area and any future streets that meet the Town's standards in a manner equivalent in standard and scope to those of noncapital services provided areas within the Town *regardless* of similar topography, patterns of land use, and population density.

### **Animal Control and Protection**

Sellersburg has one (1) full-time Animal Control Officer. The animal control officer works a 40-hour week, but is on call 24 hours a day and seven days a week.

The animal control officer responds to concerns or complaints concerning any animal including nuisance animals, wild animals or other complaints concerning the control of animals.

The Animal Control Protection Department has one [1] employee and a truck equipped for animal control services. The truck is relatively new and is well maintained. The Animal Control Officer estimated that the truck has five to ten years of life remaining.

#### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost is included in the street department budget

#### **Methods of Financing the Planned Services**

General Fund

#### **Plan for Organization and Extension of Animal Control Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

##### **Policy**

It is the definite policy and practice of the Town to address animal control problems including wild and nuisance animals.

##### **Procedure**

The animal control officer works a 40-hour week, and is on call 24 hours per day and 7 days per week.

Within one (1) year after the effective date of the annexation, the Town will commence animal control services that meet the Town's standards in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

Within one [1] year after the effective date of the annexation, the Town will commence animal control services in the Annexation Area in a manner equivalent in standard and scope to those of noncapital services provided areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## Police Protection

The Sellersburg Police Department has a staff of twelve (12) officers including the Police Chief and Deputy Police Chief and operates three shifts per day. The shift rotation is five days on, three days off and then five days on, two days off.

Officers are not scheduled off for holidays but are paid for nine holidays per year. This method permits the police officers to accrue vacation and sick days each year.

All officers, including the chief and assistant chief respond to calls for service, if needed. Presently, the Sellersburg Police Department has an average of two officers working each shift. The Sellersburg Police Department is a proactive patrol department. The function of detection and apprehension of offenders is closely related to the crime prevention function of patrol. Also proactive patrols promote safe movement of vehicular and pedestrian traffic by enforcing traffic parking laws. Also during patrol the officers report traffic control devices that may be out of service, icy road conditions, location of water or power outages, and fires as well as rendering aid to any injured and assisting or directing citizens to other agencies or departments of the town.

During calendar years 2000 and 2001 there were approximately 2,800 calls per year to the Police Department for service. This number accounts only for actual telephone calls for police responses and does not include traffic stops, arrests or walk-in's or telephone calls for information.

The Sellersburg Police Department has four (4) full-time civilian dispatchers, one (1) part-time civilian dispatcher, and one (1) full-time civilian secretary/dispatcher for a total of six (6) civilian personnel. There is one chief of police and one deputy chief of police that comprise the administration of the department. There are two (2) Shift Sergeants who function as line supervisors. The following is an approximate percentage breakdown of police duties and may fluctuate daily depending on service needs and the time of day:

Duty	Percent
Traffic enforcement	40
Accident investigation	5
Criminal investigation	15
Proactive patrol	40
Total	100

Officers are not paid overtime, however they are given compensation time in lieu of pay.

### Cost Estimates

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$29,492 [Table II]

### Methods of Financing the Planned Services

General Fund, Police Pension Fund, Payroll Fund, Task DUI Fund, Police Station Fund, Seat Belt Fund, Law Enforcement Continuing Education Fund



## **Plan for Organization and Extension of Police Protection Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

### **Policy**

It is the policy of the Town and police department to assure there is proactive police patrol within Sellersburg. This policy assists in the prevention of crime. The general well-being of the community is enhanced by officers on patrol in the following: reporting traffic control devices as service, icy road conditions, location of water or power outages, location of fires; rendering aid to the each injured; and directing citizens in need to the services of other agencies such as the welfare department, ambulance, or other Town departments.

It is a priority of the Town not to decrease proactive police patrol time. Therefore, this annexation will not diminish time for proactive patrol by increasing workload within the same number of work hours.

### **Procedure**

Additional funds are included in this plan to assure there is no decrease in proactive patrolling and to provide the service to the annexation area.

Within one [1] year after the effective date of the annexation, the Town will commence providing noncapital services including police protection [public safety] in a manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population density.

## **Parks and Recreation**

The Town has a small park in the center of town at the intersection of New Albany Street and East Utica Street. The Parks & Recreation Board maintains the park.

In the northern part of town just west of Highway 31 and north of Millview Drive there is a 5.77-acre park and swimming pool operated and maintained by the Parks and Recreation Board.

The board does not currently use the entire budget that is provided by the town. No additional expenses are anticipated as a result of this annexation.

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$3,835.

## **Methods of Financing the Planned Services**

Park & Recreation Fund

## **Plan for Organization and Extension of Parks and Recreation Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

Park & Recreation Fund

### **Policy**

The town's policy concerning Parks and Recreation can be found in Chapter Five-

Public Facilities, of the Sellersburg Comprehensive Plan. Community facility guidelines F-1, 2, 3, 4, 5, 6, 7, and 10 and 11, establish the policy regarding parks and recreation.

#### Procedure

The Sellersburg Subdivision Regulations, specifically Article III, and Article VI-Improvement Standards, Section B (5) [on page 41] discusses procedures and standards for providing public sites and open spaces in new subdivisions. The section discusses the dedication to the public or reserved and offered for public purchase public sites and open spaces for parks, playgrounds, and other public uses.

The procedure for parks and recreation areas in new developments is established in the Section 3.7-District Development Plan Requirements on pages 169-171 of the Zoning ordinance. The section of the Zoning Ordinance specifically requires a District Development Plan be submitted for approval whenever there is a petition for a rezoning, special exception, contingent use, or variance. Item (h) of subsection 3.7.3-Requirements requires the location of proposed provisions for recreational and open space areas be shown on the District Development Plan.

Within one [1] year after the effective date of the annexation, the Town will commence providing noncapital services to the same manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population.

### **Sellersburg Housing Authority**

The Sellersburg Housing Authority has one (1) part-time employee. This employee is to administer the "Section 8 Voucher" program to serve the Town. However, these vouchers can be transferred to out-of-town locations. The town presently has 55 vouchers from the Indiana Housing Finance Authority.

#### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$0.

#### **Methods of Financing the Planned Services**

Not Applicable

#### **Plan for Organization and Extension of Sellersburg Housing Authority**

##### **Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

##### Policy

It is the definite policy of the Town to provide vouchers for rental assistance through the Indiana Housing Finance Authority.

##### Procedure

Potential applicants applied to the Sellersburg Housing Authority for rental assistance and as vouchers become available and the applicant is qualified a

voucher may be issued to the applicant for rental assistance. Vouchers may be transferred to locations in Annexation Area "M" or outside the town limits.

Within one [1] year after the effective date of the annexation, the Town will commence providing noncapital services to the same manner equivalent in standard and scope to those of noncapital services provided to areas within the Town *regardless* of similar topography, patterns of land use, and population

### **General/Other Town Functions**

This category includes other Town functions, namely, planning and zoning, Clerk-Treasurer, Town Council, legal, engineering, inspection services and possibly others. These are general government functions.

These are not directly involved in the provision of capital and non-capital services discussed in this Fiscal Plan. They provide administrative services to the Town. They oversee the budgetary system, create ordinances, and administer the affairs of the Town of Sellersburg. Legal advice and engineering services are provided on retainer and hourly basis. The Town attorney may initiate punitive action for ordinance violations and respond to requests for legal opinions.

The Clerk-Treasurer oversees the Town budget system after the budgets are approved. The Clerk-Treasurer is responsible for organizing Town council meetings and official record keeping.

The Plan Commission reviews development, building and site plans, issues permits and inspects for code enforcement. The Plan Commission and Board of Zoning Appeals reviews and considers special exceptions and variances to the Zoning Ordinance.

Any services not specifically addressed in this report have not been omitted for lack of consideration. Rather, their absence indicates that provision of these services to the area to be annexed will be provided in the same manner that such services are provided to similar areas within the Town of Sellersburg without the expenditure of additional funds.

### **Cost Estimates**

*Planned services to be furnished to annexed territory with itemized estimated cost for each Town department.*

Cost will be \$9,873. [Finance Administration & General Control – Table II]

