

Sagebrook Annexation

PUBLIC OUTREACH MEETING JULY 2019

Location

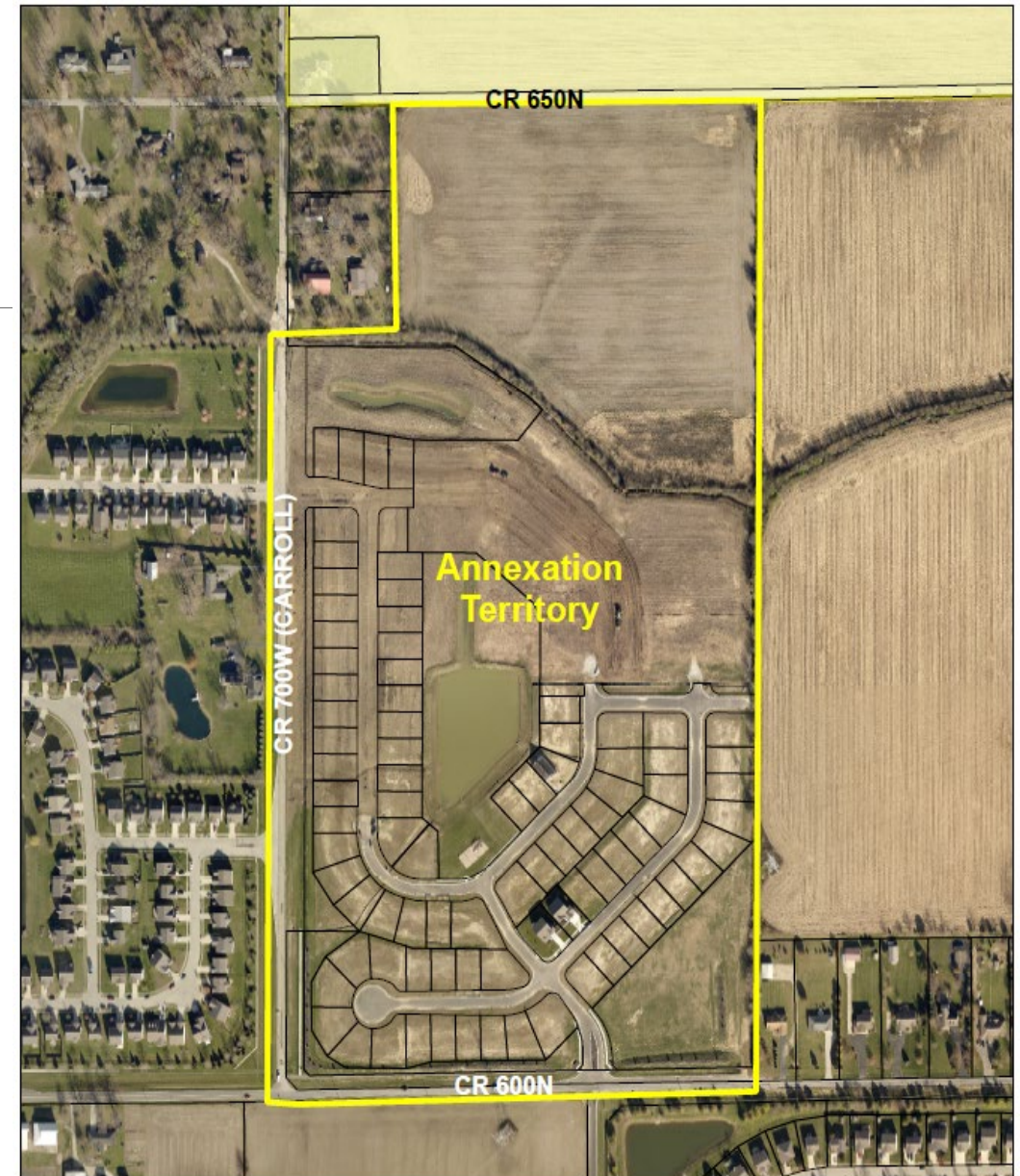
76+/- acres

North boundary = CR 650N

South boundary = CR 600N

West boundary = CR 700W (Carroll)

East boundary = property line



Planning for the Future

Comprehensive Plan

Zoning (updated annually), Subdivision Control, & Building Ordinances

Parks & Rec Master Plan (updated every 5 years)

Bike & Pedestrian Master Plan – estimated completion end of 2019

Town Center Master Plan – estimated completion end of 2019

Opportunity Areas Analysis – looked at potential growth area to south, east, and northeast

Why Annex Sagebrook?

Inside the Town's South District Study Area

Pre-zoning, site was not contiguous*

Provides further contiguity to the South– diversification of tax base

Quality residential community along our border

Allows for efficient delivery of government services

**Approved Zoning Commitments: All owners within the subdivision shall be subject to a non-remonstrance covenant regarding any attempt by the Town of McCordsville to annex the subdivision.*

Advantages of Being “in Town”

Town Leadership – McCordsville is municipality that plans intentionally, enforces building standards, and has high architectural standards.

