



FISCAL PLAN

The purpose of the report is to evaluate the anticipated financial impacts to the Town of Yorktown related to the proposed annexation.

Town of
Yorktown
Indiana

1301 NORTH NEBO ROAD ANNEXATION REQUEST

FOR LAND CONTIGUOUS TO THE TOWN OF YORKTOWN, INDIANA

Petitioner:

1. Mr. Mark D. Gradison (Voluntary)

Deeded Owners:

1. Gary L. and Lynn M. Lucas

Parcel IDs:

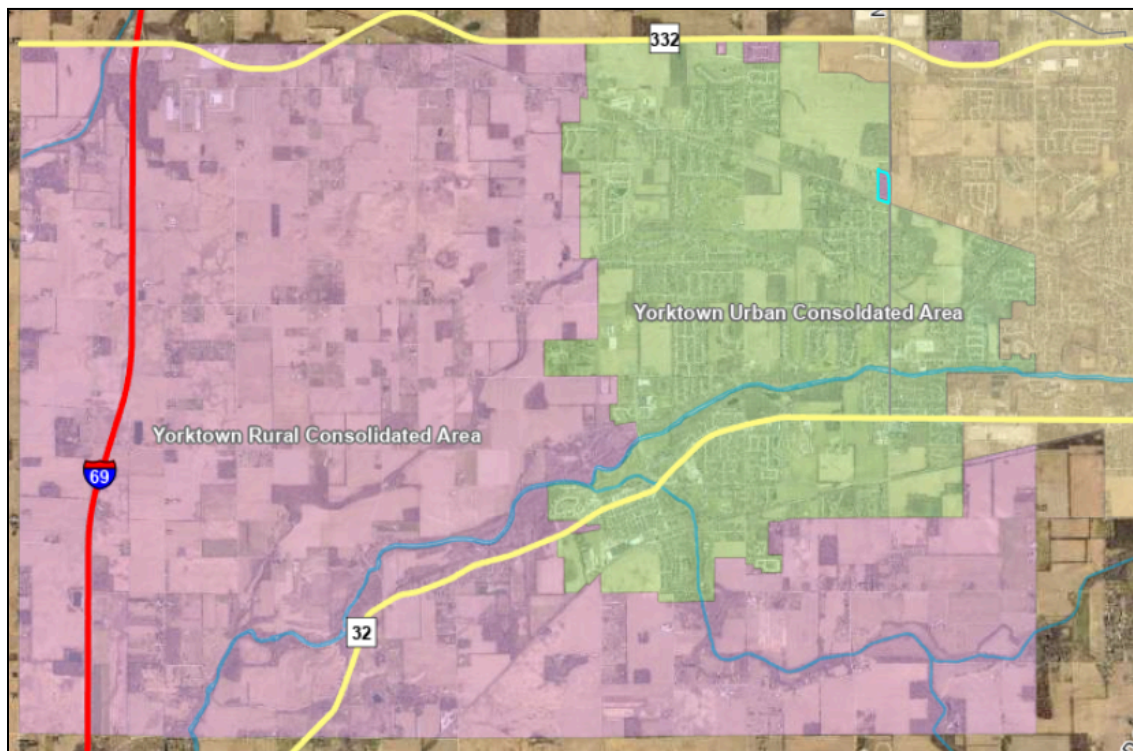
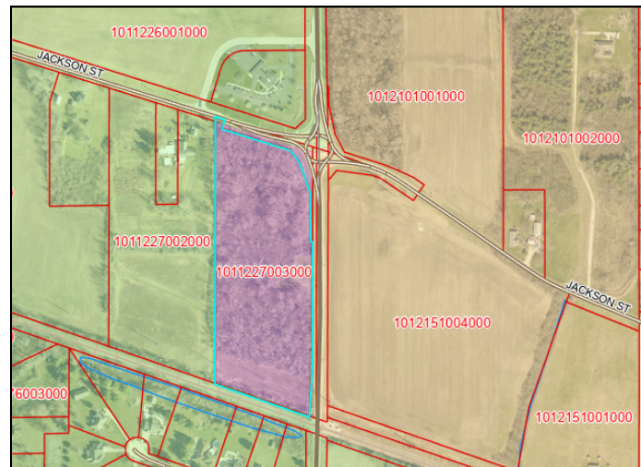
1. [18-10-11-227-003.000-014](#)

Property Location:

1. 1301 North Nebo Road

Total Acreage: 9.05 Acres

Contiguity: 63%, three sides of existing parcel.



Current Zoning: Delaware County R1 (Residential)

Proposed Zoning (Upon Annex): Commercial C1

Reason for Annexation: Voluntary, property owner petition to come into the Town of Yorktown for municipal services.

