

NOTICE OF PUBLIC HEARING

Notice is hereby given by the Town Council of the Town of Cedar Lake, Lake County, Indiana, that it will hold a public hearing to consider an Ordinance for annexation of certain lands in the corporate limits of the Town of Cedar Lake. The public hearing will be held on April 7, 2015, at 7:00 PM, in the Hanover Central High School Auditorium, located at 10120 West 133rd Avenue, Cedar Lake, Indiana 46303. **The Public Hearing originally scheduled for February 17, 2015, has been canceled due to necessary updates to the Fiscal Plan, and rescheduled for the above-referenced date and time.** A Fiscal Plan has been adopted by the Town Council and is on file at the Cedar Lake Town Hall located at 7408 Constitution Avenue, Cedar Lake, Indiana 46307. The Fiscal Plan may be inspected between the hours of 8:00 AM and 5:00 PM, Monday through Friday. A summary of the Fiscal Plan follows. The Fiscal Plan and other related annexation documents are also available for inspection online at www.cedarlakein.org.

The land included in the Annexation Ordinance is approximately 2,795.73 acres, more or less in area, located south of the Town of Cedar Lake. The proposed annexation is approximately thirty-seven and eight-tenths percent (37.8%) contiguous to the Town of Cedar Lake. The area is legally described as:

The 2014 Annexation Area is generally located in unincorporated Lake County, Indiana but more specifically parts of Sections 28, 29, 32 and 33 in Township 34 North, Range 9 West of the Second Principal Meridian and Sections 4, 5, 8, 9, 16, and 17 in Township 33 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana.

Beginning at the southwest corner of Southeast Quarter of the Northeast Quarter of Section 29 in Township 34 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana as the **POINT OF BEGINNING**, being tangential to the current municipal corporate boundaries of the Town of Cedar Lake, Lake County, Indiana; thence south along the west lines of the following section areas in Township 34 North, Range 9 West:

- 1) Northeast Quarter of the Southeast Quarter of Section 29-34-9;
- 2) Southeast Quarter of the Southeast Quarter of Section 29-34-9;
- 3) Northeast Quarter of the Northeast Quarter of Section 32-34-9;
- 4) Southeast Quarter of the Northeast Quarter of Section 32-34-9;
- 5) Northeast Quarter of the Southeast Quarter of Section 32-34-9;
- 6) Southeast Quarter of the Southeast Quarter of Section 32-34-9;

thence south along the west lines of the following section areas in Township 33 North, Range 9 West:

- 1) Northeast Quarter of the Northeast Quarter of Section 5-33-9;
- 2) Southeast Quarter of the Northeast Quarter of Section 5-33-9 to the north line of the Southeast Quarter of Section 5-33-9;

thence west 660 feet along said north line of the Southeast Quarter of Section 5-33-9 to the west line of the East Half of the Northwest Quarter of the Southeast Quarter of Section 5-33-9 (also being the northwest corner of a 10 acre lot identified as parcel number 45-19-05-426-001.000-037); thence south along said west line of the East Half of the Northwest Quarter of the Southeast Quarter of Section 5-33-9 approximately 440 feet to the southwest corner of a 10 acre lot identified as parcel number 45-19-05-426-002.000-037; thence east 660 feet to the west line of the Northeast Quarter of the Southeast Quarter of Section 5-33-9; thence south along the west line of the Northeast Quarter of the Southeast Quarter of

Section 5-33-9 and continuing south along the west lines of the following section areas in Township 33 North, Range 9 West:

- 1) Southeast Quarter of the Southeast Quarter of Section 5-33-9;
- 2) Northeast Quarter of the Northeast Quarter of Section 8-33-9;
- 3) Southeast Quarter of the Northeast Quarter of Section 8-33-9;
- 4) Northeast Quarter of the Southeast Quarter of Section 8-33-9;
- 5) Southeast Quarter of the Southeast Quarter of Section 8-33-9;
- 6) Northeast Quarter of the Northeast Quarter of Section 17-33-9 to the north line of the South Half of the Northeast Quarter of Section 17-33-9;

thence west along the north line of the South Half of the Northeast Quarter of Section 17-33-9 to the west line of the Northeast Quarter of Section 17-33-9;

thence south along the west lines of the following section areas in Township 33 North, Range 9 West:

- 1) Southwest Quarter of the Northeast Quarter of Section 17-33-9;
- 2) Northwest Quarter of the Southeast Quarter of Section 17-33-9; and
- 3) Southwest Quarter of the Southeast Quarter of Section 17-33-9 to the south line of Section 17-33-9;

thence east along the south line of Section 17-33-9 to the southwest corner of Section 16 in Township 33 North, Range 9 West, thence continuing east along the south line of said Section 16 to the east line of the Norfolk Southern Railway Company (formerly the New York Central Railroad) right-of-way, located in the Southeast Quarter of said Section 16; thence north along said east line of the Norfolk Southern Railway Company right-of-way in the east halves of Section 16 and Section 9 in Township 33 North, Range 9 West to the north line of said Section 9, also being the south line of Section 4, Township 33 North, Range 9 West; thence east along the south line of said Section 4 to the southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 4; thence north along the east line of the following section areas in Township 33 North, Range 9 West:

- 1) Southwest Quarter of the Southeast Quarter of Section 4-33-9;
- 2) Northwest Quarter of the Southeast Quarter of Section 4-33-9;
- 3) Southwest Quarter of the Northeast Quarter of Section 4-33-9;

to the southwest corner of Lynnsway Unit 3 subdivision, as recorded in Plat Book 98, Page 29 in the Office of the Lake County, Indiana Recorder, being tangential to the current municipal corporate boundaries of the Town of Cedar Lake, Lake County, Indiana; thence north following the current municipal corporate boundaries of the Town henceforth and along the west line of said Lynnsway Unit 3 subdivision, Lynnsway Unit 2 subdivision as recorded in Plat Book 98, Page 28 in Office of the Lake County, Indiana Recorder and Lynnsway Unit 1 subdivision as recorded in Plat Book 98, Page 27 in the Office of the Lake County, Indiana Recorder to the northwest corner of said Lynnsway Unit 1 subdivision; thence east along the north line of said Lynnsway Unit 1 subdivision to the northeast corner of said Lynnsway Unit 1 subdivision, being the east line of Section 33 in Township 34 North, Range 9 West; thence north along the east line of said Section 33 to the northeast corner of said Section 33; thence west along the north line of said Section 33 to the east right-of-way line of the Norfolk Southern Railway Company at the intersection with the centerline of 141st Avenue; thence southerly along said east railroad right-of-way line to the south line of the north half of the Northeast Quarter of the Southwest Quarter of said Section 33; thence west along said south line of the north half of the Northeast Quarter of the Southwest Quarter of said Section 33 to the most southeasterly corner of Lot 1 in the Hanover Central

Middle School Subdivision, as recorded in Plat Book 104, Page 83 in the Office of the Lake County Recorder, thence continuing clockwise along the boundaries of said Lot 1 along the following courses:

- 1) North 89 degrees 29 minutes 05 seconds West, a distance of 1,194.87 feet;
- 2) North 00 degrees 06 minutes 07 seconds West, a distance of 663.22 feet;
- 3) North 89 degrees 29 minutes 11 seconds West, a distance of 1,330.09 feet;
- 4) North 00 degrees 09 minutes 25 seconds West, a distance of 663.12 feet;
- 5) South 89 degrees 29 minutes 24 seconds East, a distance of 565.83 feet;
- 6) North 00 degrees 09 minutes 25 seconds West, a distance of 77.83 feet;
- 7) North 89 degrees 29 minutes 24 seconds West, a distance of 134.67 feet;
- 8) North 00 degrees 09 minutes 25 seconds West, a distance of 110.48 feet;
- 9) North 32 degrees 04 minutes 09 seconds West, a distance of 64.90 feet;
- 10) North 00 degrees 09 minutes 25 seconds West, a distance of 103.57 feet;
- 11) South 87 degrees 49 minutes 27 seconds East, a distance of 121.22 feet;
- 12) South 02 degrees 20 minutes 07 seconds West, a distance of 9.47 feet;
- 13) South 87 degrees 39 minutes 52 seconds East, a distance of 117.94 feet;
- 14) North 02 degrees 20 minutes 05 seconds East, a distance of 37.19 feet;
- 15) South 89 degrees 29 minutes 24 seconds East, a distance of 523.95 feet;
- 16) North 00 degrees 09 minutes 25 seconds West, a distance of 255.00 feet;
- 17) South 89 degrees 29 minutes 24 seconds East, a distance of 843.37 feet;
- 18) North 05 degrees 16 minutes 30 seconds West, a distance of 41.46 feet;
- 19) North 89 degrees 29 minutes 42 seconds West, a distance of 3.61 feet;
- 20) North 00 degrees 04 minutes 29 seconds West, a distance of 1,326.47 feet;
- 21) South 89 degrees 29 minutes 37 seconds East, a distance of 234.55 feet;