Neighborhood Commitments – All existing subdivision commitments will remain in force and any new subdivision or building which may be built in the future will be required to abide by McCordsville standards.

Utilities – Your existing water, electric, gas, cable, and sewer will remain the same. Your trash and stormwater service will become part of McCordsville’s service area.

Road Maintenance – The McCordsville Public Works Department will maintain all public roads.

Taxes – Any property whose current net tax liability is below the 1% property tax cap could experience an increase in net tax liability up to the 1% cap. Properties already at the cap would not see a property tax increase, unless AV is raised by the County Assessor’s Office, or a referendum is approved.

Public Safety – Due to proximity the McCordsville Police Dept. will be able to respond to issues in a more-timely manner.

Community Participation – All McCordsville residents have the opportunity to serve on Town Committees and Boards, as well as run for the Town Council.

Permits – All permits would go through the Town. Most Town permits are accessible via our on-line permit system.

Extension of Services

Capital Services

- Developer is responsible for extension of all infrastructure at time of development
- Town becomes responsible for maintenance of all dedicated roads & streets upon effective date of annexation and following surface-coat completion (Exception: Carroll)
- Town becomes responsible for maintenance of dedicated stormwater infrastructure upon the effective date (Trittipoo Ditch remains County Surveyor responsibility)

Non-capital Services

- Police Services upon effective date of annexation
- Permitting & Inspection services upon effective date of annexation; however, any homes/improvements under construction or already submitted to the County will finish permitting & inspections via the County
- Parks & amenities upon effective date of annexation
- Stormwater utility upon effective date of annexation
- Trash utility upon effective date of annexation
- All other town services upon effective date of annexation
- Fire Protection is provided by Vernon Township Fire Department
- Sanitary Sewer Service is provided by Aqua Indiana

Financial Impacts – Property Taxes

Property Taxes– Town has analyzed the 32 homes that have assessed value data in the County’s Beacon GIS system. Based upon our estimates 5 of the 32 properties are currently under the 1% property tax cap. The assessed value of the properties (we analyzed) range from \$173,300 to \$268,700.

County Tax Rate	0.3443 (per \$100 of AV)
Township	0.1366 (per \$100 of AV)
School	1.5616 (per \$100 of AV)
<i>Town</i>	<i>0.4907 (per \$100 of AV)</i>

Financial Impacts – Property Taxes cont'd

<u>Assessed Value</u>	<u>1% Max</u>	<u>Mortgage</u>	<u>Homestead</u>	<u>Supplemental</u>	<u>Net Assessed Value</u>	<u>Vernon ONLY Uncapped Tax</u>	<u>Vernon ONLY Capped Tax</u>	<u>Town/VT Uncapped Tax</u>	<u>Town/VT ONLY Capped Tax</u>	<u>Town Only - Capped Rate</u>
\$173,300	\$1,733	\$3,000.00	\$ 45,000.00	\$ 44,905.00	\$80,395	\$ 1,642.07	\$ 1,642.07	\$ 2,036.57	\$ 1,733.00	\$319.54
\$201,090	\$2,011	\$3,000.00	\$ 45,000.00	\$ 54,631.50	\$98,459	\$ 2,011.01	\$ 2,010.90	\$ 2,494.15	\$ 2,010.90	\$391.34
\$268,700	\$2,687	\$3,000.00	\$ 45,000.00	\$ 78,295.00	\$142,405	\$ 2,908.62	\$ 2,687.00	\$ 3,607.40	\$ 2,687.00	\$566.01

Break-point

Financial Impacts – Utilities

Trash – Town has a trash utility that provides trash service to all residential properties in Town. The current rate is \$10.18/month (billed monthly).

Stormwater – Town has a stormwater utility that maintains all drainage ways (in Town) that are not maintained by the County Surveyor's Office. The stormwater fees is \$7.50/month (\$90/year, billed semi-annually).

- County is currently not collecting a ditch assessment in Sagebrook. Whenever the County would decide to collect, the assessment (Trittipio Ditch) will be \$50/year.

McCordsville's Commitment

Protect quality of life

Protect local property values

Balance Community economy and tax base

Re-invest in public infrastructure

Assure public safety

Be intentional regarding planning & zoning

Provide access to parks, trails, and other Town amenities

Next Steps

July 16th, 17th & 18th – Public Outreach Meetings

August 13th – Introduction of Sagebrook & Meadows at Sagebrook Annexation Ordinances at the Town Council Meeting (7pm)

October 15th – Public Hearing on Annexation Ordinances at the Special Town Council Meeting (5:30pm)

October 15th – Zoning Recommendation for Sagebrook at the Plan Commission Meeting (6:30pm)

– *Public Hearing on the Meadows at Sagebrook PUD (6:30pm)*

November 19th – Annexation Ordinances eligible for final action at the Special Town Council Meeting (5:30pm)

– *Meadows at Sagebrook PUD eligible for final action at the Special Town Council (5:30pm)*

January 2nd – Annexation Ordinances can be recorded

February 2nd – estimated effective date

Questions

For more information contact:

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