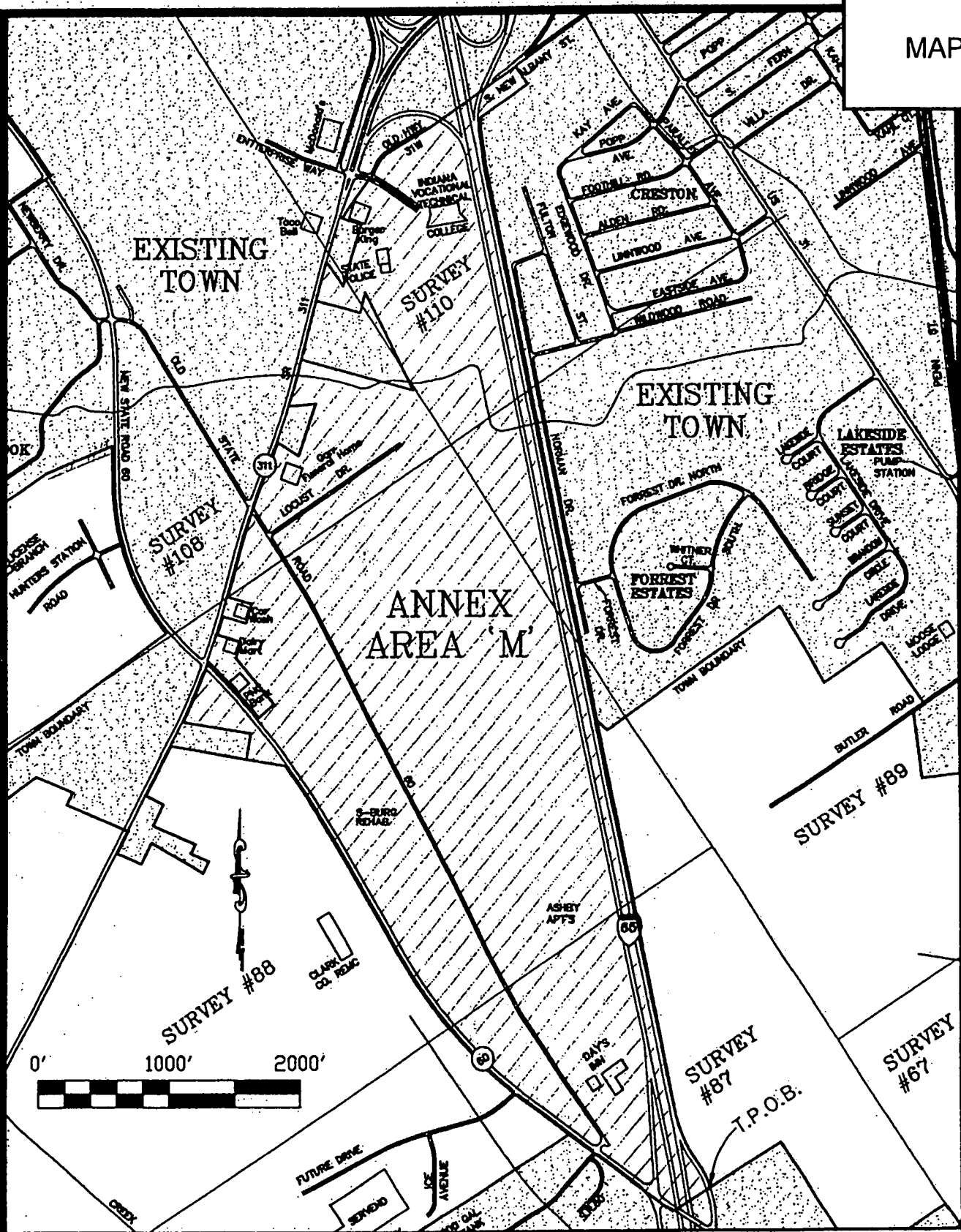
### **Methods of Financing the Planned Services**

General Fund

### **Plan for Organization and Extension of General/Other Town Services**

*The plan policy and procedures must detail the specific services that will be provided and the dates the services will begin.*

That planned services of a non-capital nature normally provided within the corporate boundaries will be provided to the territory to be annexed within one [1] year after the effective date of annexation, and that they will be provided in a manner 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, and in a manner consistent with federal, state and local laws, procedures and planning criteria.



**Town of Sellersburg, Indiana  
2001-2002 ANNEX AREA "M"**

**JACOBI TOOMBS & LANZ, INC.**  
CONSULTING ENGINEERS  
120 BELL AVENUE  
CLARKSVILLE, INDIANA 47129  
(812) 288-6648



SCALE: 1"=1000'	DATE: 6/25/03	DRAWN: J.A.M.	CHECKED: K.W.J.	APPROVED: J.H.T.	JOB No. 882382
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June 24, 2003

**EXHIBIT 1**  
**DESCRIPTION OF**  
**SELLERSBURG 2001/2002 ANNEX AREA 'M'**

A part of Surveys No. 87, 88, 89, 108 and 110 of the Illinois Grant in the Silver Creek Township of Clark County, Indiana and bounded as follows:

Commencing at the east corner of Grant 87, thence the following courses:

Northwestwardly 1,275 feet, more or less, with the line dividing Grants 67 and 87;  
Southwestwardly 875 feet, more or less, leaving said dividing line to the north corner of a tract recorded at Deed Record 253, page 262 being in the Town Boundary;  
South 55 deg. 24 min. 00 sec. West, 432.83 feet, more or less, along said Town Boundary to the True Place of Beginning.

Thence the following courses of the boundary:

Southwesterly 400.00 feet, more or less, crossing part of Interstate Highway 65 and State Road 60, along said Town Boundary to the southwesterly right-of-way of S.R. 60;  
Northwesterly 4,500 feet, more or less, with said new S.R. 60 right-of-way, being contiguous with said Town Boundary at 1,000 feet to the southeasterly corner of a tract recorded at Deed Drawer 28, Instrument No. 6102;  
North 62 deg. 41 min. 57 sec. West, 302.61 feet, more or less, with the southwesterly line of said tract to the southwesterly corner of a 2.450 acre tract being in the Town of Sellersburg;  
North 26 deg. 11 min. 24 sec. East, 140.03 feet along the southerly line of said 2.45 acre tract being also the Town Boundary, to the westerly right-of-way of S.R. 60;  
North 44 deg. 06 min. 53 sec. East, 106.41 feet along said right-of-way and said Town Boundary;  
Thence along said right-of-way and said Town Boundary 279 ± feet along a curve having a radius of 5659.58 feet and a chord which bears North 37 deg. 38 min. 52 sec. West, 279.15 feet;  
North 61 deg. 37 min. 17 sec. West, 408.41 feet leaving the right-of-way line of S.R. 60 along said Town Boundary to the southeasterly right-of-way line of S.R. 311;  
Northeastwardly, 430 feet, more or less, with the Town Boundary to the west corner of a tract recorded at Deed Drawer 4, Instrument 3765, said point being in the southeasterly right-of-way line of S.R. 311 and the northeasterly right-of-way of new S.R. 60;  
South 9 deg. 49 min. 06 sec. East, 134.78 feet, more or less, along said tracts boundary and the Town Boundary;  
South 44 deg. 15 min. 30 sec. East, 200.14 feet, more or less, along said tracts boundary and the Town Boundary;  
South 57 deg. 30 min. 02 sec. East, 104.30 feet, more or less, along said tracts boundary and the Town Boundary;  
South 39 deg. 37 min. 28 sec. East, 128.17 feet, more or less, along said tracts boundary and the Town Boundary;

North 43 deg. 09 min. 35 sec. East, 131.50 feet, more or less, along said tracts boundary and the Town Boundary;

North 28 deg. 09 min. 35 sec. West, 382.75 feet, more or less, along said tracts boundary and the Town Boundary;

North 77 deg. 09 min. 35 sec. West, 240.00 feet, more or less, along said tracts boundary and the Town Boundary to a point in the southerly line of a tract recorded at Deed Drawer 11, Instrument No. 8667;

North 31 deg. 09 min. 45 sec. East, 141.44 feet, more or less, along the boundary of said tract and the Town Boundary;

North 77 deg. 09 min. 35 sec. West, 145.00 feet, more or less, along the boundary of said tract and the Town Boundary at the right-of-way of S.R. 311;

North 12 deg. 03 min. 09 sec. East, 200.00 feet, more or less, along said right-of-way and the Town Boundary to the southwesterly corner of a tract recorded at Deed Drawer 27, Instrument No. 16812;

South 77 deg. 54 min. 39 sec. East, 195.00 feet, more or less, leaving said right-of-way along the boundary of said tract and the Town Boundary;

North 12 deg. 03 min. 09 sec. East, 210.00 feet, more or less, along the boundary of said tract and the Town Boundary;

South 77 deg. 54 min. 39 sec. East, 15.00 feet, more or less, along the boundary of said tract and the Town Boundary;

North 11 deg. 52 min. 58 sec. West, 27.35 feet, more or less, along the boundary of said tract and the Town Boundary;

North 77 deg. 54 min. 39 sec. West, 198.90 feet, more or less, along the boundary of said tract and the Town Boundary to the southeasterly right-of-way of S.R. 311;

Northeasterly 1,200 feet, more or less, along said right-of-way and the Town Boundary to the southwesterly line of a tract recorded at Deed Drawer 26, Instrument No. 16414;

South 71 deg. 17 min. 00 sec. East, 200 feet, more or less, leaving said right-of-way along the boundary of said tract and the Town Boundary;

North 07 deg. 11 min. 00 sec. East, 407.30 feet, more or less, along the boundary of said tract and the Town Boundary;

South 68 deg. 11 min. 00 sec. West, 195.00 feet, more or less, along the boundary of said tract and the Town Boundary to the southeasterly right-of-way line of S.R. 311;

North 09 deg. 07 min. 00 sec. East, 355.60 feet, more or less, along the right-of-way line of S.R. 311 and the Town Boundary, to the west corner of a tract recorded at Deed Drawer 25, Instrument No. 7324;

South 74 deg. 22 min. 00 sec. East, 867.50 feet, more or less, leaving said right-of-way along the boundary of said tract and the Town Boundary;

North 48 deg. 52 min. 00 sec. East, 87.50 feet, more or less, along the boundary of said tract and the Town Boundary;

North 40 deg. 00 min. 00 sec. West, 297.00 feet, more or less, along the boundary of said tract and the Town Boundary to the easterly corner of a tract recorded at Deed Drawer 22, Instrument No. 14479;

North 40 deg. 00 min. 00 sec. West, 654.8 feet, more or less, along the boundary of said tract and the Town Boundary;

South 13 deg. 22 min. 00 sec. West, 180.00 feet, more or less, along the boundary of said tract and the Town Boundary;

North 76 deg. 18 min. 00 sec. West, 185.10 feet along the boundary of said tract and the Town Boundary to the southeasterly right-of-way line of S.R. 311;

North 09 deg. 07 min. 00 sec. East, 355.60 feet, more or less, along said right-of-way and the Town Boundary, to the boundary of a tract recorded at Deed Drawer 10, Instrument No. 6609;

