

RESOLUTION 16-102

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 16-02

WHEREAS, the City of Westfield (the "City") desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

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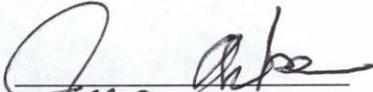
ADOPTED AND PASSED THIS 11 DAY OF MARCH, 2016, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain



Jim Ake

Jim Ake

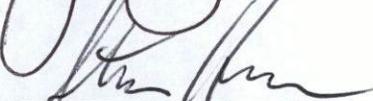
Jim Ake



James J. Edwards

James J. Edwards

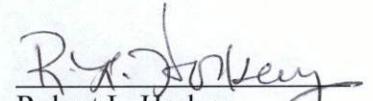
James J. Edwards



Steven Hoover

Steven Hoover

Steven Hoover



Robert L. Horkay

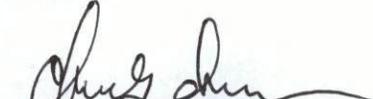
Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen



Charles Lehman

Charles Lehman

Charles Lehman

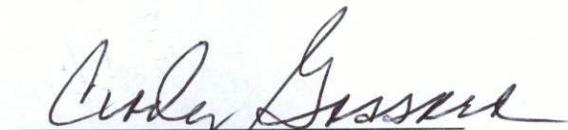


Cindy L. Spoljaric

Cindy L. Spoljaric

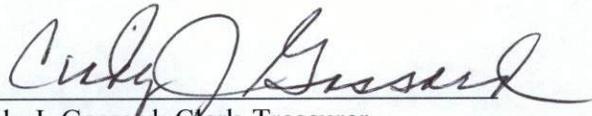
Cindy L. Spoljaric

ATTEST:

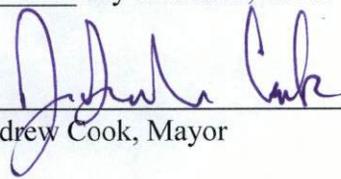


Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 16-102 was delivered to the Mayor of Westfield
on the 12 day of ^{Apr} ~~March~~, 2016, at 10:00 A m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 16-102
this 12 day of ^{Apr} ~~March~~, 2016.


J. Andrew Cook, Mayor

I hereby VETO Resolution 16-102
this _____ day of March, 2016.