Current Taxing District: 014 - Mount Pleasant; Pay 2025 tax rate \$2.0360 per \$100

Proposed Taxing District: 035 - Town of Yorktown Sanitary; Pay 2025 tax rate \$3.4443 per \$100

Fiscal Impact Summary: No material financial or budget impact to the Town's departments or operations is expected as a result of the annexation alone. The parcel is vacant land today and would stay the same upon and after annexation, therefore no additional strain is expected on Town departments. Future changes in property use or activity would merit future consideration. The additional assessed value of \$72,400 may generate \$60.31 per year in new property tax levy for the Town, but has been shown at zero (\$) due to increased circuit breaker pressure from the higher tax rate.

Fiscal Plan Prepared For: Yorktown Town Council October 20, 2025.

Fiscal Plan Review Committee:

1. Mr. Chase Bruton - Town Manager
2. Ms. Maura Hoff - Legal Counsel to the Town of Yorktown

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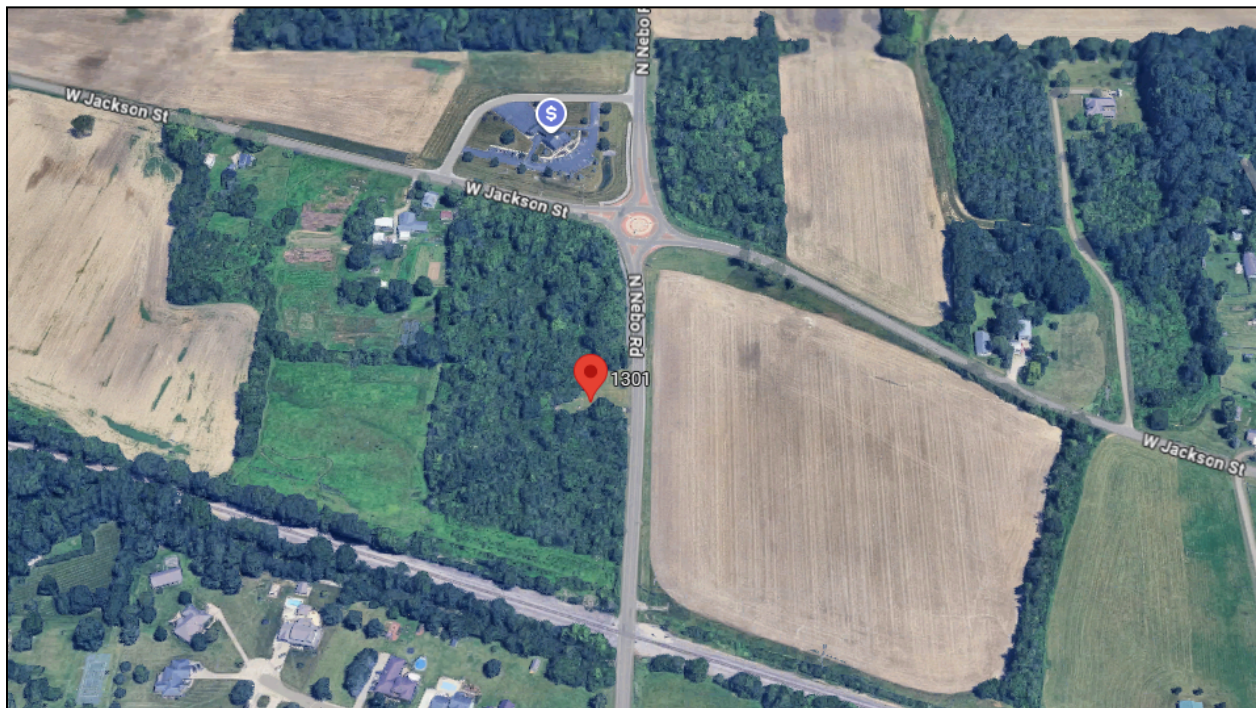
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SECTION ONE: INTRODUCTION

The proposed voluntary annexation, consisting of approximately 9.05 acres, is currently located within Delaware County's jurisdiction. The annexation area consists of (1) parcel, which is currently classified as Vacant Land ("501"). The area is currently assessed 100% land and includes zero assessed building improvements.

The annexation area is located immediately east of the Town of Yorktown municipal boundary, and on the southwest corner of the intersection of Jackson Street and North Nebo Road. The primary purpose of the annexation is for access to the Town services and potential future development purposes. There is no immediate development plan that was made available and therefore this fiscal plan is looking at the impacts of the parcel on an "As-Is" basis. Any future changes in use should be considered separately. The following image provides an aerial orientation of the proposed annexation area:



Source: Google Earth - 1301 North Nebo Road

SECTION TWO: CURRENT PARCEL INFORMATION

The table below shows the parcel number, assessed valuation¹, current property taxes, and deeded acreage. The owners of the parcel have provided written consent to petition to annex and there are no known waivers of right to remonstrate on the parcel. The total most recent assessed valuation for the proposed annexation area is \$72,400, or 0.02% of the Town of Yorktown 2025 assessed value of \$454,459,558.²

TABLE: ASSESSED VALUE

PARCEL ID	ASSESSED VALUE	TAXES	ACERAGE
18-10-11-227-003.000-014	\$72,400	\$1,474.06	9.05
Total:	\$72,400	\$1,474.06	9.05
Per Acre (current)	\$8,000	\$162.88	

Source: Beacon Parcel Records - Delaware County

SECTION THREE: LEGAL DESCRIPTIONS

Legal descriptions were reviewed and provided as “Exhibit A” with the proposed annexation ordinance.

