

# Waterloo I-69 Interchange Annexation



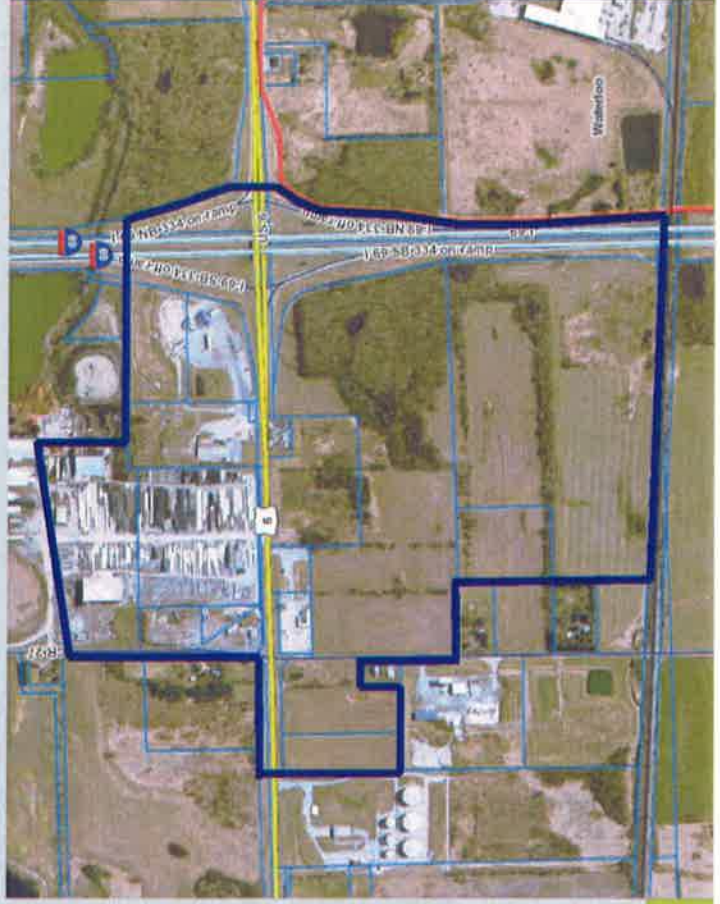
Public Information Meeting

# AGENDA

- **Introduction**  
Tena Woenker, Town Manager  
Town of Waterloo
- **Annexation Process**  
Kristi Sturtz, AICP  
Sturtz Public Management Group, LLC
- **Waterloo I-69 Interchange Annexation Information**
- **Tax Impacts to Property Owners**
- **Question and Answer**

# BASIC INFORMATION

- **Location**
  - The annexation area is generally bound by town boundaries to the east, and agricultural land to the north, south and west. The area encompasses the Intersection 69 Interchange at the intersection with US Highway 6.



# ANNEXATION PROCESS



Refer to Timeline Handout

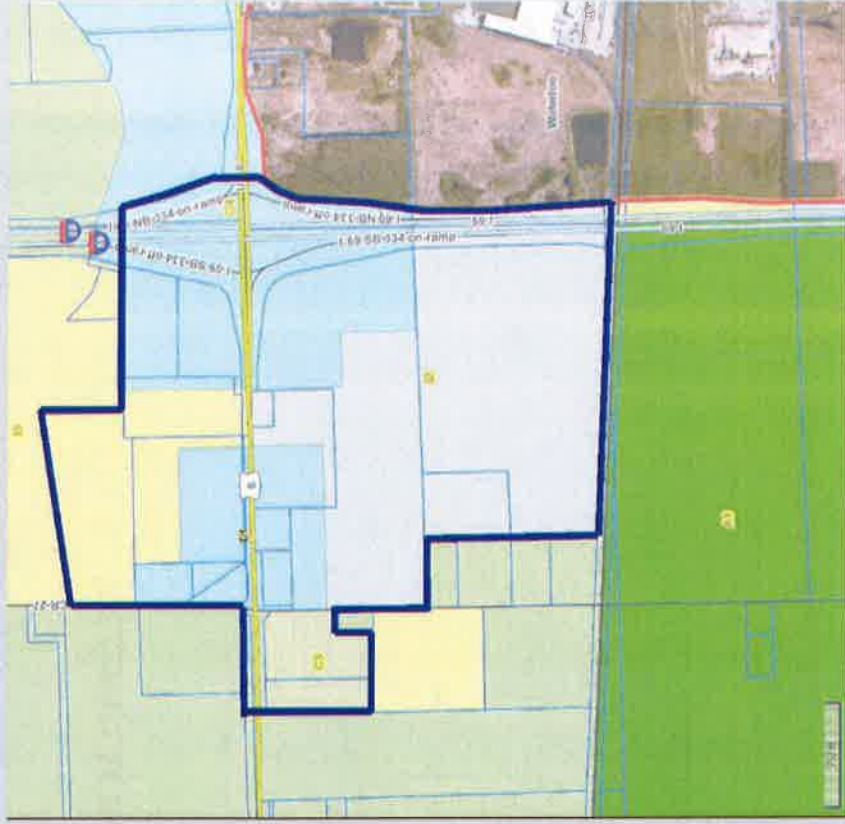
# BASIC INFORMATION

- **Size**
  - The annexation area contains 231 acres.
- **Council District**
  - Five member at-large board
- **Population**
  - Estimated 2-3 persons
- **Buildings**
  - One residential, two commercial, three industrial
- **Patterns of Land Use**
  - Current land use consists of agriculture, commercial, industrial