North 13 deg. 21 min. 03 sec. East, 96.35 feet, more or less, along said right-of-way, the boundary of said tract and the Town Boundary;

North 82 deg. 30 min. 33 sec. East, 153.67 feet, more or less, leaving said right-of-way with the line of said tract and the Town Boundary;

South 74 deg. 30 min. 05 sec. East, 16.01 feet, more or less, along the boundary of said tract and the Town Boundary;

North 23 deg. 51 min. 29 sec. East, 498.46 feet, more or less, along the boundary of said tract and the Town Boundary;

North 50 deg. 56 min. 34 sec. West, 166.00 feet, more or less, along the boundary of said tract and the Town Boundary to the northerly line of the Fairview Addition, Plat Book 4, page 102;

Northwardly 1,457 feet, more or less, along the northwesterly line of said Fairview Addition being also the southeasterly right-of-way of Old S.R. 31 and the Town Boundary crossing Interstate Highway 65 to the north corner of a tract recorded at Deed Drawer 16, Instrument No. 10626;

Southeasterly 166.00 feet, more or less, along the northeasterly boundary of said tract and the Town Boundary;

Southwesterly 438.30 feet, more or less, along the southerly line of a 16 foot wide alley and along the Town Boundary to the easterly right-of-way of Interstate 65;

Southeasterly 4,480 feet, more or less, along said right-of-way and the Town Boundary to the northerly corner of a tract recorded at Deed Drawer 22, Instrument No. 14216;

South 12 deg. 46 min. 00 sec. East, 1548.37 feet, more or less, along said right-of-way and the boundary of said tract, to the northerly line of a tract recorded at Deed Drawer 22, Instrument No. 14218;

South 12 deg. 46 min. 00 sec. East, 767.22 feet, more or less, along said right-of-way and the boundary of said tract;

South 14 deg. 40 min. 33 sec. East, 300.17 feet, more or less, along said right-of-way and the boundary of said tract;

South 12 deg. 46 min. 00 sec. East, 600 feet, more or less, along said right-of-way and the boundary of said tract;

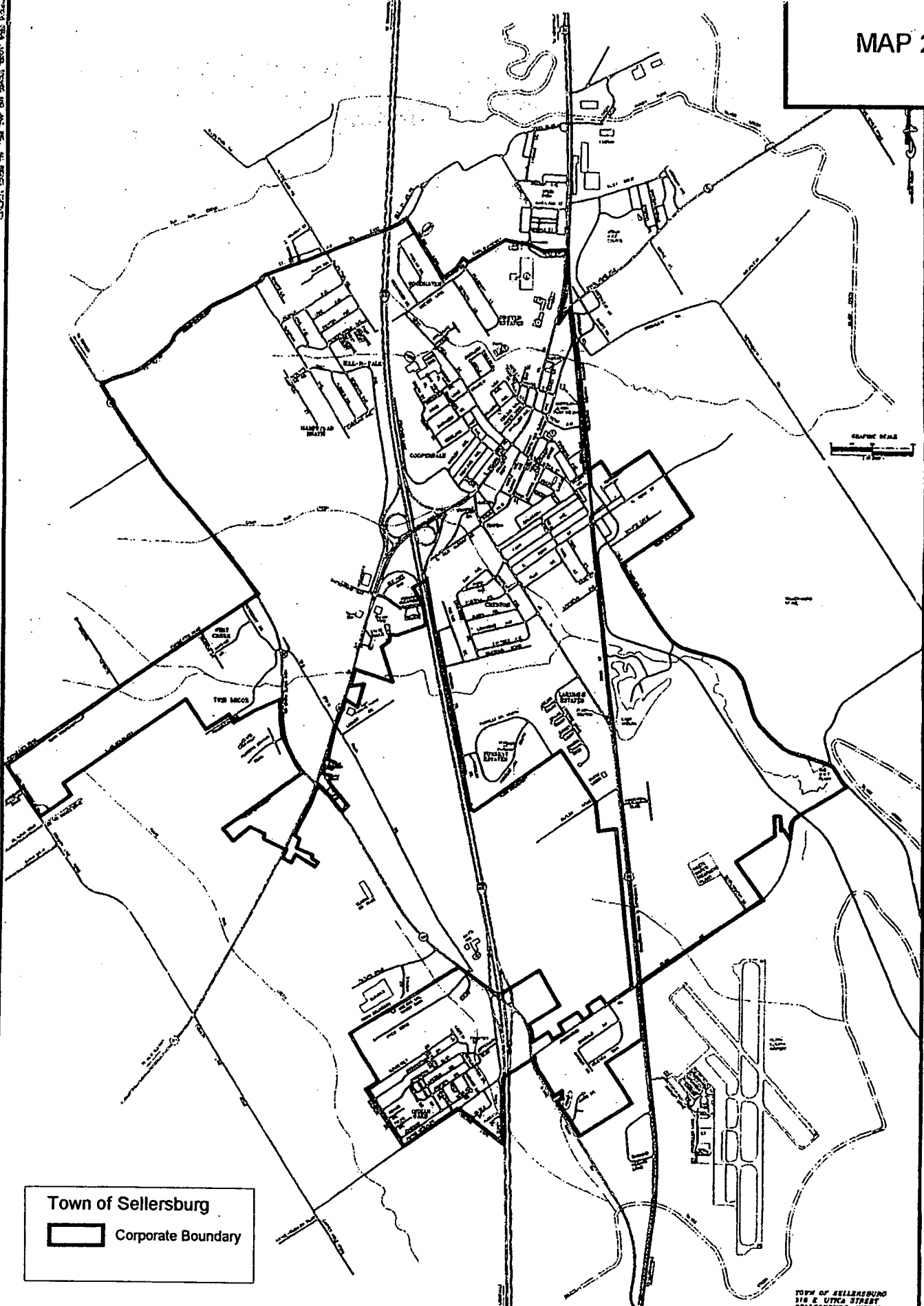
South 27 deg. 40 min. 29 sec. East, 418.59 feet, more or less, along said right-of-way and the boundary of said tract;

South 65 deg. 44 min. 27 sec. East, 123.08 feet, more or less, along said right-of-way and the boundary of said tract to the True Place of Beginning and containing 332 acres of land.

The intent of this description is to annex everything from the westerly right-of-way of S.R. 60 to the easterly right-of-way of Interstate 65 and south of the southerly right-of-way of 311 and also the remaining portion of the Fairview Addition on the east side of Interstate 65.



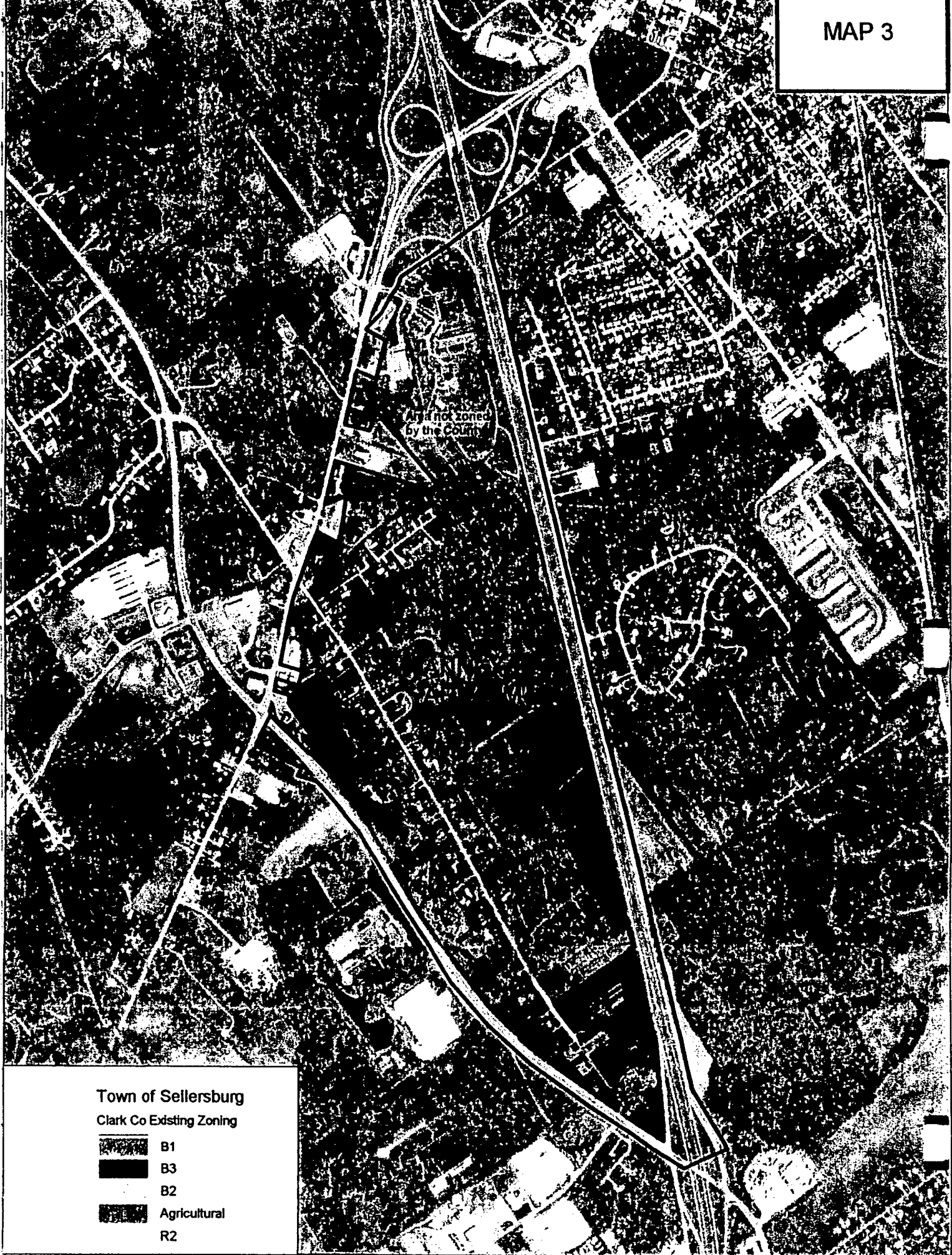




Town of Sellersburg  
 [Thick Black Line] Corporate Boundary

TOWN OF SELLERSBURG  
 318 E UTKA STREET  
 SELLERSBURG, INDIANA 47174  
 812-288-2881






SHEETS: 1 2 3 4	TOWN OF SELLERSBURG, INDIANA TOWN MAP	DATE: 11-5-98 DRAWN: J. McMahon CHECKED: J. Toombs APPROVED:	JACOBI, TOOMBS & LANZ, INC. CONSULTING ENGINEERS 120 UELL AVENUE CLARKSVILLE, INDIANA 47129 (812) 288-8848	SHEETS: 1 2 3 4