to the most northeast corner of said Lot 1, being a point of intersection on the west right-of-way line of the Norfolk Southern Railway Company and the centerline of 141st Avenue; thence north along the west right-of-way line of the Norfolk Southern Railway Company to the south line of the North Half of Section 28, Township 34 North, Range 9 West; thence west along said south line of the North Half of Section 28 and the south line of the Southeast Quarter of the Northeast Quarter of Section 29, Township 34 North, Range 9 West to the **POINT OF BEGINNING** tangential to the current municipal corporate boundaries of the Town of Cedar Lake, Lake County, Indiana, *excepting therefrom the 4.859 Acres annexed by Town Ordinance No. 1205, adopted on August 19, 2014*, consisting of approximately *2,795.73 acres*, more or less, or *4.37 square miles* of real property area.

A map of the annexation area follows this report.

The proposed annexation area will be zoned R-1 residential in accordance with applicable Town Ordinance, except for those parcels that are currently classified as agricultural for zoning purposes. Any parcel currently zoned as agricultural will keep the agricultural zoning classification. Further, no change in the zoning district classification of any parcel or real estate in the annexation territory shall be made without the consent of the owner of said property or parcel in accordance with I.C. § 36-4-3-4.1.

FISCAL PLAN SUMMARY

The following summarizes the fiscal plan prepared for the proposed annexation area.

Cost of Planned Services to the Annexed Territory by Each Municipal Department or Agency

The departments of the Town of Cedar Lake have estimated the following increases in their cost of operation due to the annexation of the proposed area:

Estimated Annual Cost: \$57,537.00
Police Protection: \$0
Fire Protection: \$0
Street Maintenance: \$7,965.00
Solid Waste and Recycling Collection: \$49,572.00
Town Administration: \$0

Capital Costs: \$0

Plan for the Extension of Services

Non-capital services described in the fiscal plan will become effective within one (1) year and all planned capital services for the area will become effective within three (3) years from the effective date of the annexation.

Method of Financing Planned Services

The cost of most Town services will be funded by annual property taxes paid by the annexation area. The estimated property tax revenue for the Annexation Area is \$146,979.00. In addition to property taxes, funding will be provided through allocations of funds from the solid waste and recycling collection fee, cigarette tax and Alcoholic Beverage Commission Gallonage Tax revenues, vehicle excise tax, innkeepers' tax revenue, local roads and streets revenue, motor vehicle highway revenue, cable television franchise fees, dog license fees, emergency medical services fees and court costs and fees. The total estimated revenue is approximately \$449,712.00.

Five Year Summary

The following five (5) year summary shows the projected expenditures compared with the estimated revenues from the area to be annexed for the first five (5) years following its incorporation into the Town. Annual revenue is assumed to increase proportionally with annual costs.

Assessment Date (March 1, _____) Collection Year (Fiscal Year)	2014 2015	2015 2016	2016 2017	2017 2018	2018 2019	
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>
Revenues						
Recurring (Annual)	\$ 449,712	\$ 449,712	\$ 449,712	\$ 449,712	\$ 449,712	\$ 2,248,558
Non-Recurring (One-Time)	-	-	-	-	-	-
SubTotal	<u>\$ 449,712</u>	<u>\$ 449,712</u>	<u>\$ 449,712</u>	<u>\$ 449,712</u>	<u>\$ 449,712</u>	<u>\$ 2,248,558</u>
Costs						
Non-Capital (Recurring)	\$ 57,537	\$ 57,775	\$ 58,022	\$ 58,275	\$ 58,536	\$ 290,145
Capital (Non-Recurring)	-	-	-	-	-	-
SubTotal	<u>\$ 57,537</u>	<u>\$ 57,775</u>	<u>\$ 58,022</u>	<u>\$ 58,275</u>	<u>\$ 58,536</u>	<u>\$ 290,145</u>
Net Impact (Revenues less Costs)	<u>\$ 392,175</u>	<u>\$ 391,936</u>	<u>\$ 391,690</u>	<u>\$ 391,437</u>	<u>\$ 391,176</u>	<u>\$ 1,958,414</u>
Impact Ratio (Net Impact: Revenue)	1.15	1.15	1.15	1.15	1.15	1.15
Notes:						
Five years is considered a standard planning period for annexation analysis.						

NOTE: TABLE 2 does NOT include estimated utility-based revenues or costs, for which detail is provided for budgetary and informational purposes only.

The Town of Cedar Lake will provide a copy of the adopted Fiscal Plan immediately to any landowner in the proposed annexation area who requests a copy.