# BASIC INFORMATION

- Zoning

DeKalb County Zoning District	Town of Waterloo Zoning Conversion
C3: General Commercial	GB: General Business
C4: Highway Commercial	GB: General Business
I-2: Low-Intensity Industrial	LI: Light Industrial
I-3: High Intensity Industrial	HI: Heavy Industrial



**Expansion Area Boundary**

**Legend**

A1: Conservation Agriculture	C4: Highway Commercial
A2: Agriculture	I2: Low-Intensity Industrial
C3: General Commercial	I3: High-Intensity Industrial

# STATE LAW REQUIREMENTS (IC 36-4-3)

- Option 1: The aggregate external boundaries of the territory sought to be annexed are  $\frac{1}{8}$  (12.5%) contiguous to the boundaries of the municipality, and that either:
  - The resident population density of the territory is at least 3 persons per acre, or
  - 60% of the territory is subdivided, or
  - The area is zoned for commercial, business or industrial uses.
- Option 2: The territory must be  $\frac{1}{4}$  (25%) contiguous to the boundaries of the municipality and, the territory must be needed and can be used by the municipality for its development in the reasonably near future.
- This annexation is 16% contiguous and zoned for business and industry.

## STATE LAW REQUIREMENTS – VOLUNTARY STATUS

- A voluntary annexation can occur if a petition is received and signed by at least 51% of the owners of land in the territory sought to be annexed; or the owners of seventy-five (75%) of the total assessed value of land for property tax purposes.
- Petitions have been received for the annexation by owners of 79% of the total non-exempt assessed value of land.



# FISCAL PLAN

- **This fiscal plan has been prepared to meet this requirement.**
  1. **The cost estimate of planned services to be furnished to the territory;**
  2. **The method(s) of financing the planned services;**
  3. **The plan for the organization and extension of services;**
  4. **The provision of non-capital services to be provided to the annexed territory within one year after the effective date of annexation;**
  5. **The provision of capital improvements to the annexed territory equal to those furnished within the municipality within three years after the effective date of annexation;**

# FISCAL PLAN

6. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including expected rates, levies, expenditure levels, service levels, and annual debt service payments;
7. The estimated effect the proposed annexation will have on municipal finances, including how municipal tax revenues will be affected;
8. Estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers;
9. A list of all parcels of property in the annexation territory;

# NEED FOR ANNEXATION



- Economic Development
- Growth
- Maximizing Highest and Best Use of I-69 Asset

# MUNICIPAL SERVICES



- **Town Marshall**

- Based on this estimated increase in the calls for service given the commercial and industrial nature of the area, an additional officer is needed an additional cost of \$70,000 annually.
- Funding for police services in the annexation will be derived primarily from increased local property taxes received through the annexation.

- **Fire Department**

- The fire station is located approximately two miles from the area.
- No additional costs are estimated due to the annexation.

# MUNICIPAL SERVICES



- **Solid Waste**

- For the single residential property, collection will occur weekly. This service is provided at a cost of \$11.92 per month for residents, of which all is the user's expense.
- Since the current and future development within the area is primarily commercial and industrial, no additional solid waste costs will be added to the Town.

- **Streets**

- The State of Indiana will continue to maintain their state roadways and private roads and drives will be maintained by property owners.
- The town will provide and/or oversee engineering services and construction supervision for any future public streets, alleys, and sidewalks that would be constructed within the annexation area.
- Estimated annual maintenance cost per lineal mile is \$17,000. This number multiplied by .46 lineal miles is \$7,820. This will be paid for through MVH and LR&S funds and through the general fund. MVH funds will increase based in part on increased mileage of roads added.

# MUNICIPAL SERVICES



- **Parks and Recreation**

- The proposed annexation area will be served by the Waterloo Parks and Recreation Department. No change or additional costs will be affected upon annexation.

- **Water**

- A Marathon Travel Stop facility at the northwest corner of I-69 and US 6, is currently being planned and will be under construction in 2017. As part of this development, a water line will be extended across the I-69 interchange from the east to the west in the summer of 2017. The cost of this extension is \$500,000. Of that total, \$250,000 will be paid for with existing TIF funds. An additional \$250,000 is being paid for by American Petroleum, of which \$125,000 will be reimbursed by future TIF revenue.
- Further extension of the water line along US 6 over to CR 27 will occur within three years of the annexation effective date. The cost for this extension is \$133,000 to CR 27.

# MUNICIPAL SERVICES



- **Sanitary Sewers**
  - Sanitary sewer extension is being planned for along US 6 to CR 27.
  - Further extension of the sewer line along US 6 over to CR 27 will occur within three years of the annexation effective date. The cost for this extension is \$255,000.
- **Administrative Services**
  - Expansion of administrative functions occurs as necessary to support the entire Town's needs. No additional costs are anticipated as needed to serve the area.

# Tax Impacts



See Tax Rate Chart and Estimated Impact  
Example Handout



# Q & A

A 58 Q