Area not zoned  
by the County

**Town of Sellersburg**

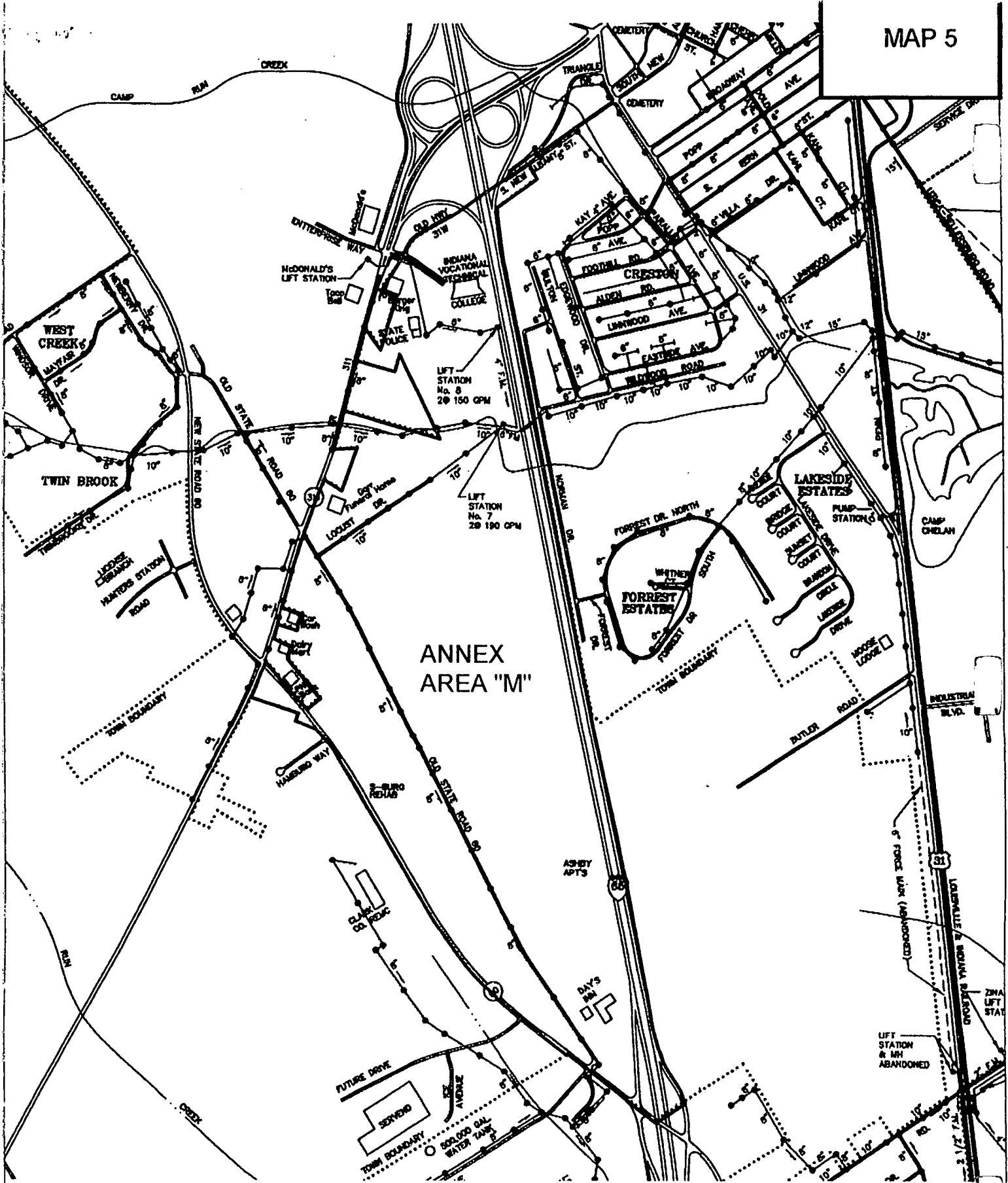
**Clark Co Existing Zoning**

-  B1
-  B3
-  B2
-  Agricultural
-  R2



United States Department of Agriculture  
Soil Conservation Service  
In cooperation with  
Purdue University Agricultural Experiment Station

Issued August 1974



ANNEX AREA "M"

TOWN OF SELLERSBURG, INDIANA  
 TOWN MAPPING PROJECT  
 SELLERSBURG, INDIANA

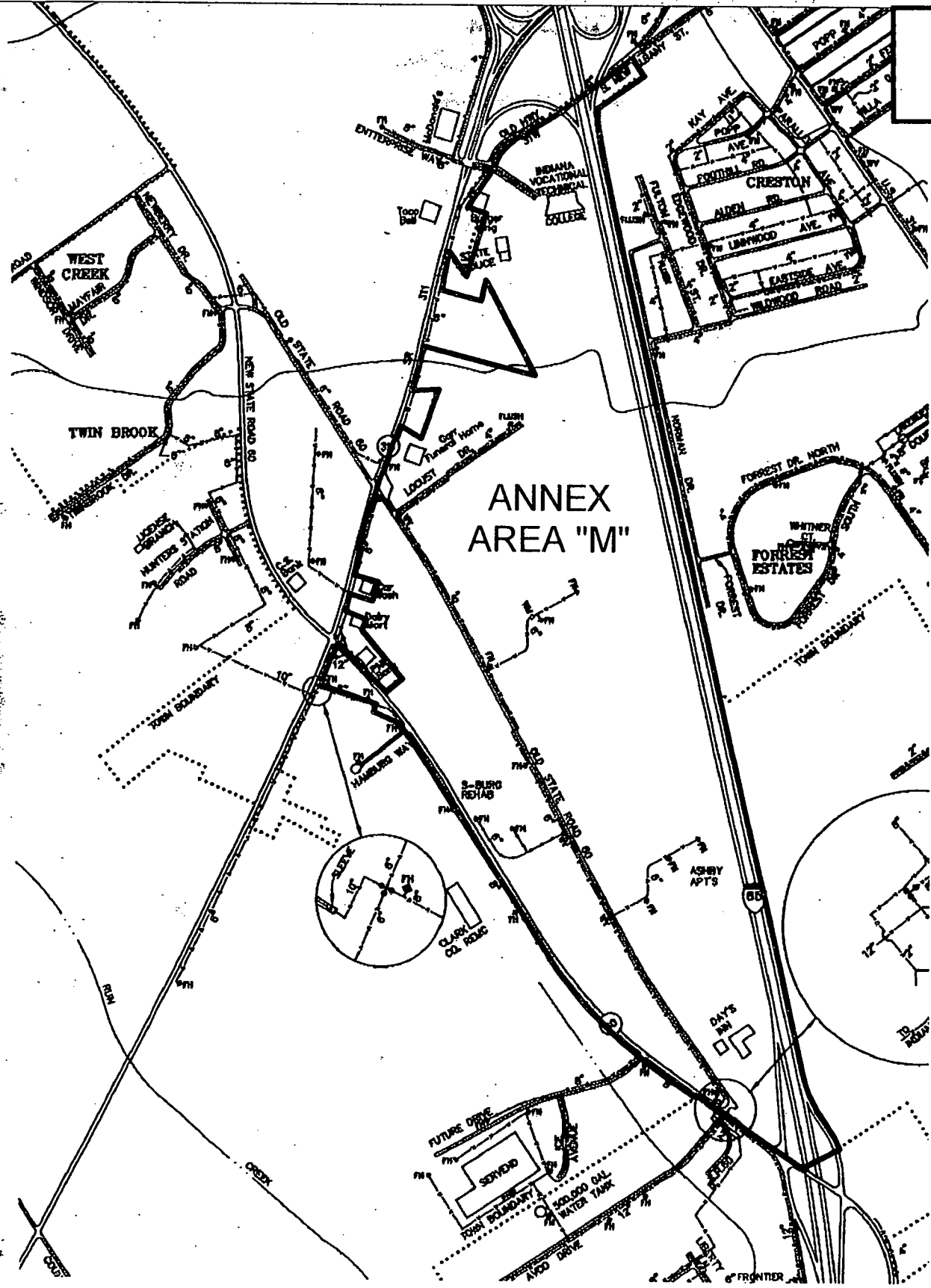
**SEWER MAP**

DATE: 11-5-88  
 DRAWN: J.A.M.  
 CHECKED: B.T.B.  
 APPROVED:

JACOBI, TOOMBS & LANZ, INC.  
 CONSULTING ENGINEERS  
 120 BELL AVENUE  
 CLARKSVILLE, INDIANA 47129  
 [812] 288-6646

REVISIONS	
1	
2	
3	
4	

ANNEX AREA "M"



TOWN OF SELLERSBURG, INDIANA  
TOWN MAPPING PROJECT  
SELLERSBURG, INDIANA

WATER MAP

DATE: 11-5-88  
DRAWN: J.A.M.  
CHECKED: B.T.B.  
APPROVED: J.H.T.