¹ Delaware County Property Records Beacon - Assessed values as of January 1, 2024 pay 2025.
² Department of Local Government Finance - 2025 Budget Order - Certified Net Assessed Value (Unit 0595)

SECTION FOUR: AREA DESCRIPTION

1. **General Location and Uses:** The proposed voluntary annexation, consisting of approximately 9.05 acres, is currently located within Delaware County's jurisdiction. The annexation area consists of one (1) parcel. The current owners have given written consent to the petition to annex. Copies of the petition, owner's consent, and parcel records have been included with this fiscal plan as Appendix A.
2. **Location:** The annexation area is located east of the existing Town of Yorktown municipal boundary, on the south side of Jackson Street.
3. **Purpose:** The primary purpose of the annexation is for access to Town services to enable future commercial development purposes. No immediate plans are available and are subject to future approvals.
4. **Density:** The annexed area consists of no existing residential building improvements. There are no existing dwelling units on the parcel.
5. **Population:** The Town would not see a population impact in 2025 as a result of this annexation. For the purposes of this report we are assuming the following:
 - 2026 ("Year 1") : 0 units / 0 population
 - 2027 ("Year 2") : 0 units / 0 population
 - 2028 ("Year 3") : 0 units / 0 population
 - 2029 ("Year 4") : 0 units / 0 population
6. **Contiguity:** Contiguity is at 63.00% for the annexation area. State law requires a minimum of 12.50% contiguity.
7. **Zoning:** Currently zoned as Delaware County Residential R1 (Residential). Once annexed, the existing improvements will be zoned at the Town of Yorktown Residential.
8. **Development Plan:** No development plans have been provided. This fiscal plan is looking at the impacts of bringing the parcel in on an "As-Is" basis. Any future commercial development would merit additional consideration.

SECTION FIVE: UTILITIES & GOVERNMENTAL SERVICES

This section lists existing utilities services and existing municipal services provided within or near the annexation areas.

Existing Utility Services

1. **Water:** The annexation area is currently being serviced by Indiana American Water.
2. **Natural Gas:** Natural gas service is provided to this area by Centerpoint Energy.
3. **Electric:** Electrical service is provided by Indiana Michigan Power.
4. **Sanitary Sewers:** Sewer availability and service are provided by the Town of Yorktown [Sanitary Sewer Service](#).
5. **Storm Water:** Storm drainage and service is provided by the Town of Yorktown [Storm Water Utility](#).
6. **Trash Disposal:** Trash and solid waste disposal is provided by the Town of Yorktown Trash Utility.
7. **Communication(s):** There is one known service provider available to serve the annexed area:
 - a. AT&T

Existing Governmental Services

- 8. Planning, Zoning, and Building:** The parcel is within the Delaware County Planning and Zoning Department's jurisdiction. This includes such services as zoning administration and enforcement, sign regulation, and land development regulation.
- 9. Police:** The Delaware County Sheriff's Department (DCSD) serves the parcel proposed for annexation.
- 10. Fire/EMS:** The area is within the Yorktown Fire area. Upon annexation, this parcel would remain the Yorktown Fire Department's responsibility.
- 11. Streets:** Delaware County currently maintains the section of roadway bordering the annexed area.
- 12. Traffic Control:** Delaware County Sheriff's Department has traffic control jurisdiction over this area.
- 13. Street Lighting:** No street lights exist at this time.
- 14. Parks:** There are no parks located in the annexation territory.
- 15. General Administrative Functions:** The Delaware County Commissioners presently have executive and legislative jurisdiction over this area.
- 16. School(s):** The annexation area is located within Yorktown Community School District. Upon annexation, there will be no change in the school district.
- 17. Library(s):** The entire area is served by Mt. Pleasant Public Library District. Upon annexation, there will be no change in the library district.

SECTION SIX: PLAN TO PROVIDE MUNICIPAL SERVICES

State law requires that within one (1) year of annexation, the Town provides the annexed areas with "planned services of a non-capital nature" which are "equivalent in standard and scope" to those non-capital services provided to areas within the Town. The law requires "that services of a capital improvement nature be provided to 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" and consistent with Federal, State, and Local laws, procedures, and planning criteria. Itemized cost estimates of the services, methods of financing the services, and a plan for the organization and extension of services are also required (Ind. Code § 36-4-3-13 (d)). This section contains such a plan.