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA

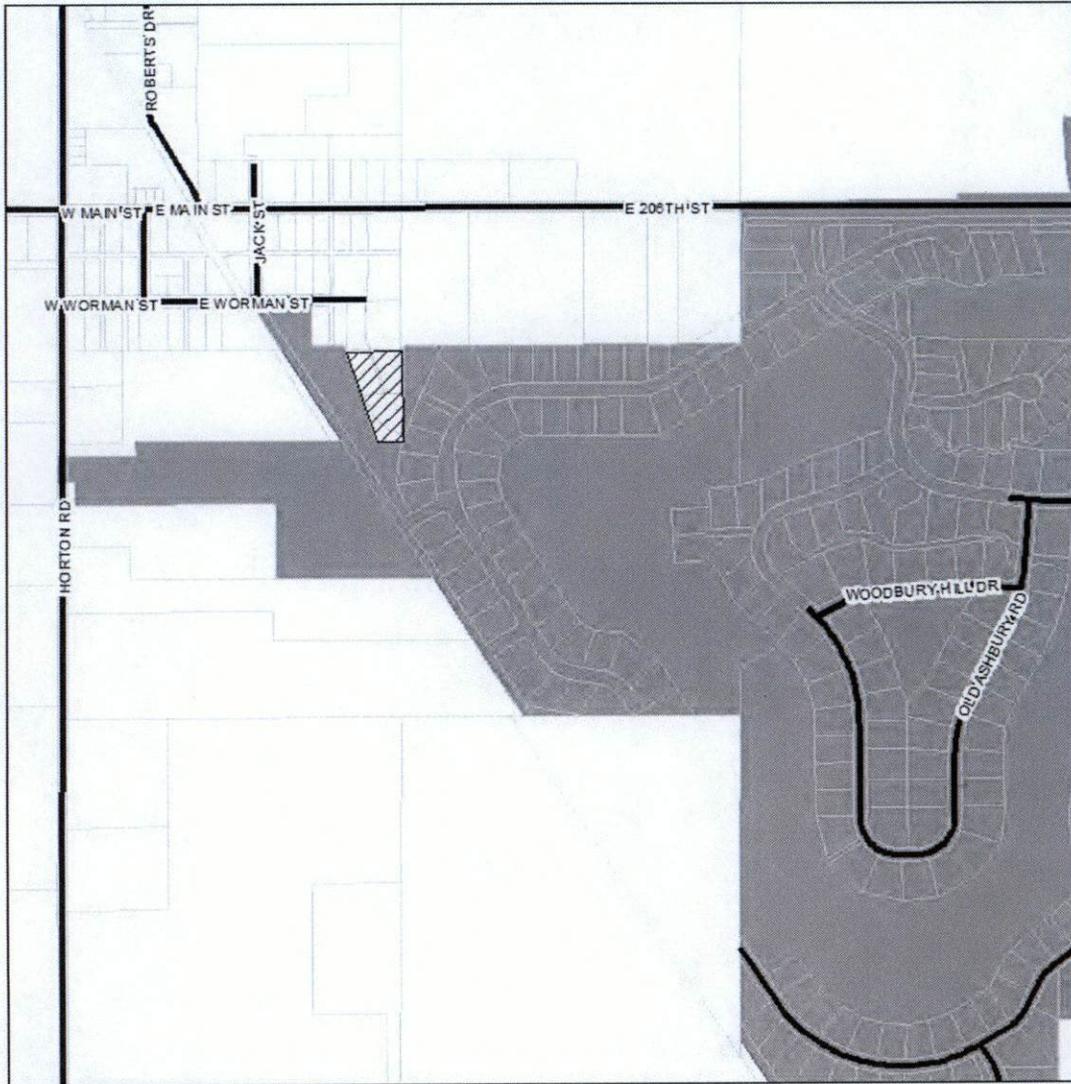


EXHIBIT LEGEND

-  ANNEXATION AREA
-  PARCELS
-  EXISTING CITY LIMITS
-  STREETS

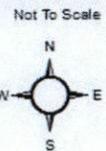


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTIONS

This description includes five (5) parcels of land:

Parcel Nos. 08-05-23-01-03-010.006
08-05-23-01-03-011.000
08-05-23-01-03-012.000
08-05-23-01-03-013.000
08-05-23-00-02-119.001

Part of the Northwest Quarter of Section 23, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence South 00 degrees 06 minutes 55 seconds West (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 550.50 feet along the east line of said Northwest Quarter to the northeast corner of Parcel III as described in Instrument Number 9609601704, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continuing South 00 degrees 06 minutes 55 seconds West 351.63 feet along said east line to the southeast corner of Parcel II as described in Instrument Number 9445140, on file in the Office of said Recorder; thence South 89 degrees 48 minutes 48 seconds West 100.09 feet along the south line of said Parcel II to its southwest corner; thence North 18 degrees 24 minutes 34 seconds West 368.41 feet along the west lines of said Parcel II and Parcel I as described in said Instrument Number 9445140 to the northwest corner of said Parcel I; thence North 89 degrees 21 minutes 55 seconds East 217.16 feet along the north lines of said Parcels I and III and their north lines extended to the POINT OF BEGINNING. Containing 1.2784 acres, more or less.



**Fiscal Plan for the Voluntary Annexation of
Real Estate Contiguous to the
City of Westfield, Indiana**

Generally described as real estate located on the
south side of 206th Street and east of Oak Ridge Road

**This Fiscal Plan Supports
Ordinance 16-02**

**This Fiscal Plan is Exhibit C
of Resolution 16-102**

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the "City") and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the "Annexation Area", as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City's corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4**).
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future

development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

Parcel Analysis

A. Description

The Annexation Area is generally described as real estate located on the south side of 206th Street and east of Oak Ridge Road (see attached **Exhibit 1**) and encompasses an area of approximately one (1) acre. The Annexation Area is the second in a series of annexations of various properties zoned by an amendment to the Chatham Hills PUD District (Ordinance No. 15-28).

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area has an estimated three (3) inhabitants and one (1) residential structure, an accessory structure, and several agricultural structures.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is Planned Unit Development District (Chatham Hills PUD District Ordinance No. 13-24, as amended by Ordinance No. 15-28).

E. Property Tax Assessment

The 2015 pay 2016 total net assessed valuation of all real property and its improvements located within the Annexation Area is \$59,255¹.

F. Municipal Property Tax Rate

¹ Parcel No. 08-05-23-01-03-010.006 was recently split from Parcel No. 08-05-23-01-03-010.000. As a result, this assessed valuation assumes a partial valuation of land (18%) and no improvements for Parcel No. 08-05-23-01-03-010.000, as assessed on March 1, 2015.

Parcel No. 08-05-23-00-02-119.001 was recently split from Parcel No. 08-05-23-01-03-012.000. As a result, this assessed valuation assumes a partial valuation of land (38%) and improvements for Parcel No. 08-05-23-01-03-012.000, as assessed on March 1, 2015.

The existing 2015 pay 2016 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.4428 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax “cap” which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include a portion of a larger residential golf course development pursuant to the approved Chatham Hills Planned Unit Development District. Site construction for the Annexation Area is planned by the developer to be initiated in 2017. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Single-Family Homes:

- 2018: Two (2) units² with an estimated market value of \$650,000 per unit.
- 2019: Four (4) units with an estimated market value of \$650,000 per unit.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

² Improvements are estimated to be comparable to the following subdivisions in Westfield: Whistling Straits of the Bridgewater Club.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2016 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The forty-two (42) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The seventy (70) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the "Township").

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout the Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual

budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

C. Public Works Department

a. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S was approximately \$1.7 million in 2015, which is approximately \$8,629 per road mile³.

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, no new roads are planned to be built within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the “Utility”) operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility’s water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The

³ Based on an estimated one hundred and ninety-seven miles of road.

Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility's policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility's policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

D. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provision of planned service of a non-capital nature within one year: The Annexation Area will have full access to existing park facilities and will continue to be supported by the City. The incremental cost to maintain park facilities is set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The capital services required for future growth in parks will be accomplished through the annual budgeting process, and the

collection of park impact fees from new development will defray the costs to maintain the community's current level of service of park facilities. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Clerk-Treasurer's Office

The Clerk-Treasurer of the City is responsible for the maintenance of all City records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

F. Economic and Community Development Department

b. Planning and Zoning Services

The Economic and Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals. These responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

c. Economic Development Services

The Economic and Community Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

d. Building and Construction Services

The Economic and Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

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Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$59,255. No improvements in the Annexation Area are projected to be completed during the five (5) year period following annexation.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation is effective prior to January 1, 2017; the property within the Annexation Area will then be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2017, will not be realized until May and November of 2018. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is undeveloped and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2015 is \$2.6256. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$3.0430, an increase of \$0.4174 or fifteen percent (15%). A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

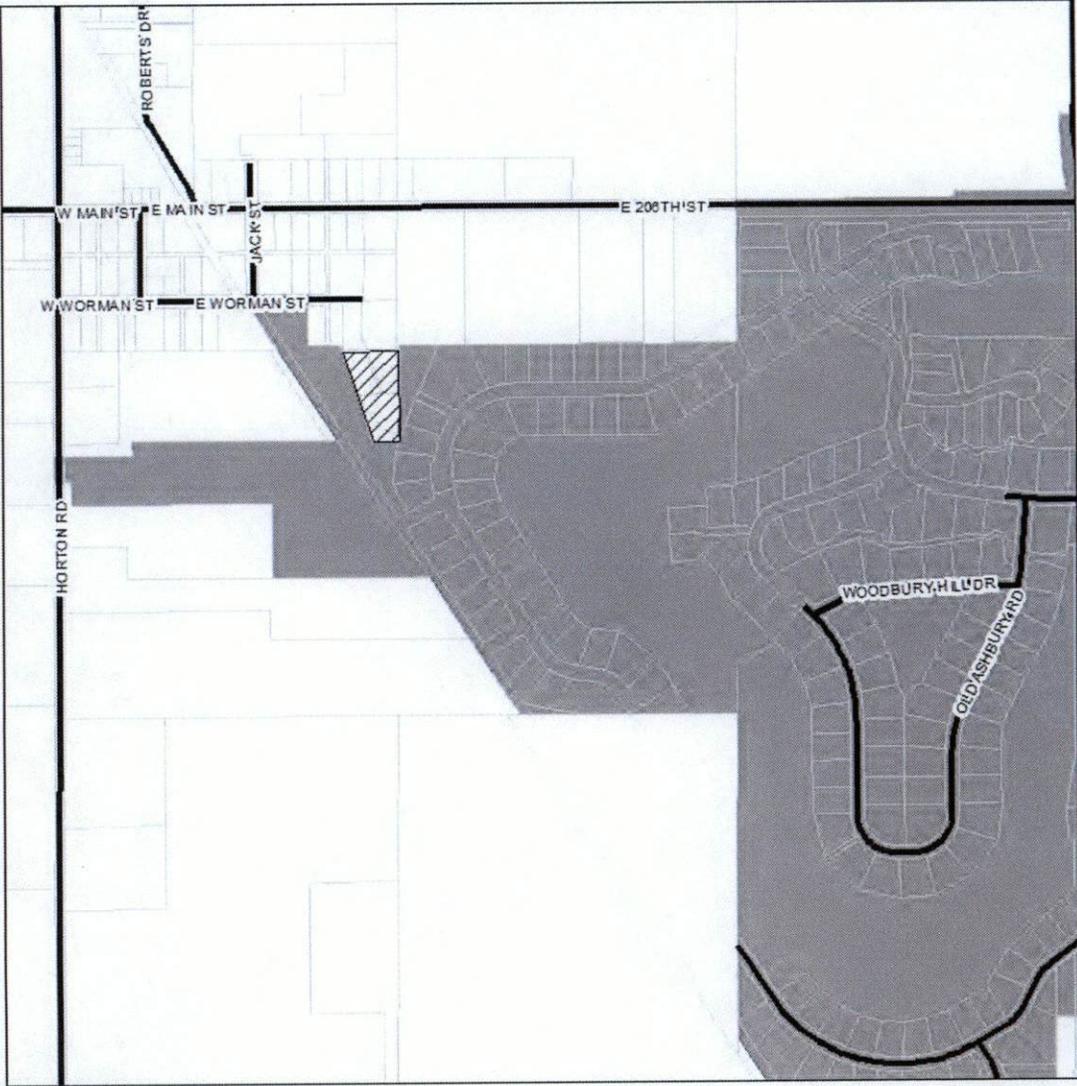


EXHIBIT LEGEND

-  ANNEXATION AREA
-  PARCELS
-  EXISTING CITY LIMITS
-  STREETS

Not To Scale

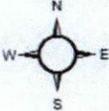


Exhibit 2

Annexation Area: Legal Description

This description includes five (5) parcels of land:

**Parcel Nos. 08-05-23-01-03-010.006
08-05-23-01-03-011.000
08-05-23-01-03-012.000
08-05-23-01-03-013.000
08-05-23-00-02-119.000**

Part of the Northwest Quarter of Section 23, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence South 00 degrees 06 minutes 55 seconds West (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 550.50 feet along the east line of said Northwest Quarter to the northeast corner of Parcel III as described in Instrument Number 9609601704, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continuing South 00 degrees 06 minutes 55 seconds West 351.63 feet along said east line to the southeast corner of Parcel II as described in Instrument Number 9445140, on file in the Office of said Recorder; thence South 89 degrees 48 minutes 48 seconds West 100.09 feet along the south line of said Parcel II to its southwest corner; thence North 18 degrees 24 minutes 34 seconds West 368.41 feet along the west lines of said Parcel II and Parcel I as described in said Instrument Number 9445140 to the northwest corner of said Parcel I; thence North 89 degrees 21 minutes 55 seconds East 217.16 feet along the north lines of said Parcels I and III and their north lines extended to the POINT OF BEGINNING. Containing 1.2784 acres, more or less.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-102"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Computation of Estimated Property Taxes

Year	Estimated Assessed Value	Exemptions	Estimated Net Assessed Value	Tax Rate	Estimated Tax Revenue
1st	\$ 58,570 (1)	\$ - (2)	\$ 58,570	\$ 0.7839 (3)	\$ 459
2nd	1,358,570	482,400	876,170	0.7839	6,868
3rd	3,900,000	1,447,200	2,452,800	0.7839	19,227
4th	3,900,000	1,447,200	2,452,800	0.7839	19,227
5th	3,900,000	1,447,200	2,452,800	0.7839	19,227

- (1) Assumes 2 homes are built in the 2nd year and 4 homes are built in the 3rd year at \$650,000 per home
- (2) Assumes homestead, supplemental homestead and mortgage deductions on all homes
- (3) Assumes the final tax rate for 2016

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Net Assessed Value	\$ 58,570	\$ 876,170	\$ 2,452,800	\$ 2,452,800	\$ 2,452,800
Property Tax Revenue	459	6,868	19,227	19,227	19,227
Income Tax - COIT	-	184	2,747	7,691	7,691
Excise Tax/CVET	8	78	186	372	391
Circuit Breaker Reduction (1)	-	(2,740)	(7,672)	(7,672)	(7,672)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	-	-	-	-	-
Total Revenue	<u>\$ 467</u>	<u>\$ 4,389</u>	<u>\$ 14,488</u>	<u>\$ 19,618</u>	<u>\$ 19,636</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2016 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Cenus occurs or a Special Census is prepared.

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Police (1)	\$ 85	\$ 2,136	\$ 5,271	\$ 7,146	\$ 7,503
Fire (1)	49	1,144	2,963	3,743	3,930
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	50	50	300	400	420
Park (1)	25	564	451	496	521
<u>Admin. & General Dpts. (1)</u>					
Administrative	25	564	2,256	2,482	2,606
Community Dev. Planning	7	162	648	713	748
Building Dept.	2	36	144	158	166
Information Tech.	10	234	936	1,030	1,081
Clerk	4	90	360	396	416
Mayor	1	24	96	106	111
City Council	1	18	72	79	83
Street Dept	16	351	1,404	1,544	1,622
Total Non-Capital Costs	<u>\$ 274</u>	<u>\$ 5,373</u>	<u>\$ 14,901</u>	<u>\$ 18,293</u>	<u>\$ 19,207</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City. The increase in Street cost is due to the increase in road mileage.

(2) No additional cost is estimated to be incurred.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Estimated Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Street Department (1)	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting (1)	-	-	-	-	-
Wastewater (1)	-	-	-	-	-
Water (1)	-	-	-	-	-
Electric (1)	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-
Cumulative Fire (1)	-	-	-	-	-
Total Capital Costs	<u>\$ -</u>				

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year	5th Year	Total
Revenue	\$ 467	\$ 4,389	\$ 14,488	\$ 19,618	\$ 19,636	\$ 58,598
Non-Capital Costs	274	5,373	14,901	18,293	19,207	58,048
Capital Costs	-	-	-	-	-	-
Net	\$ 193	\$ (984)	\$ (413)	\$ 1,325	\$ 429	\$ 550
Percentage	41.3%	-22.4%	-2.9%	6.8%	2.2%	0.9%

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-102"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

Annual Property Tax and Circuit Breaker Credit - Current
Parcel #08-05-23-01-03-010.006

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 1,955	\$ 1,955
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 52	\$ 43
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 52</u>	<u>\$ 43</u>
Plus School Referendum (Tax Rate .2090)	<u>\$ 4</u>	<u>\$ 4</u>
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 56</u>	<u>\$ 47</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-23-01-03-010.006 - Current

<u>Before Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 5	\$ -	\$ 5
Washington Township	0.3621	16.36%	7	-	7
Westfield Library	0.0358	1.62%	1	-	1
Westfield School Corporation	1.5313	69.17%	30	-	30
Solid Waste District	0.0032	0.14%	-	-	-
Total	\$ 2.2138	100.00%	\$ 43	\$ -	\$ 43