JACOBI, TOOMBS & LANZ, INC.  
CONSULTING ENGINEERS  
120 BELL AVENUE  
CLARKSVILLE, INDIANA 47129  
(812) 288-6646

REVISIONS

1	December 27, 2001
2	
3	
4	

TABLE I  
TOTAL OPERATING COSTS PER EMPLOYEE BY SERVICE FUNCTION  
ANNEXATION AREA "M" FISCAL PLAN

PUBLIC SERVICE FUNCTIONS	TOTAL OPERATING COST	TOTAL EXISTING EMPLOYEES	AVERAGE OPERATING COST PER EMPLOYEE
<b>MUNICIPAL FUNCTIONS</b>			
<b>GENERAL GOVERNMENT</b>			
Finance Administration	\$203,528	3.0	\$67,843
General Public Building	55,298	0.2	276,490
General Control	313,260	1.6	195,788
<b>PUBLIC SAFETY</b>			
Police	651,602	17.5	37,234
Fire	0 <sup>1</sup>		
<b>PUBLIC WORKS</b>			
Streets	555,377	6.5	85,443
Sewerage	0 <sup>2</sup>		
Sanitation	156,382	2.5	62,553
Water	0 <sup>2</sup>		
<b>RECREATION AND CULTURE</b>			
Park & Recreation	92,655	4.0	23,164

<sup>1</sup> These Service Standard Method does not applied to these function due to the contracting of the operations.

<sup>2</sup> These figures do not applied because the territory is already served

TABLE II  
 SERVICE STANDARD METHOD<sup>1</sup> FOR SELLERSBURG  
 ANNEXATION AREA "M" FISCAL PLAN

Anticipated Population	448	Manpower Ratios <sup>2</sup> for Population Size Group	Estimated Number of Future Employees	Operating Expense Per Future Employee	Total Annual Operating Costs by Function
<b>MUNICIPAL FUNCTIONS</b>					
<b>GENERAL GOVERNMENT</b>					
Finance Administration		0.07	0.03	67,843	\$2,110
General Control		0.09	0.04	195,788	7,763
<b>PUBLIC SAFETY</b>					
Police		1.77	0.79	37,234	29,492
Fire				3	
<b>PUBLIC WORKS</b>					
Streets		1.13	0.51	85,443	43,206
Sanitation		0.27	0.12	62,553	7,670
<b>RECREATION AND CULTURE</b>					
Park & Recreation		0.37	0.17	23,164	3,835

<sup>1</sup> Service Standard Method Augmented with the Case Study Method

<sup>2</sup> 2001 Public Employment Data, Local Government State of Indiana

<sup>3</sup> The Service Standard Method does not apply to this function because fire protection is provided by Tri-Township Fire District

**TABLE III  
REVENUE SOURCES BY FUND**

**GENERAL FUND**

General Property Taxes  
Financial Institution Tax  
Commercial Vehicle Excise Tax  
Building and Planning Permits  
Liquor Excise Tax Distribution  
Liquor Gallonage Tax Distribution  
Cigarette Tax Distribution T  
Garbage and Trash Collection Fees  
Contractual Services  
Court Costs  
Interest on Investments  
Miscellaneous Revenue  
Insurance Reimbursements  
Other Refunds  
Other Reimbursement

**MOTOR VEHICLE HIGHWAY FUND**

Building and Planning Permits  
Motor Vehicle Highway Distribution

**LOCAL ROAD AND STREET FUND**

Local Road and Street Distribution

**LAW ENFORCEMENT CONTINUING ED FUND**

Police Reports  
Charges for Other Services

**PARK AND RECREATION FUND**

General Property Taxes  
Financial Institution Tax  
Auto and Aircraft Excise Tax  
Swimming Pool Receipts  
Concession Stands  
Other Refunds

**CUMULATIVE CAPITAL IMPROVEMENT CIGARETTE TAX FUND**

Cigarette Tax Disbursement - General Fund


**CUMULATIVE CAPITAL DEVELOPMENT FUND**

General Property Taxes  
Financial Institution Tax  
Auto and Aircraft Excise Tax

**POLICE PENSION FUND**

General Property Taxes





Financial Institution Tax  
Auto and Aircraft Excise Tax  
Cigarette Tax Distribution  
Huber's Perf. Cont.  
Other Miscellaneous Revenue

PAYROLL FUND  
Other - Misc

TASK DUI FUND  
State Grants

POLICE BUILDING FUND  
Lease (Bank One)

CLARK COUNTY YOUTH COALITION FUND  
County Grant

SEAT BELT FUND  
State Grants

POLICE STATION FUND  
Contributions and Donations

# Appendix A

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## **Service Standard Method Modified with Case Study Method**

There are six fiscal impact analysis methods. These were evaluated to determine the suitability of each method for use in the analysis of Sellersburg's proposed annexation alternatives. The Service Standard Method was determined to be the most appropriate method when factors such as time, cost, accuracy, and amount of detail were considered.

### **Service Standard Method**

The Service Standard Method has been used since the efficiency and time motion studies of the 1940's and more recently has been utilized to predict the local fiscal impact of population change resulting from development, land use alternatives, and annexation. Currently, the method is widely accepted as a legitimate technique to project fiscal impact of growth. The Service Standard Method is almost always used in annexation analyses where there is a desire to estimate the necessary increments of both manpower and capital facilities by service function. The Service Standard Method is most suited for medium sized moderately growing cities with populations between 10,000 and 50,000 because it uses mean employment levels and median capital to operating service ratios. More data is available for midsize moderately growing communities than extremely large or small communities so that the ratios used to project fiscal impact are more reliable and representative of the Town of Sellersburg that fit the midsize moderately growing criteria. Because Sellersburg does not have a population of 10,000 persons it was determined that the Service Standard Method should be modified with interviews and research to generate original data so that cost and revenues could be projected utilizing ratios and all other data specific to the Town of Sellersburg. These include the actual public employment excess or deficiency of each service category determined by the extensive interviews and research.

The Service Standard Method uses averages of manpower and capital facility service ratios, obtained from the U.S. Census of Governments, for municipalities of a similar size and geographic location. Once the increase in population attributable to annexation is known and the manpower service ratios for each service category are obtained, the increase in employment for each service category resulting from annexation can be projected by multiplying the manpower service ratio by the population increase per 1,000. The manpower service ratios are averages of the number of people per 1,000 population employed in each service category in cities or towns of similar size and geographic area and are used to estimate the necessary increase in the number of employees for each service category. Continuing the process, it is necessary to calculate the actual average operating expense per employee for each service category by dividing total annual operating expenses per service category by the actual number of employees

in that function. Following that calculation, the total operating expense attributable to growth is calculated by multiplying average operating expense per worker by the increase in employees resulting from annexation. Capital to operating-service ratios are used to determine the increase in capital outlay for each incremental dollar needed for operating expense. The capital to operating service ratios indicates the fraction of annual operating expenses represented by annual capital expenses. Multiplying the increase in total annual operating expenses by the capital to operating ratios for each service category will yield a reasonable estimate of the annual capital expenditures attributable to growth. Total annual public costs are then calculated by adding total annual operating expenses and total annual capital expenses.

Data requirements for the Service Standard Method include: population estimates for each annexation alternative; public employee service ratios by service category; annual capital to operating service ratios by service category; and information about municipal revenue such as assessed value of all real and personal property for each individual area considered for annexation, the municipal tax rate, intergovernmental transferor formulas, and formulas for all other revenues affected by population or tax base growth.

Advantages of the Service Standard Method include the relatively low-cost and time commitments as well as the fact that the end result and, largely, the method's procedures can be easily understood by public officials and the local citizenry. The most significant advantage afforded by the Service Standard Method is the amount of detailed information it provides regarding personnel and capital expenditure commitments by the service category, information that is not only useful but necessary for public officials anticipating growth.

The only disadvantage of the Service Standard Method is that it assumes that the hiring of employees and the committing of funds for capital expenditures, due to annexation of development, will be similar to expenditure patterns of comparable cities, which are of similar size and geographic location. As discussed earlier, the assumption is reasonable for towns, such as Sellersburg, that are representative of the population from which the statistics were taken. To the extent that actual performance of the municipality difference from the average, the projection will either overstate or understate true local expenditures. However, it is assumed that service overemphasis in certain areas will balance underemphasize in others so that average expenditures of comparable communities are an accurate estimate of future cost.

The revenue side of the equation is calculated in the same manner regardless of the fiscal impact method chosen for cost projection. There is no standard method of revenue projection due to the variances in the manner in which revenues are generated locally. Before a decision can be made regarding the most appropriate manner specific to the municipality in which revenues should be calculated, it is necessary to determine which revenues will be impacted by growth and the manner in which those revenues are generated. After becoming familiar with the manner in which local revenues are generated, revenues which are important and must undergo detailed calculations are separated from those which are relatively unimportant capable of grouping and only worthy of estimation. A detailed description of the procedures used to calculate the increase in revenue attributable to growth is included in the revenue portion of the fiscal plan.