Municipal services are analyzed in terms of the needs of the annexation area and the costs of providing those services to these areas. As required by Indiana law, services will be provided in a manner that treats the annexation areas the same way that other areas in the Town are treated. The annexation area non-capital services would begin immediately upon annexation. Services will be at Town standards for areas and, where necessary for items such as new utility service, the standard service provision processes will be used as they are used elsewhere in the Town.

This is a plan to provide municipal services, which the Town of Yorktown is committed to do. The exact implementation details may change as needs are re-evaluated and services re-allocated throughout the entire Town. Standard Town policy could also change, necessitating changes in the manner and amount of service provided. Regardless of any change of details, municipal services will be provided to the annexation areas in the same manner and level that they are provided elsewhere in the Town.

This section provides an orderly and effective plan for the organization and extension of services to the annexed areas by providing itemized costs for each Town department and/or agency, detailing the methods of financing the planned services, and stating the timeframe in which services will be provided.

1. Police Department Services

The [Yorktown Police Department](#) (YPD) will become responsible for servicing the area immediately upon annexation. The immediate area is not expected to generate significant police run volume in its current state.

The projected new annual cost to the Town to provide police service by year four is \$0.

2. Fire Department Services

The annexed area receives fire and EMS services from Yorktown Fire today. After annexation, Yorktown Fire Department (YWFD) will continue to be responsible for servicing the entire area. The immediate area is not expected to generate significant fire run volume.

The projected new annual cost to the Town to provide fire service by year four is \$0.

3. Other Private Utilities

Natural gas, electric, and telephone services are provided to the area by private companies (not municipally owned). The annexation of this area will have no effect upon the costs or level of service of these utilities. These utilities will continue to be available to area property owners subject to the policies of the individual utility companies and the Utility Regulatory Commission.

The projected new annual cost to the Town to provide this service is \$0.

4. Leaf Collection & Trash Removal

The projected new annual cost to the Town to provide fall leaf collection by year four is \$0.

5. Sanitary Sewers

Annexation does not guarantee the availability of sanitary sewer. Availability is subject to review and approval by the Yorktown Sanitary Sewer Board. Either the developer, or land owner, will pay to install the sanitary sewers to Town specifications. Upon acceptance of sanitary sewers, the Town will provide maintenance and service as in other areas of the Town. These are the standard practices and policies of the Yorktown Sanitation Department by and through the Yorktown Sanitary Sewer Board.

Sanitary sewer rates are established by the Yorktown Town Council. Sanitary sewer service and customer user fees are not impacted or changed due to annexation. Sanitary sewer service will be extended to property owners requesting such service in accordance with the standard practices and policies, upon payment of the cost of extending such service, and upon issuance of any permit required from regulatory agencies (such as IDEM).

6. Stormwater Utility

Stormwater services will be extended to the annexation area in the same manner and method as other areas of the Town. Currently, there are no capital stormwater projects planned in the annexation area that will not be paid for by a developer. However, the annexed area will benefit from overall better stormwater management in the Town and surrounding areas due to capital projects outlined in the Stormwater Master Plan. Additional costs to the Town are projected to be nominal and are shown as zero.

7. Traffic Control

Additional costs to the Town are projected to be nominal and are shown as zero in Table B - Expenditure Summary.

8. Streets

Additional costs to the Town are projected to be nominal and are shown as zero in Table B - Expenditure Summary.

9. Fleet Maintenance

Additional costs to the Town are projected to be nominal and are shown as zero in Table B - Expenditure Summary.

10. Parks

Additional costs to the Town are projected to be nominal and are shown as zero in Table B - Expenditure Summary.

11. Planning and Development Services

Upon annexation, the area will be under the jurisdiction of the Yorktown Advisory Plan Commission and the Yorktown Planning and Development Department. Services will be funded by the approved 2025 budget, which is funded by general fund property taxes. The Planning and Development Department's annual budget is funded through both General Fund property dollars and user fees generated from permits. Additional costs to the Town are projected to be nominal and are shown as zero in Table B - Expenditure Summary.

12. General Town Administration

Upon annexation, the property owners will be represented by the elected and appointed officials of the Town of Yorktown.

Elected officials include the five-member (wards) [Town Council](#) and Town Clerk-Treasurer.

Citizens will also be served by the other appointed Town boards and commissions, including: Advisory Plan Commission, Board of Zoning Appeals, and Redevelopment Commission.

Town offices and departments that are primarily administrative in function include Office Manager, Clerk-Treasurer, Human Resources (outside), Legal Department (outside), Code Enforcement, Information Technology (outside), and Planning and Development. There are no additional costs anticipated to extend the general Town administrative services as no new employees or program responsibilities are expected at this time.