<u>After Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 5	\$ -	\$ 5
Washington Township	0.0100	0.38%	1	-	1
Westfield Library	0.0358	1.35%	1	-	1
Westfield School Corporation	1.5313	57.88%	30	-	30
Solid Waste District	0.0032	0.12%	-	-	-
City of Westfield	0.7839	29.63%	15	-	15
Total	\$ 2.6456	100.00%	\$ 52	\$ -	\$ 52

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

Annual Property Tax and Circuit Breaker Credit - Current
Parcel #08-05-23-01-03-011.000

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 44,400	\$ 44,400
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 1,175	\$ 983
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 1,175</u>	<u>\$ 983</u>
Plus School Referendum (Tax Rate .2090)	\$ 93	\$ 93
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 1,268</u>	<u>\$ 1,076</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-23-01-03-011.000 - Current

<u>Before Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 125	\$ -	\$ 125
Washington Township	0.3621	16.36%	161	-	161
Westfield Library	0.0358	1.62%	16	-	16
Westfield School Corporation	1.5313	69.17%	680	-	680
Solid Waste District	0.0032	0.14%	1	-	1
Total	\$ 2.2138	100.00%	\$ 983	\$ -	\$ 983

<u>After Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 125	\$ -	\$ 125
Washington Township	0.0100	0.38%	5	-	5
Westfield Library	0.0358	1.35%	16	-	16
Westfield School Corporation	1.5313	57.88%	680	-	680
Solid Waste District	0.0032	0.12%	1	-	1
City of Westfield	0.7839	29.63%	348	-	348
Total	\$ 2.6456	100.00%	\$ 1,175	\$ -	\$ 1,175

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

Annual Property Tax and Circuit Breaker Credit - Current
Parcel #08-05-23-01-03-012.000

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 775	\$ 775
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 21	\$ 17
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 21</u>	<u>\$ 17</u>
Plus School Referendum (Tax Rate .2090)	\$ 2	\$ 2
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 23</u>	<u>\$ 19</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-23-01-03-012.000 - Current

<u>Before Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 2	\$ -	\$ 2
Washington Township	0.3621	16.36%	3	-	3
Westfield Library	0.0358	1.62%	-	-	-
Westfield School Corporation	1.5313	69.17%	12	-	12
Solid Waste District	0.0032	0.14%	-	-	-
Total	\$ 2.2138	100.00%	\$ 17	\$ -	\$ 17

<u>After Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 2	\$ -	\$ 2
Washington Township	0.0100	0.38%	1	-	1
Westfield Library	0.0358	1.35%	-	-	-
Westfield School Corporation	1.5313	57.88%	12	-	12
Solid Waste District	0.0032	0.12%	-	-	-
City of Westfield	0.7839	29.63%	6	-	6
Total	\$ 2.6456	100.00%	\$ 21	\$ -	\$ 21

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

Annual Property Tax and Circuit Breaker Credit - Current
Parcel #08-05-23-01-03-013.000

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 10,315	\$ 10,315
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 273	\$ 228
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ 273	\$ 228
Plus School Referendum (Tax Rate .2090)	\$ 22	\$ 22
Total Estimated Net Property Taxes Paid by Owner	\$ 295	\$ 250

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-23-01-03-013.000 - Current

<u>Before Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 29	\$ -	\$ 29
Washington Township	0.3621	16.36%	37	-	37
Westfield Library	0.0358	1.62%	4	-	4
Westfield School Corporation	1.5313	69.17%	158	-	158
Solid Waste District	0.0032	0.14%	-	-	-
Total	\$ 2.2138	100.00%	\$ 228	\$ -	\$ 228

<u>After Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 29	\$ -	\$ 29
Washington Township	0.0100	0.38%	1	-	1
Westfield Library	0.0358	1.35%	4	-	4
Westfield School Corporation	1.5313	57.88%	158	-	158
Solid Waste District	0.0032	0.12%	-	-	-
City of Westfield	0.7839	29.63%	81	-	81
Total	\$ 2.6456	100.00%	\$ 273	\$ -	\$ 273

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

Annual Property Tax and Circuit Breaker Credit - Current
Parcel #08-05-23-00-02-119.001

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 1,125	\$ 1,125
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 30	\$ 25
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 30</u>	<u>\$ 25</u>
Plus School Referendum (Tax Rate .2090)	\$ 2	\$ 2
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 32</u>	<u>\$ 27</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-23-00-02-119.001 - Current

<u>Before Annexation</u>	<u>Pay 2016 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	12.71%	\$ 3	\$ -	\$ 3
Washington Township	0.3621	16.36%	5	-	5
Westfield Library	0.0358	1.62%	-	-	-
Westfield School Corporation	1.5313	69.17%	17	-	17
Solid Waste District	0.0032	0.14%	-	-	-
Total	\$ 2.2138	100.00%	\$ 25	\$ -	\$ 25