### **Case Study Method**

The Service Standard Method is second to only the Case Study Method regarding the provision of specific growth induced responses for each public service category. Other fiscal impact analysis models do not provide any information concerning personnel or capital facility commitments. The Case Study Method is a long-term fiscal impact analysis technique that

involves extensive interviews and ground floor research to generate original data so that cost and revenues can be projected utilizing ratios and all other data specific to the municipality including the actual public employment excess or deficient capacity of each service category as determined by the extensive interviews and research. Although the Case Study Method provides the most detail specific to the municipality conceivably possible, it is extremely time-consuming and expensive to implement and is most often used for extreme cases in cities that deviate from the n The case study method is the second most frequently used method, having been used in approximate 15% of the fiscal impact analysis to date. It is employed for both residential and nonresidential analysis.

The method projects future local cost based on specific future service demand determined by interviewing municipal department heads. The case study method assumes that each department had knows the functional capacity of the of his department and can respond most effectively and accurately to specific questions of future service extensions. Each determination of local service excess or deficiencies is based on first-hand knowledge of existing local conditions. The results are either subtracted from or added to the best estimate of operating and capital demands imposed by growth.

The most important input to ineffective case study analysis is the information derived through the cooperation of local officials. Consequently, it is crucial to contact key officials and department heads to inform them of the studies objectives and to elicit their support. The importance of this first step cannot be overemphasized. If the analyst has not approached the most knowledgeable local officials, the case study method will not be effective.

The case study approach takes three to four times longer than most other fiscal impact projection techniques. The case study method employs intensive site-specific investigations to determine categories of excess or slack public service capabilities.

### **Modified Service Standard Method with Case Study Interviews and Research**

It was determined that the Service Standard Method would be utilized for the fiscal plan of Annexation Area "M". Additionally, it was determined that the Service Standard Method should be augmented with by the Case Study Method to be as accurate and credible as possible in estimating costs and effects of growth.

**TOWN OF SELLERSBURG**  
**ANNEXATION--AREA "M" PROPERTY OWNERS**  
 Updated 6/18/03

**Appendix B**

Last Name	First Names	Second Name	Key #	House #	Mailing Address	City, State & Zip
Sellersburg State Bank		c/o PNC Realty Service	9-04-087	620	Liberty Avenue, 3rd Floor	Pittsburgh, PA 15222
Dunlevy	Morris & Aliene M.		9-04-019	8311	Highway 60	Sellersburg, IN 47172
Davis	Kermit & Marla K.		9-04-020	8301	Highway 60	Sellersburg, IN 47172
Ehringer	Cletis J. & Mintie A.		9-04-021	8217	Highway 60	Sellersburg, IN 47172
Davis	Dallas L. & Hazel E.		9-04-022	8213	Highway 60	Sellersburg, IN 47172
Costin	Harland D. & Dorothy A.		9-04-023	8209	Highway 60	Sellersburg, IN 47172
Kleehamer	Sharon R.		9-04-024	8205	Old State Road 60	Sellersburg, IN 47172
Haley	Kenneth A.		9-04-118	6730	State Road 60	Pekin, IN 47165
Haley	Howard L. & Betty J		9-04-105	8109	Old State Road 60	Sellersburg, IN 47172
Haley	Howard L. & Betty J		9-04-106	8109	Old State Road 60	Sellersburg, IN 47172
Haley	Howard L. & Betty J		9-04-033	8109	Old State Road 60	Sellersburg, IN 47172
Haley	Howard L. & Betty J		9-04-099	8109	Old State Road 60	Sellersburg, IN 47172
Guthrie Development Group			9-04-080	8111	Old State Road 60	Sellersburg, IN 47172
LaFever	Barbara E.		9-04-034	8113	Highway 60	Sellersburg, IN 47172
State of Indiana			9-04-081	601	State Office Building	Indianapolis, IN 46204
SWD, Inc.			9-04-135	1712	Williamsburg Drive	Jeffersonville, IN 47130
Baize	Patrick T. & Brenda L.		9-04-131	519	South Street	Sellersburg, IN 47172
Neville	Robert A. & Helen L.		9-04-143	8103	Highway 60	Sellersburg, IN 47172
Frederick	Robert C. & Yvonne		9-04-055	8107	Highway 60	Sellersburg, IN 47172
Neville	Robert A. & Helen L.		9-04-115	8103	Highway 60	Sellersburg, IN 47172
Collins	Samuel L. & Mary Dean		9-04-056	8019	Old State Road 60	Sellersburg, IN 47172
Neville	Robert A. & Helen L.		9-04-058	8103	Highway 60	Sellersburg, IN 47172
Waiz	Susan A.		9-04-059	8005	Old State Road 60	Sellersburg, IN 47172
Seewer	Walter A. & Joan A.		9-04-060	8003	Highway 60	Sellersburg, IN 47172
Summers	Darrell R. & Charlene J.		9-04-061	7917	Old State Road 60	Sellersburg, IN 47172
Paris	Troy H.		9-04-062	10741	King William Drive	Dallas, TX 75220
Clayton	Pamela		9-04-063	7911	Highway 60	Sellersburg, IN 47172
Grand RDC Partnership, LP			9-04-053	804	Seventh Street	Tell City, IN 47586
Sparrow	Gary L. & Dena L.		9-04-129	8212	Old State Road 60	Sellersburg, IN 47172
Franklin 24, Inc.			9-04-123	804	Seventh Street	Tell City, IN 47586
Barker	Laura I.		9-04-064	220	E. Court Avenue	Jeffersonville, IN 47130
Martin	Marlene		9-04-133	1921	Lincoln Drive	Sellersburg, IN 47172
Ash	Greg & Tamela		9-04-065	7805	Old State Road 60	Sellersburg, IN 47172
Kaelin	Michael & Lana S.		9-04-130	8220	Old State Road 60	Sellersburg, IN 47172
Sells	Timothy L. & Jamesa B.		9-04-025	8300	Old State Road 60	Sellersburg, IN 47172
Sells	Timothy L. & Jamesa B.		9-04-026	8300	Old State Road 60	Sellersburg, IN 47172
Sparrow	Gary L. & Dena L.		9-04-027	8212	Old State Road 60	Sellersburg, IN 47172
Open Bible Fellowship of	Living Word Believer		9-04-028		P.O. Box 415	Jeffersonville, IN 47130
Engle-Beyl Development, LLC			9-04-139		P.O. Box 1674	New Albany, IN 47151
Barnett, Jr.	James E. & Nancy J.		9-04-029	8122	Highway 60	Sellersburg, IN 47172
Corbett, Sr.	Thomas N. & Carolyn S.		9-04-032	8120	Highway 60	Sellersburg, IN 47172

**TOWN OF SELLERSBURG**  
**ANNEXATION--AREA "M" PROPERTY OWNERS**  
 Updated 6/18/03

**Appendix B**

Last Name	First Names	Second Name	Key #	House #	Mailing Address	City, State & Zip
McNames	Michael & Melodee A.		9-04-030	8116	Highway 60	Sellersburg, IN 47172
Happel	William Edward & Juanita		9-04-031	8112	Highway 60	Sellersburg, IN 47172
Engle-Beyl Development, LLC			9-04-132		P.O. Box 1674	New Albany, IN 47151
Barnett, Jr.	James E. & Nancy J.		9-04-084	8122	State Road 60	Sellersburg, IN 47172
Shine	Margaret &	Sally A. Whitsett	9-04-068	22	Bellewood Court	New Albany, IN 47150
Morlen	Sally A. & Betty B.	Life Estate	9-04-079	6014	Mariners Trail	Charlestown, IN 47111
McKinley	Dale W.		9-04-078	113	E. Utica Street	Sellersburg, IN 47172
Spear	Steven E. & Valerie A.		9-04-077	8008	Old State Road 60	Sellersburg, IN 47172
Bower	Eugene M. & Mary R.		9-04-076	8004	Highway 60	Sellersburg, IN 47172
Markland	Janet B.		9-04-075	8002	Highway 60	Sellersburg, IN 47172
Shine	Margaret L.		9-04-074	22	Bellewood Court	New Albany, IN 47150
Goldsmith	Gus		9-04-073	143	W. Market Street	Louisville, KY 40202
Landers	Chester P. & Lonita J.		9-04-072	7906	Old State Road 60	Sellersburg, IN 47172
Hardy	Gwendolyn S.		9-04-071	7904	Old State Road 60	Sellersburg, IN 47172
Hardy	Gwendolyn S.		9-04-070	7904	Old State Road 60	Sellersburg, IN 47172
Edmunds	William F. & Edmonds Living Trust	Edmonds Living Trust, N. Bulduc, Trustee	9-04-069	7818	Old State Road 60	Sellersburg, IN 47172
YMCA of Southern Indiana, Inc.			9-04-066	4812	Hamburg Pike	Jeffersonville, IN 47130
Mohlenkamp	Robert L.		9-04-067	10517	Eagle Pines Lane	Louisville, KY 40223
Hometown National Bank			9-04-018	3131	Grant Line Road	New Albany, IN 47150
Coons	James G. & Lenora		9-07-066	8010	Highway 31W	Sellersburg, IN 47172
Appell	Russell E. &	L. Lauberton	9-07-063	7908	Highway 31W	Sellersburg, IN 47172
Adams	Robert William & Emma Lou		9-07-062	7904	Highway 311	Sellersburg, IN 47172
Highway 311 Family LP			9-07-067	7806	Highway 311	Sellersburg, IN 47172
Kaufert, Jr.	John E. & Carolyn A.		9-07-060	7722	Highway 31W	Sellersburg, IN 47172
Meredith	Michael &	Russell Meredith	9-07-059	7720	Highway 311	Sellersburg, IN 47172
Rothbauer	Charles & Elizabeth		9-07-068	7800	Locust Drive	Sellersburg, IN 47172
Coulter, II	Charles J. & Marquette R.		9-07-070	7717	Locust Drive	Sellersburg, IN 47172
Brishaber	Timothy & Susie		9-07-071	7721	Locust Drive	Sellersburg, IN 47172
Casteel	Robert & Shirley A.		9-07-072	7803	Locust Drive	Sellersburg, IN 47172
Osborne, Sr.	Michael H. & Briana M.-RTS		9-07-137		P.O. Box 2	Sellersburg, IN 47172
Payton	Kevin L. & Angela K.		9-07-136	7809	Locust Drive	Sellersburg, IN 47172
Rothbauer	Charles L. & Elizabeth		9-07-139	7800	Locust Drive	Sellersburg, IN 47172
Old Locust Family, LP			9-07-090	7806	Highway 311	Sellersburg, IN 47172
Agee	Julia K.		9-07-153	7710	Locust Drive	Sellersburg, IN 47172
Peters	William J. & Patricia R.		9-07-069	3052	Cobblers Crossing Road	New Albany, IN 47150
Gray	Edna M.. & Taylor, James & Electra		9-07-082	7716	Locust Drive	Sellersburg, IN 47172
Meadors	Douglas L. & Kimberly J.		9-07-135	7720	Locust Drive	Sellersburg, IN 47172
Niehoff, Jr.	Leo & Alice K.		9-07-141	7722	Locust Drive	Sellersburg, IN 47172
Garr	Thomas R. & Janel T.		9-07-143	7806	Highway 311	Sellersburg, IN 47172
Garr	Thomas R. & Janel T.		9-07-147	7806	Highway 311	Sellersburg, IN 47172