Citizens will benefit from direct participation and representation in Town government. The annexation area is contiguous to Council District #3. The Department of Planning & Development, along with the Advisory Plan Commission, recommends that the Town assign the subject area to Council District #3 upon annexation into the Town of Yorktown. Services will be funded by the approved 2025 budget and are expected to be negligible.

Municipal Election

Residents of the annexed area will become eligible to be candidates for municipal offices and to vote for municipal officers, including the Clerk-Treasurer and Town Council members (district #3) in regular or special elections beginning on the effective date of the annexation. This is a non-capital service that will not result in an additional cost to the Town. Currently, there are no residents living on the parcel.

Common Council Services and Districts

The municipal services of the Common Council (Town Council) are non-capital and the Town Council projects no significant change in the cost of its services as a result of annexation. The Town Council commonly receives requests from outside of the corporate limits as well as allowing residents of the unincorporated areas the opportunity to approach the Council, offer testimony, and make policy requests. Annexation will not change this practice. The Annexation Ordinance will enlarge Council District #3 and may be subject to future redistricting at the discretion of the Council.

Clerk-Treasurer

The Clerk-Treasurer is the fiscal officer of the Town and the services of the Clerk-Treasurer's Office are generally non-capital in nature and are projected to only nominally increase as a result of the annexation. In addition to providing the fiscal guidance for the Town, the Clerk-Treasurer will perform a key role in the development of post-annexation budgets as well as performing diligence in the fiscal processes underlying the Town's revenue streams. The Clerk-Treasurer is the official record keeper for the Town and is an elected official whose services shall be available to the residents of the areas to be annexed upon the effective date of the annexation. This is a non-capital service that will not result in an additional measurable cost to the Town.

Legal Department

The Town does not have a separate Legal Department, but rather works with local and state law firms that specialize in municipal law. A review of the operation of the outside legal firms indicates that the cost of non-capital services is generally dependent upon specific projects and issues, rather than being generated by changes in municipal boundaries.

Human Resources

The Town does not have a separate Human Resources Department, but rather is using Administrative and Office Manager staff to provide these employment services. The annexation is not expected to result in any immediate increases in staff and the Department does not provide direct services to the public.

Code Enforcement

Code Enforcement provides non-capital services by ensuring that the Town's Municipal Code provisions relating to nuisances and property maintenance are enforced uniformly and fairly. Given the annexed area's current neighborhood commercial character, it is not expected that the annexation will result in an immediate measurable increase in Code Enforcement services. However, increased municipal boundaries may result in increased costs further in the future. These costs will be paid through the Town's general fund from property taxes through the Planning and Development Department's budget.

Information Technology

The Town utilized outside firms to provide information technology services to the Town. These IT related functions are non-capital services that are not expected to increase with the annexation. The Town does not provide direct IT services to the public.

Boards and Commissions

The annexed areas will be serviced by the Town's boards and commissions. Boards and Commissions that will be particularly affected by the annexation include:

- The Sanitary Sewer Utility - Town Council oversees this utility and will have responsibility for maintaining and overseeing any future public improvements and the infrastructure in the area; and
- The Storm Sewer Utility - Town Council oversees this utility will have responsibility for maintaining and overseeing any future public improvements and the infrastructure in the area; and
- The Redevelopment Commission - will have responsibility for overseeing and creating any economic development allocation areas that may impact the annexed area; and
- Advisory Planning Commission & Board of Zoning Appeals - will have responsibility and jurisdiction over zone map changes, variances, subdivision plats, commercial site development plans, and other land development matters.

13. Schools and Libraries

Taxing districts and boundaries for schools and libraries are completely independent and unaffected by the annexation. Therefore, this annexation will have no effect upon schools or libraries' areas of jurisdiction or budgets. Additional information can be found in Section 8.

14. Hiring Plans

It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Common Council of the Town of Yorktown is committed to assisting these employees in obtaining new employment. However, the Town will not be required to hire any of these individuals.

In the event of unforeseen elimination of jobs, the Town Council shall take the application of any such employee and maintain a special file of these applications. Each application will be forwarded to major employers in the area and to any Town department having a job opportunity for which the individual is qualified. Each individual will also be referred to the Indiana Department of WorkForce Development.

15. Council District Assignment

The parcel proposed for annexation are contiguous to Council District #3. It is recommended that the Town assign the subject area to Councilmember District #3 upon annexation into the Town of Yorktown. There are no immediate plans to redistrict the wards as a result of this annexation.

SECTION SEVEN: FINANCIAL IMPACT/ FISCAL PLAN

This section contains estimates of both estimated revenue and estimated expenditures projected for a four-year period for the annexation area.

The projections for revenue are based upon the petitioner's annexation application. The rates for the various revenue sources were obtained from the Town of Yorktown.