CONTACT INFORMATION

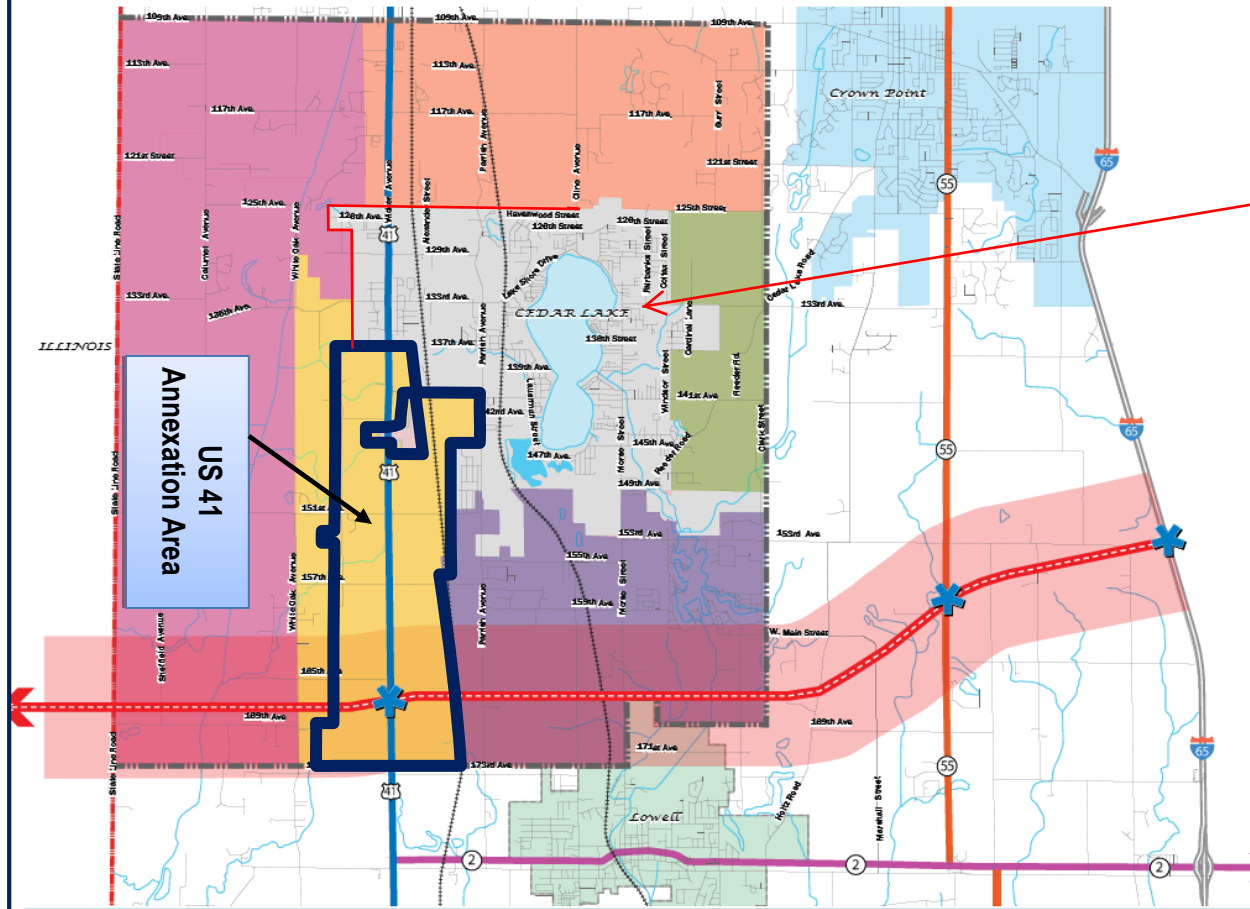
For additional information please contact Cedar Lake Town Administrator, Jill Murr, at the Cedar Lake Town Hall between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Address: 7408 Constitution Avenue
Cedar Lake, Indiana 46307
(219) 374-7000

Figure 22
Town of Cedar Lake
Future Annexation
Plan

Figure Legend

- Town of Cedar Lake
- Town of Lowell
- City of Crown Point
- North Annexation Area
- West Annexation Area
- East Annexation Area
- South Annexation Area
- US 41 Annexation Area
- 1800' Expressway Buffer
- Proposed Interchange
- Proposed Expressway
- Planning Study Area
- US HWY 55
- US HWY 41
- US HWY 2
- Local Street
- Interstate 65
- Cedar Lake Boundary
- State Boundary Line
- Railroad
- Streams



NORTH
0 Not To Scale