**TOWN OF SELLERSBURG**  
**ANNEXATION-AREA "M" PROPERTY OWNERS**

**Appendix B**

Updated 6/18/03

Last Name	First Names	Second Name	Key #	House #	Mailing Address	City, State & Zip
Dooley	Norman M. & Lonetta J.		9-03-046	7719	Old State Road 60	Sellersburg, IN 47172
Dooley	Norman M. & Lonetta J.		9-03-017	7719	Old State Road 60	Sellersburg, IN 47172
M&R Properties			9-03-018	7000	Lake Drive	Sellersburg, IN 47172
State of Indiana			9-03-073	601	State Office Building	Indianapolis, IN 46204
State of Indiana			9-03-075	601	State Office Building	Indianapolis, IN 46204
East, Sr.	John W.		9-03-035	7713	Old State Road 60	Sellersburg, IN 47172
East, Sr.	John W.		9-03-049	7713	Old State Road 60	Sellersburg, IN 47172
Slack	James L. & Janice L.		9-03-016	7709	Old State Road 60	Sellersburg, IN 47172
Slack	James L. & Janice L.		9-03-048	7709	Old State Road 60	Sellersburg, IN 47172
State of Indiana			9-03-078	601	State Office Building	Indianapolis, IN 46204
Thixton	Jack E. & Eleanor J.		9-03-047	7707	Highway 60	Sellersburg, IN 47172
Thixton	Jack E. & Eleanor J.		9-03-015	7707	Highway 60	Sellersburg, IN 47172
State of Indiana			9-03-082	601	State Office Building	Indianapolis, IN 46204
Jacobi Properties, LLC			9-03-034	430	Main Street NE	Palmyra, IN 47164
State of Indiana			9-03-077	601	State Office Building	Indianapolis, IN 46204
Evinger	Dan R. & John V.		9-03-063	7613	State Road 60	Sellersburg, IN 47172
State of Indiana			9-03-013	601	State Office Building	Indianapolis, IN 46204
Baize	Patrick T. & Brenda L.		9-03-012	519	South Street	Sellersburg, IN 47172
Baize	Patrick T. & Brenda L.		9-03-041	519	South Street	Sellersburg, IN 47172
Bell	Kenneth R. & Rhoda C.		9-03-064	1412	Willow Avenue # 84	Louisville, KY 40204
State of Indiana			9-03-074	601	State Office Building	Indianapolis, IN 46204
Bell	Kenneth R. & Rhoda C.		9-03-044	1412	Willow Avenue # 84	Louisville, KY 40204
Yeager	L. Ray & Phyllis		9-03-043	7618	Old State Road 60	Sellersburg, IN 47172
Yeager Enterprises Motel LLC			9-03-072	7618	Old State Road 60	Sellersburg, IN 47172
State of Indiana			9-03-080	601	State Office Building	Indianapolis, IN 46204
State of Indiana			9-03-081	601	State Office Building	Indianapolis, IN 46204
Schleicher Holdings LLC			9-03-057	7604	Highway 60	Sellersburg, IN 47172
Schleicher Holdings LLC			9-03-058	7604	Highway 60	Sellersburg, IN 47172
Allen	Earl Austin & Delilah T.		9-03-069	4202	Highway 62	Jeffersonville, IN 47130
State of Indiana			9-03-079	601	State Office Building	Indianapolis, IN 46204
State of Indiana			9-03-083	601	State Office Building	Indianapolis, IN 46204
Indiana State Highway			9-33-007	601	State Office Building	Indianapolis, IN 46204
Powell	Willie & Marjorie		9-33-008	8226	Highway 31W	Sellersburg, IN 47172
Ivy Tech			9-33-009	1	West 26th Street, P.O.Box 1763	Indianapolis, IN 46206
Ivy Tech			9-33-005	1	West 26th Street, P.O.Box 1763	Indianapolis, IN 46206
Ivy Tech			9-33-006	8204	Highway 31W	Sellersburg, IN 47172
Ivy Tech			9-33-004	8204	Highway 31W	Sellersburg, IN 47172
Krause, Jr.	Joseph & Carrie		9-33-011	339	S. New Albany Street	Sellersburg, IN 47172
Davenport	Joseph		9-33-012	327	S. New Albany Street	Sellersburg, IN 47172
Parsley	Daniel D. & Diana		9-33-010	345	S. New Albany Street	Sellersburg, IN 47172
O'Neal	Christopher G.		9-33-013	9620	County Line Road	Sellersburg, IN 47172

**TOWN OF SELLERSBURG**  
**ANNEXATION--AREA "M" PROPERTY OWNERS**  
 Updated 6/18/03

**Appendix B**

Last Name	First Names	Second Name	Key #	House #	Mailing Address	City, State & Zip
Ivy Tech			9-33-014	1	West 26th Street, P.O.Box 1763	Indianapolis, IN 46206
Indiana State Police Department			9-33-015	1	West 26th Street, P.O.Box 1763	Indianapolis, IN 46206
Leonard	Robert K.		9-05-034	2715	Utica Pike	Jeffersonville, IN 47130
Leonard	Robert K.		9-05-033	2715	Utica Pike	Jeffersonville, IN 47130
Sellersburg State Bank		c/o PNC Realty Service	9-22-008	620	Liberty Avenue, 3rd Floor	Pittsburgh, PA 15222
Swiftly Oil Company, Inc.			9-22-009	1515	W. Tipton Street, P.O.Box 1002	Seymour, IN 47274
Guntermen	Victor H. & Nora J.		9-22-011	7616	Highway 311	Sellersburg, IN 47172
Browning	Harold & Edith		9-22-012		P.O.Box 224	Sellersburg, IN 47172
Meadors	Douglas L. & Kimberly J.		9-22-013	7720	Locust Drive	Sellersburg, IN 47172
Stumpf	Albert H.		9-22-014	8405	Old State Road 60	Sellersburg, IN 47172
Ruddell	Anna Louise		9-22-016	8317	Highway 60	Sellersburg, IN 47172
Klein	Steven E.		9-22-017	3005	Fox Hill Drive	Floyds Knobs, IN 47119
Klein	Steven E.		9-22-018	3005	Fox Hill Drive	Floyds Knobs, IN 47119
Klein	Steven E.		9-22-019	3005	Fox Hill Drive	Floyds Knobs, IN 47119
Ruddell	Anna Louise		9-22-020	8317	Highway 60	Sellersburg, IN 47172
Dunlevy	Morris & Aliene M.		9-22-021	8311	Highway 60	Sellersburg, IN 47172
Hecker	Mary D.		9-22-022	8306	Highway 60	Sellersburg, IN 47172
Ehringer	John E. & Judy Y.		9-22-023	8402	Highway 60	Sellersburg, IN 47172
Graf	Bertha C.		9-22-024	8404	Highway 60	Sellersburg, IN 47172
Triplett	John E. & Lucille A.		9-22-025	8406	Highway 60	Sellersburg, IN 47172
McNew	Kevin K. & Amber J.		9-22-026	6116	St. John's Road	Floyds Knobs, IN 47119
Meredith	Michael & Russell		9-22-027	7720	Highway 311	Sellersburg, IN 47172
State of Indiana			9-22-028	601	State Office Building	Indianapolis, IN 46204
Sellersburg State Bank		c/o PNC Realty Service	9-22-030	620	Liberty Avenue, 3rd Floor	Pittsburgh, PA 15222
Wilson	Donna J. &	Tina M. Dotson	9-22-031	13	Martin Drive	New Albany, IN 47150
Indiana Southern Bank			9-22-033	620	Liberty Avenue, 3rd Floor	Pittsburgh, PA 15222
Wash N Shine LLC			9-22-035	9462	Brownsboro Road # 152	Louisville, KY 40241
Key	Larry E. & Bonnie		9-22-036	7708	Highway 311	Sellersburg, IN 47172
State of Indiana			9-22-039	601	State Office Building	Indianapolis, IN 46204



RESOLUTION NO. 2003-006

RESOLUTION AUTHORIZING ZONING CHANGE WITHIN THE  
MUNICIPAL LIMITS OF THE TOWN OF SELLERSBURG, INDIANA

WHEREAS, the Town of Sellersburg Planning Commission has received a petition requesting a change of zoning for a certain parcel of real property commonly known as the Keith and Debby Elswick property located at 1902 Payne Koehler Road, Sellersburg, Indiana, which is more accurately identified and described by Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the Town of Sellersburg Planning Commission has reviewed the petition requesting change of zoning; and

WHEREAS, the Town of Sellersburg Planning Commission has determined the petition requesting a change of zoning complied with the requirements of Section 3.4.4 of the zoning ordinances of the Town of Sellersburg; and

WHEREAS, the Town of Sellersburg Planning Commission has approved said zoning change and has recommended to the Sellersburg Town Council that said petition for zoning change be approved; and

WHEREAS, the Sellersburg Town Council has applied the standards and requirements as set forth in Section 3.4.4 (5) and has determined the request for zoning change meets the standards and requirements; and

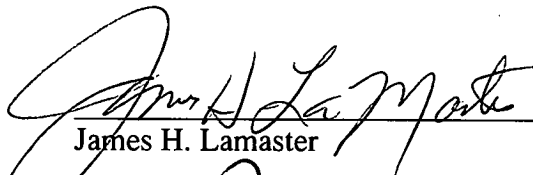
WHEREAS, the Sellersburg Town Council has determine the herein ordinance is necessary to provide for the efficient and effective of the Town government; and

WHEREAS, this matter was considered at an open meeting to which the public were invited to attend and participate.