The projections for expenditures were based upon the 2025 budget and the 2025 rates that the Town pays for various services. Detailed explanations of the estimates are found on the following pages and tables. Expenditures, like revenue projections, are based upon growth estimates.

The annexation area includes a total of 9.05 acres of land with zoning requested to be residential zoning which is the nearest match to the current Delaware County zoning. The population is not expected to increase as a result of this annexation.

ANTICIPATED REVENUES

Estimated revenue are based on the following:

1. Property Taxes

- A. The 2024 Pay 2025 Assessed Valuation is \$72,400. The current taxes generated on the site are \$1,474.06 and do not include the Town tax rate. (e.g. Tax district 014 vs. 035)
- B. The anticipated taxing district will change to 035 once annexed, which will increase the tax rate to include the full Town of Yorktown's municipal tax rate of \$0.9529 per \$100 in assessed value. The tax rate will be offset by the portion of Yorktown Fire's tax rate currently applied. The Town may see a slight increase in tax revenues from its Cumulative Capital Development Fund certified rate of \$.0500 but will also see an increase to its allocated circuit breaker credits. Due to the tax cap outlook, we are conservatively estimating no net new tax revenues to the Town or area.
- C. The Town's anticipated property tax revenue is not expected to increase from the proposed development due to the property already being above the tax cap. (Table A - Revenue Summary)
 - 2026 ("Year 1") : \$0 new assessed value ("AV") / \$0 CCD
 - 2027 ("Year 2") : \$0 new assessed value ("AV") / \$0 CCD
 - 2028 ("Year 3") : \$0 new assessed value ("AV") / \$0 CCD
 - 2029 ("Year 4") : \$0 new assessed value ("AV") / \$0 CCD

2. Stormwater Utility

Any new drainage concerns will be evaluated and the Storm Sewer Utility Board will review its work plan and project list on a regular basis to determine specific projects and priorities.

3. Wastewater Utility

There are no new wastewater revenues anticipated as a result of this annexation.

4. Building Permit Fees

There are no building or permit fee revenues estimated at this time.

5. Impact Fee

There are no impact fee revenues estimated at this time.

6. Liquor Gallonage/Excise Tax

The population is not expected to increase as a result of this annexation. To be conservative, we are ignoring any incremental intergovernmental revenues.

7. Cigarette Tax

The population is not expected to increase as a result of this annexation. To be conservative, we are ignoring any incremental intergovernmental revenues.

8. Motor Vehicle Highway Fund

The population is not expected to increase as a result of this annexation. To be conservative, we are ignoring any incremental intergovernmental revenues.

9. MVH – Wheel Tax Distribution

The population is not expected to increase as a result of this annexation. To be conservative, we are ignoring any incremental intergovernmental revenues.

10. Local Road and Street Fund

The population is not expected to increase as a result of this annexation. To be conservative, we are ignoring any incremental intergovernmental revenues.

Table A - Revenue Summary

REVENUE SOURCE	Year 1	Year 2	Year 3	Year 4
	2026	2027	2028	2029
Property Taxes	\$0	\$0	\$0	\$0
Storm Water	\$0	\$0	\$0	\$0
Sewer Charges	\$0	\$0	\$0	\$0
Sewer Availability	\$0	\$0	\$0	\$0
Building Permit Fees	\$0	\$0	\$0	\$0
Alcoholic Beverage/Liquor Excise Tax	\$0	\$0	\$0	\$0
Cigarette Tax	\$0	\$0	\$0	\$0
Motor Vehicle Hwy	\$0	\$0	\$0	\$0
MVH- Wheel Tax	\$0	\$0	\$0	\$0
Local Road & Street	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

ANTICIPATED EXPENDITURES

Estimated expenditures are based on the following:

1. Police

There are no estimated additional costs to serve this parcel at this time.

2. Fire Protection

There are no estimated additional costs to serve this parcel at this time.

3. Fire Hydrants

There are no estimated additional costs to serve this parcel at this time.

4. Leaf and Limb Pickup

There are no estimated additional costs to serve this parcel at this time.

5. Street Maintenance

There are no estimated additional costs to serve this parcel at this time.

6. Street Lights

Zero (0) street lights will be installed within the annexation area. Costs for installation are shown as zero. The projected cost to the Town is zero, as shown in Table B – Expenditure Summary.

7. Stormwater

There are no estimated additional costs to serve this parcel at this time.

8. Sewer Operations and Maintenance

No immediate changes in billing and field maintenance staff are expected as a result of this development.

9. Sewer Capital Improvements

There are no estimated additional costs to serve this parcel at this time.

Table B - Expenditure Summary

EXPENDITURE SOURCE	Year 1	Year 2	Year 3	Year 4
	2026	2027	2028	2029
Boards & Commissions	\$0	\$0	\$0	\$0
Clerk-Treasurer	\$0	\$0	\$0	\$0
Code Enforcement	\$0	\$0	\$0	\$0
Planning & Development	\$0	\$0	\$0	\$0
Fleet Maintenance	\$0	\$0	\$0	\$0
Human Resources	\$0	\$0	\$0	\$0
Information Technology	\$0	\$0	\$0	\$0
Leaf/Limb	\$0	\$0	\$0	\$0
Legal Dept	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$0	\$0
Police	\$0	\$0	\$0	\$0
Sanitary Sewers	\$0	\$0	\$0	\$0
Stormwater	\$0	\$0	\$0	\$0
Street Lights	\$0	\$0	\$0	\$0
Streets	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

ANTICIPATED FISCAL RESULT

Government-wide

	Projected Revenue	Projected Expenditures	Projected Balance
Year 1	\$0	\$0	\$0
Year 2	\$0	\$0	\$0
Year 3	\$0	\$0	\$0
Year 4	\$0	\$0	\$0
Total	\$0	\$0	\$0

Projected Balance By Government Function

	Governmental Activities	Utilities (Sewer & Storm)	Projected Balance
Year 1	\$0	\$0	\$0
Year 2	\$0	\$0	\$0
Year 3	\$0	\$0	\$0
Year 4	\$0	\$0	\$0
Total	\$0	\$0	\$0

Fiscal Plan Results

The parcel is vacant land and there are no plans related to the fiscal plan for that to change. After consulting with the Town, there are no changes in department costs or services expected. The parcel will see an increase in its billed tax rate as a result of the annexation, but is already above the tax cap. While the Town's Cumulative Capital Development fund may see an increase in its Certified Levy as a result of the additional net assessed valuation, we expect that to be largely offset by expanded Town share of the circuit breaker credits.

Other Considerations and Future Actions

In reviewing the files, we see there are no major infrastructure improvements the Town will immediately need to finance.

Disclaimer:

Revenues and expenses are projections based on reasonable estimates of the future. Actual results will likely vary from what has been outlined within this report. Risks include timing delays during construction, variances in assessments, tax collections, changes in tax rates, etc.

As plans for commercial development become more clear we recommend another fiscal plan be prepared.

SECTION EIGHT: EFFECT ON POLITICAL SUBDIVISIONS & TAXPAYERS

The effects of this annexation on political subdivisions not a part of this annexation are minor. The majority of the political subdivisions serving this area will not be affected by the annexation.

County Impact

The Delaware County Government will reduce its responsibility area by 9.05 acres of vacant land and general farm property without a reduction in tax levy. The County tax rate will remain the same, which is currently \$0.6970 per \$100 of the assessed valuation. Delaware County will continue to levy and collect a share of taxes from this property and will see benefits from the new assessed value.

Delaware County – Impact to Normal Levy

	Year 1	Year 2	Year 3	Year 4
Revenue	\$0	\$0	\$0	\$0

Library Impact

The Yorktown - Mount Pleasant Public Library will continue to serve these properties.

Public Library – Impact to Normal Levy

	Year 1	Year 2	Year 3	Year 4
Revenue	\$0	\$0	\$0	\$0

Yorktown Fire

The Yorktown Fire Department (YFD) currently serves the area and will continue to do so if the annexation occurs.

Yorktown Fire Department – Impact to Normal Levy

	Year 1	Year 2	Year 3	Year 4
Revenue	\$0	\$0	\$0	\$0

School Impact

The Yorktown School Corporation is not expected to see a change in enrollment as a result of the annexation.

Yorktown Community School Corporation – Impact to Normal Levy

	Year 1	Year 2	Year 3	Year 4
Revenue	\$0	\$0	\$0	\$0

Property Tax Rate Changes (Impact to Taxpayer(s)):

The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies for four (4) years after the effective date of annexation. Debt services are assumed to continue at the 2025 rate.

The following tax rates are anticipated to hold steady for four (4) years:

	Current	Annexed	
Unit	014	035	Change
(NEW) Town of Yorktown (<i>Town-General</i>)	\$0.0000	\$0.8401	\$0.8401
(NEW) Muncie Sanitary	\$0.0000	\$0.5682	\$0.5682
Yorktown School Corporation	\$1.0742	\$1.0742	
Delaware County	\$0.6970	\$0.6970	
Yorktown Fire	\$0.1128	\$0.1128	
Mt. Pleasant Public Library	\$0.1272	\$0.1272	
Delaware County Airport	\$0.0164	\$0.0164	
Delaware County Solid Waste	\$0.0084	\$0.0084	
Total Certified Tax Rate	\$2.0360	\$3.4443	\$1.4083

Circuit Breaker Impacts

The parcel is currently \$26 over the property tax cap, which is expected to increase as a result of the annexation. Changes in use in the future (commercial 3% cap) would generate additional tax revenues. Otherwise, additional new tax revenues would be limited to increases in the property's assessed valuation.