<u>After Annexation</u>	<u>Pay 2016 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	10.64%	\$ 3	\$ -	\$ 3
Washington Township	0.0100	0.38%	1	-	1
Westfield Library	0.0358	1.35%	-	-	-
Westfield School Corporation	1.5313	57.88%	17	-	17
Solid Waste District	0.0032	0.12%	-	-	-
City of Westfield	0.7839	29.63%	9	-	9
Total	\$ 2.6456	100.00%	\$ 30	\$ -	\$ 30

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

Annual Property Tax and Circuit Breaker Credit - Future
Parcel #08-05-23-01-03-010.006 (all original parcels combined into one)

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ 3,900,000	\$ 3,900,000
Homestead - Standard Deduction	270,000	270,000
Mortgage Deduction	18,000	18,000
Other Deductions	-	-
Homestead - Supplemental Deduction	1,159,200	1,159,200
Net Assessed Value	\$ 2,452,800	\$ 2,452,800
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 64,891	\$ 54,300
Circuit Breaker Credit - (1% Cap)	25,891	15,300
Estimated Net Property Taxes Paid by Owner	<u>\$ 39,000</u>	<u>\$ 39,000</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
Plus School Referendum (Tax Rate .2090)	\$ 5,126	\$ 5,126
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 44,126</u>	<u>\$ 44,126</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-23-01-03-010.006 - Future Combined

<u>Before Annexation</u>					
	<u>Pay 2016 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	12.71%	\$ 6,902	\$ 1,945	\$ 4,957
Washington Township	0.3621	16.36%	8,882	2,503	6,379
Westfield Library	0.0358	1.62%	878	247	631
Westfield School Corporation	1.5313	69.17%	37,560	10,583	26,977
Solid Waste District	0.0032	0.14%	78	22	56
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 54,300</u>	<u>\$ 15,300</u>	<u>\$ 39,000</u>
<u>After Annexation</u>					
	<u>Pay 2016 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	10.64%	\$ 6,902	\$ 2,754	\$ 4,148
Washington Township	0.0100	0.38%	245	98	147
Westfield Library	0.0358	1.35%	878	350	528
Westfield School Corporation	1.5313	57.88%	37,561	14,986	22,575
Solid Waste District	0.0032	0.12%	78	31	47
City of Westfield	0.7839	29.63%	19,227	7,672	11,555
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 64,891</u>	<u>\$ 25,891</u>	<u>\$ 39,000</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-102"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 16-102"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-05-23-01-03-010.006	Chatham Hills LLP	0 Worman St., Sheridan, IN 46069	\$ -	\$ -	\$ 1,955	\$ 1,955	\$ -	\$ -	\$ -	\$ 1,955
08-05-23-01-03-011.000	Chatham Hills LLP	337 Worman St., Sheridan, IN 46069	-	-	44,400	44,400	-	-	-	44,400
08-05-23-01-03-012.000	Chatham Hills LLP	0 Worman St., Sheridan, IN 46069	-	-	775	775	-	-	-	775
08-05-23-01-03-013.000	Chatham Hills LLP	0 Worman St., Sheridan, IN 46069	-	-	10,315	10,315	-	-	-	10,315
08-05-23-00-02-119.001	Chatham Hills LLP	0 Arbor Creek Dr., Westfield, IN 46074	-	-	1,125	1,125	-	-	-	1,125
			<u>\$ -</u>	<u>\$ -</u>	<u>\$ 58,570</u>	<u>\$ 58,570</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 58,570</u>

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-102"

EXHIBIT 6

Estimated Impact to other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

	<u>Washington Twp.</u>	<u>Westfield City</u>
<u>District Tax Rate Impact - Year 1 of Annexation</u>		
Estimated District Tax Rate (1)	\$ 2.4858	\$ 2.9288
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.4858</u>	<u>\$ 2.9288</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 1	<u>0.00%</u>	<u>0.00%</u>
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.4858	\$ 2.9288
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.4858</u>	<u>\$ 2.9288</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 1	<u>0.00%</u>	<u>0.00%</u>

(1) Based upon certified Pay 2016 tax rates plus an estimated 2.6% statewide growth factor

(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2887	\$ 0.2887	\$ 0.2887	\$ 0.2887	\$ 0.2887
Washington Township	0.3715	0.3715	0.3715	0.3715	0.3715
Westfield Library	0.0367	0.0367	0.0367	0.0367	0.0367
Westfield School Corporation	1.7855	1.7855	1.7855	1.7855	1.7855
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.4858</u>	<u>\$ 2.4858</u>	<u>\$ 2.4858</u>	<u>\$ 2.4858</u>	<u>\$ 2.4858</u>
<u>After Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2887	\$ 0.2887	\$ 0.2887	\$ 0.2887	\$ 0.2887
Washington Township	0.0103	0.0103	0.0103	0.0103	0.0103
Westfield Library	0.0367	0.0367	0.0367	0.0367	0.0367
Westfield School Corporation	1.7855	1.7855	1.7855	1.7855	1.7855
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	0.8043	0.8043	0.8043	0.8043	0.8043
Total	<u>\$ 2.9288</u>	<u>\$ 2.9288</u>	<u>\$ 2.9288</u>	<u>\$ 2.9288</u>	<u>\$ 2.9288</u>