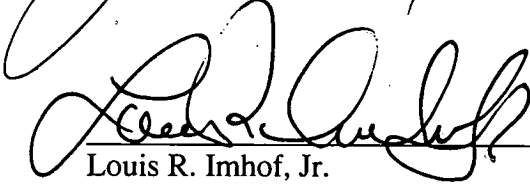
IT IS NOW THEREFORE RESOLVED by the Sellersburg Town Council as follows:

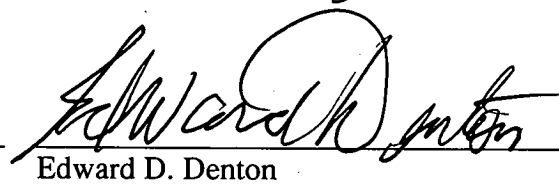
1. That a certain parcel of real property commonly known as the Keith and Debby Elswick property located at 1902 Payne Koehler Road, Sellersburg, Indiana and which is more particularly described and identified by Exhibit A attached hereto and incorporated herein shall now be rezoned and the current zoning of single family residents R-1 district zoning, of the described area shall be changed to R-3 zoning.

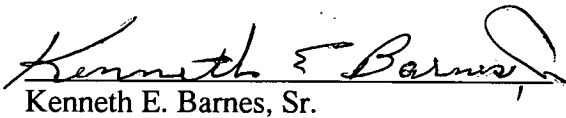
So resolved this 8<sup>th</sup> day of September, 2003.

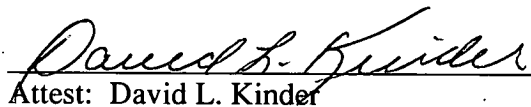
  
James H. Lamaster

  
Danny F. Yost

  
Louis R. Imhof, Jr.

  
Edward D. Denton

  
Kenneth E. Barnes, Sr.

  
Attest: David L. Kinder  
Clerk-Treasurer

## EXHIBIT "A"

Being a part of No. 66 of the Illinois Grants, Clark County, Indiana and being Lot 6 and the adjoining 12 feet of Lot No. 7 of E. T. Gillenwater's unrecorded plat of Giola Subdivision, more fully described as follows:

Commencing at a stone at the most Western corner of E. T. Gillenwater's 7.63 acre tract as described in Deed Record Book No. 158, Page 262 of the Clark County, Indiana Records; thence running South 50 deg. West along the Southeastern line of the Payne-Kahler Road for 70.0 feet to the true place of beginning of the tract to be herein described; thence continuing South 50 deg. West along said road for 77.0 feet to a point; thence running South 40 deg. East for 136.0 feet to a point in the rear line of Lot No. 7; thence running North 50 deg. East for 97.0 feet to an iron pipe on the Southwestern line of a 50 foot road; thence running North 40 deg. West along said road for 116.0 feet; thence along an arc of a curve to the left which has a radius of 20.0 feet a tangent of 20.0 feet a central angle of 90 deg. and a chord which bears North 85 deg. West for 28.28 feet to the Southwestern line of Payne-Kahler Road the place of beginning, containing 0.297 acres, more or less.

Being the same property conveyed to Keith R. Elswick and Deborah J. Elswick, by deed dated September 22, 1988 of record in Deed Dr. 20, Instr. #10317 of the Clark County, Indiana Records.

RESOLUTION NOR2003-007

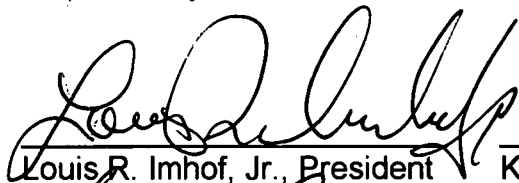
**RESOLUTION ADOPTING KEYSTONE CONSULTING SERVICES, INC. AS VENDOR FOR FINANCIAL SOFTWARE SYSTEMS AND UPDATES FOR THE TOWN OF SELLERSBURG.**

**WHEREAS**, the Town Council of the Town of Sellersburg finds that it is beneficial to utilize the financial software systems from a single vendor and,

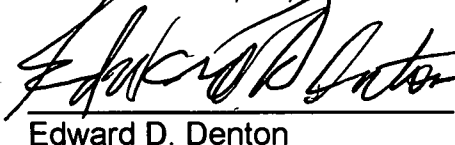
**WHEREAS**, Keystone Consulting Services, Inc. has provided financial software systems and updates to Indiana municipalities which contain procedures and produce forms that are required and approved by the Indiana State Board of Accounts and the Department of Local Government Finance:

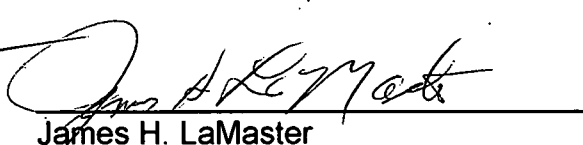
**NOW THEREFORE BE IT RESOLVED** that the Town Council adopts Keystone Consulting Services, Inc. financial software systems and requests that the Indiana State Board of Accounts approve all forms which have been previously submitted by the Town of Sellersburg October 2003 and any update and revisions provided in the future for use by the Town of Sellersburg.

**APPROVED** by the Town Council of Sellersburg, Clark County, Indiana. This 13<sup>th</sup> day of October 2003.

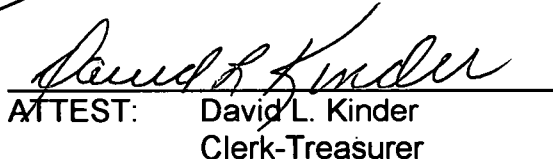
  
\_\_\_\_\_  
Louis R. Imhof, Jr., President

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Kenneth E. Barnes, Sr. Vice-President

  
\_\_\_\_\_  
Edward D. Denton

  
\_\_\_\_\_  
James H. LaMaster

  
\_\_\_\_\_  
Danny F. Yost

  
\_\_\_\_\_  
ATTEST: David L. Kinder  
Clerk-Treasurer

**RESOLUTION NO. R2003-008**

**RESOLUTION AMENDING RESOLUTION NO. 1994-21, ESTABLISHING THE ASSESSMENT OF A FEE FOR ALL RETURNED CHECKS.**

**WHEREAS**, The Town of Sellersburg Clerk-Treasurer has advised the Sellersburg Town Council of the need to assess a fee for all checks returned to the Clerk-Treasurer for returned checks; and

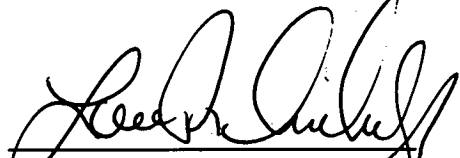
**WHEREAS**, the Town of Sellersburg Clerk-Treasurer currently can only collect a ten dollars (\$10.00) service fee from the issuing party of a returned check and IC 35-43-5-5 has increased this amount to \$27.50 (twenty-seven and 50/100 dollars); and

**WHEREAS**, the Town of Sellersburg Clerk-Treasurer has advised the Sellersburg Town Council of this increase in fees allowed by the State of Indiana;

**BE IT THEREFORE RESOLVED**, by the Sellersburg Town Council, that the Town of Sellersburg Clerk-Treasurer shall have the authority to assess and collect \$27.50 (twenty-seven and 50/100 dollars) service fee from the issuing party of a check which is returned; and

**BE IT THEREFORE RESOLVED**, by the Sellersburg Town Council that all service fees collected shall be deposited into the Town of Sellersburg General Fund.

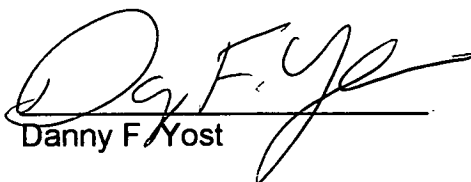
**SO RESOLVED THIS 13<sup>th</sup> day of October 2003.**

  
\_\_\_\_\_  
Louis R. Imhof, Jr. President

\_\_\_\_\_  
Kenneth E. Barnes, Sr., Vice-President

  
\_\_\_\_\_  
Edward D. Denton

  
\_\_\_\_\_  
James H. LaMaster

  
\_\_\_\_\_  
Danny F. Yost

  
\_\_\_\_\_  
ATTEST: David L. Kinder  
Clerk-Treasurer