SECTION NINE: PLAN REQUIREMENTS & GENERAL INFORMATION

Indiana Annexation Statutes

For a Town to successfully annex an area, it must meet the necessary criteria for annexation as established by Ind. Code § 36-4-3-1 et. seq.

The criteria include:

1. Ind. Code § 36-4-3-1.5 and Ind. Code § 36-4-3-13(c)(1)(A) – Contiguity

Criteria: "...territory sought to be annexed may be considered "contiguous" only if at least one-eighth (1/8) of the aggregate external boundaries of the territory coincides with the boundaries of the annexing municipality."

Response: The annexation area is approximately 12.52% contiguous, exceeding the one-eighth requirement.

2. Ind. Code § 36-4-3-13 (d) and Ind. Code § 36-4-3-3.1 - Fiscal Plan

Criteria: The requirements of subsection (d) are met if: "the evidence establishes that the municipality has developed and adopted a written fiscal plan and has established a definite policy, by resolution of the legislative body."

The fiscal plan must show:

- (1) The cost estimates of planned services to be furnished to the territory to be annexed.
- (2) The method or methods of financing the planned services.
- (3) The plan for the organization and extension of services.
- (4) That planned services of a non-capital nature normally provided...will be provided to the annexed territory within one (1) year after the effective date of annexation, and in a manner equivalent in standard and scope...provided to areas within the corporate boundaries[.]
- (5) That 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[.]
- (6) The 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 debt service payment in those political subdivisions for four (4) years after the effective date of the annexation.
- (7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.

(8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on tax payers located in those political subdivisions for four (4) years after the effective date of the annexation.

(9) A list of all parcel(s) of property in the annexation territory including owner name, parcel identification number, most recent assessed value, and if waiver of rights to remonstrate exists for each parcel.

Response:

(1) Cost estimates for planned services are contained in Section Six.

(2) The methods (revenue source) of financing the planned services are contained in Sections Five and Six of this report.

(3) The plan for extension of services is contained in Section Five of this report for each department and agency.

(4) Services of a non-capital nature will be provided to the annexation area immediately upon the effective date of annexation and in the equivalent manner within one year as provided in other areas of the Town. Planned non-capital services include police protection, street maintenance, traffic control, street lighting, general Town administration, park and recreation services, and planning and zoning. Fire protection services are already being provided by the Yorktown Fire Department.

(5) Services of a capital nature will be provided to the annexed area within 3 years after the effective date of annexation and in the same manner those services are provided to areas within the corporate boundaries. Utilities services, including natural gas, electric, solid waste, and telephone are provided by privately owned public utilities. Water is to be provided by the Indiana American Water system. Provisions of these services are subject to availability and policies of each individual utility provider. These services are not provided by the Town.

(6) The effect of the annexation on taxpayers in the political subdivision to which the proposed annexation applies is shown in Section 8 of this Fiscal Plan.

(7) The estimated effects on the annexation on the municipal finances are shown on Tables A and B, in Section Six of this Fiscal Plan.

(8) The estimated effects on political subdivision with the County is addressed in Section 8 of this Fiscal Plan.

(9) The list of parcel(s), including owner name, parcel identification number, most recent assessed value and known waivers of right to remonstrate are included in Section One of this Fiscal Plan.

Department of Planning and Development Consideration:

The proposed annexation area is a logical extension of the Town. The subject area meets or exceeds state and local criteria for annexation. Annexation of this area will help the Town grow in a logical and orderly manner, as well as help to preserve a solid tax base.

Annexation of this area will square-up the Town's corporate limits. Private and public utilities will provide water, natural gas, electric, and telephone services to the area. Annexation does not guarantee sanitary sewer from the Town. The availability of sanitary sewers must be determined by the Sanitary Sewer Utility Board in order for development to occur. The timetable for a determination on sanitary sewer capacity is based upon several factors which are not within the Town's control.

Town Council Consideration and Adoption:

The Yorktown Common Council, like the Yorktown Advisory Plan Commission, has also given consideration to:

- 1.) the contents and policies of this plan;
- 2.) the statutory criteria for annexation and zoning classification;
- 3.) staff comments and recommendation;
- 4.) oral and written comments from remonstrators and property owners; and
- 5.) the official annexation policy of the Town.

Based upon the considerations enumerated above, the Yorktown Common Council considered adopting this plan by reference in October 2025.

Town services shall be extended to the annexed area as provided in;

- Section Five: Plan to Provide Municipal Services; and
- Section Six: Financial Impact/Fiscal Plan, of this annexation fiscal plan.

{END OF FISCAL PLAN}



APPENDIX A (SUPPORTING DOCUMENTS)