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 840.20	\$ 840.20	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 242,000.00	\$ 4,840.00	\$ 4,840.00	\$ -	0.00%
City of Westfield	242,000.00	4,840.00	4,840.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Commercial

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 500,000.00	\$ 12,428.96	\$ 12,428.96	\$ -	0.00%
City of Westfield	500,000.00	14,644.10	14,644.10	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,846,497	\$ 3,846,496	\$ (1)	\$ 3,846,484	\$ (12)	\$ 3,846,456	\$ (29)	\$ 3,846,398	\$ (57)
Adams Township	20,438	20,438	(0)	20,438	(0)	20,438	(0)	20,437	(0)
Clay Township	411,005	411,004	(0)	411,003	(1)	411,000	(3)	410,994	(6)
Delaware Township	38,644	38,644	(0)	38,644	(0)	38,644	(0)	38,643	(1)
Fall Creek Township	45,101	45,101	(0)	45,101	(0)	45,101	(0)	45,100	(1)
Jackson Township	22,647	22,647	(0)	22,647	(0)	22,646	(0)	22,646	(0)
Noblesville Township	109,601	1,049	(0)	1,049	(0)	1,048	(1)	1,046	(2)
Washington Township	57,046	57,046	(0)	57,046	(0)	57,046	(0)	57,045	(1)
Wayne Township	18,722	18,722	(0)	18,722	(0)	18,721	(0)	18,721	(0)
White River Township	19,730	19,730	(0)	19,730	(0)	19,730	(0)	19,729	(0)
Carmel Civil City	3,253,801	1,531	(1)	1,521	(10)	1,497	(24)	1,448	(48)
Noblesville Civil City	1,813,889	1,813,889	(1)	1,813,883	(6)	1,813,870	(13)	1,813,843	(27)
Arcadia Civil Town	42,093	42,093	(0)	42,092	(0)	42,092	(0)	42,092	(1)
Atlanta Civil Town	12,404	3,461	(0)	3,461	(0)	3,461	(0)	3,461	(0)
Cicero Civil Town	103,111	103,111	(0)	103,111	(0)	103,110	(1)	103,108	(2)
Fishers Civil Town	2,013,281	2,013,281	(1)	2,013,275	(6)	2,013,260	(15)	2,013,230	(30)
Sheridan Civil Town	79,057	79,057	(0)	79,057	(0)	79,056	(1)	79,055	(1)
Westfield Civil Town	1,048,905	1,048,913	8	1,048,991	78	1,049,177	186	1,049,549	372
Carmel Schools	3,245,300	3,245,299	(1)	3,245,289	(10)	3,245,265	(24)	3,245,217	(48)
Hamilton Heights Schools	572,000	572,000	(0)	571,998	(2)	571,994	(4)	571,985	(8)
HSE Schools	3,339,814	3,339,813	(1)	3,339,803	(10)	3,339,778	(25)	3,339,728	(50)
Noblesville Schools	1,877,000	1,876,999	(1)	1,876,994	(6)	1,876,980	(14)	1,876,952	(28)
Sheridan Schools	293,886	293,886	(0)	293,885	(1)	293,883	(2)	293,878	(4)
Westfield Schools	1,835,115	1,835,114	(1)	1,835,109	(6)	1,835,095	(14)	1,835,068	(27)
Hamilton North Public Library	34,110	34,110	(0)	34,110	(0)	34,110	(0)	34,109	(1)
Carmel-Clay Public Library	373,151	412,419	(0)	412,418	(1)	412,415	(3)	412,409	(6)
Hamilton East Public Library	426,035	426,035	(0)	426,034	(1)	426,031	(3)	426,024	(6)
Sheridan Public Library	16,264	16,264	(0)	16,264	(0)	16,263	(0)	16,263	(0)
Westfield Public Library	61,221	61,221	(0)	61,221	(0)	61,220	(0)	61,219	(1)
Hamilton County Solid Waste	43,263	43,263	(0)	43,263	(0)	43,263	(0)	43,262	(1)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2016 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 35,643,274	\$ 35,643,274	\$ -	\$ 35,643,223	\$ (51)	\$ 35,642,464	\$ (759)	\$ 35,640,338	\$ (2,126)
Adams Township	189,387	189,387	-	189,387	(0)	189,383	(4)	189,371	(11)
Clay Township	3,808,542	3,808,542	-	3,808,537	(5)	3,808,455	(81)	3,808,228	(227)
Delaware Township	358,095	358,095	-	358,094	(1)	358,087	(8)	358,065	(21)
Fall Creek Township	417,925	417,925	-	417,924	(1)	417,915	(9)	417,891	(25)
Jackson Township	209,853	209,853	-	209,853	(0)	209,848	(4)	209,836	(13)
Noblesville Township	1,015,607	1,015,607	-	1,015,606	(1)	1,015,584	(22)	1,015,523	(61)
Washington Township	528,616	528,616	-	528,615	(1)	528,604	(11)	528,572	(32)
Wayne Township	173,482	173,482	-	173,482	(0)	173,478	(4)	173,468	(10)
White River Township	182,826	182,826	-	182,826	(0)	182,822	(4)	182,811	(11)
Carmel Civil City	30,151,095	30,151,095	-	30,151,052	(43)	30,150,410	(642)	30,148,611	(1,799)
Noblesville Civil City	16,808,268	16,808,268	-	16,808,244	(24)	16,807,886	(358)	16,806,883	(1,003)
Arcadia Civil Town	390,048	390,048	-	390,047	(1)	390,039	(8)	390,016	(23)
Atlanta Civil Town	114,944	114,944	-	114,944	(0)	114,941	(2)	114,935	(7)
Cicero Civil Town	955,470	955,470	-	955,469	(1)	955,448	(20)	955,391	(57)
Fishers Civil Town	18,655,919	18,655,919	-	18,655,892	(27)	18,655,495	(398)	18,654,382	(1,113)
Sheridan Civil Town	732,578	732,578	-	732,577	(1)	732,561	(16)	732,518	(44)
Westfield Civil Town	9,719,598	9,719,598	-	9,719,782	184	9,722,529	2,747	9,730,219	7,690
Hamilton North Public Library	316,080	316,080	-	316,080	(0)	316,073	(7)	316,054	(19)
Carmel-Clay Public Library	3,457,774	3,457,774	-	3,457,769	(5)	3,457,695	(74)	3,457,489	(206)
Hamilton East Public Library	3,947,824	3,947,824	-	3,947,818	(6)	3,947,734	(84)	3,947,499	(235)
Sheridan Public Library	150,706	150,706	-	150,706	(0)	150,703	(3)	150,694	(9)
Westfield Public Library	567,298	567,298	-	567,297	(1)	567,285	(12)	567,251	(34)
Hamilton County Airport	32,941	32,941	-	32,941	(0)	32,940	(1)	32,938	(2)
Hamilton County Solid Waste	400,896	400,896	-	400,895	(1)	400,887	(9)	400,863	(24)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-102"

Hamilton County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,876,843	\$ 3,876,843	\$ -	\$ 3,877,761	\$ 918	\$ 3,880,515	\$ 2,754	\$ 3,880,515	\$ -
Adams Township	5,791	5,791	-	5,791	-	5,791	-	5,791	-
Clay Township	117,455	117,455	-	117,455	-	117,455	-	117,455	-
Delaware Township	6,014	6,014	-	6,014	-	6,014	-	6,014	-
Fall Creek Township	16,783	16,783	-	16,783	-	16,783	-	16,783	-
Jackson Township	13,676	13,676	-	13,676	-	13,676	-	13,676	-
Noblesville Township	49,903	49,903	-	49,903	-	49,903	-	49,903	-
Washington Township	110,550	110,550	-	110,583	33	110,681	98	110,681	-
Wayne Township	4,726	4,726	-	4,726	-	4,726	-	4,726	-
White River Township	62	62	-	62	-	62	-	62	-
Carmel Civil City	1,132,485	1,132,485	-	1,132,485	-	1,132,485	-	1,132,485	-
Noblesville Civil City	5,155,218	5,155,218	-	5,155,218	-	5,155,218	-	5,155,218	-
Arcadia Civil Town	33,004	33,004	-	33,004	-	33,004	-	33,004	-
Atlanta Civil Town	6,434	6,434	-	6,434	-	6,434	-	6,434	-
Cicero Civil Town	99,068	99,068	-	99,068	-	99,068	-	99,068	-
Fishers Civil Town	1,431,012	1,431,012	-	1,431,012	-	1,431,012	-	1,431,012	-
Sheridan Civil Town	256,430	256,430	-	256,430	-	256,430	-	256,430	-
Westfield Civil Town	3,430,772	3,430,772	-	3,433,329	2,557	3,441,001	7,672	3,441,001	-
Carmel Schools	1,002,043	1,002,043	-	1,002,043	-	1,002,043	-	1,002,043	-
Hamilton Heights Schools	198,047	198,047	-	198,047	-	198,047	-	198,047	-
HSE Schools	2,562,340	2,562,340	-	2,562,340	-	2,562,340	-	2,562,340	-
Noblesville Schools	4,423,662	4,423,662	-	4,423,662	-	4,423,662	-	4,423,662	-
Sheridan Schools	178,342	178,342	-	178,342	-	178,342	-	178,342	-
Westfield Schools	7,986,350	7,986,350	-	7,991,345	4,995	8,006,331	14,986	8,006,331	-
Hamilton North Public Library	17,168	17,168	-	17,168	-	17,168	-	17,168	-
Carmel-Clay Public Library	121,645	121,645	-	121,645	-	121,645	-	121,645	-
Hamilton East Public Library	450,084	450,084	-	450,084	-	450,084	-	450,084	-
Sheridan Public Library	14,657	14,657	-	14,657	-	14,657	-	14,657	-
Westfield Public Library	195,986	195,986	-	196,103	117	196,453	350	196,453	-
Hamilton County Solid Waste	43,724	43,724	-	43,734	10	43,765	31	43,765	-

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth