

# Adams Township & Sheridan Re-Org?

This  
Affects  
**YOUR**



- >>> TAXES
- >>> SCHOOLS
- >>> ZONING
- >>> COMMUNITY
- >>> REPRESENTATION

**MORE INFO -**

[www.Sheridan.IN.gov/reorg](http://www.Sheridan.IN.gov/reorg)  
[www.AdamsTownship.net/reorganization](http://www.AdamsTownship.net/reorganization)



# ADAMS TOWNSHIP & TOWN OF SHERIDAN



Our Community  
One Community



**Library Hours**

- Monday - Thursday  
10:00am - 7:00pm
- Friday  
10:00am - 4:30pm
- Saturday  
9:00am - 1:00pm
- Sunday  
Closed

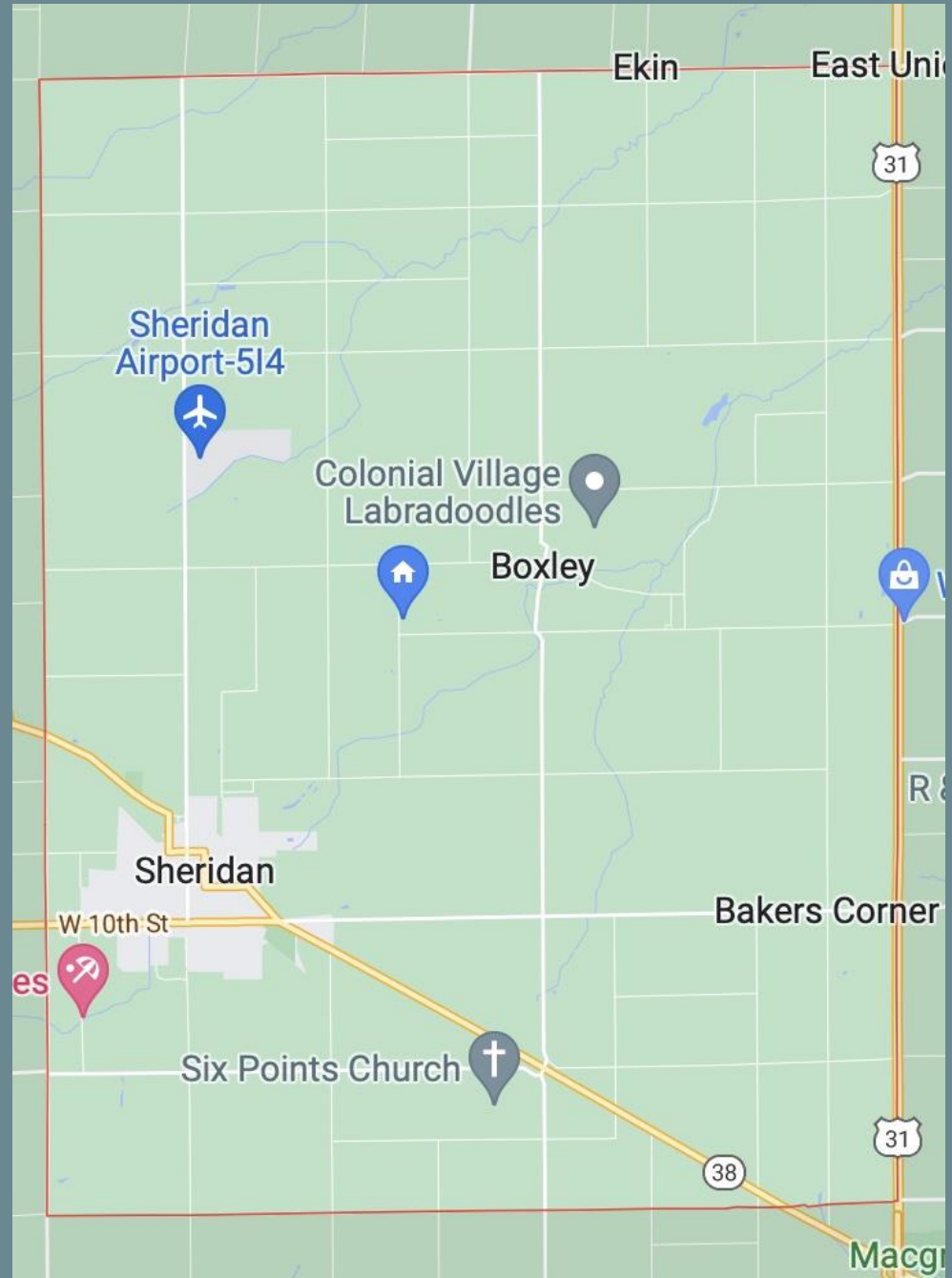
welcome to SPL  
103 WEST FIRST STREET SHERIDAN, IN 46069 | 317-758-5201

***THE COMMITTEE TO  
PRESERVE THE HERITAGE  
AND COLLECTIVE  
STRENGTHS OF THE TOWN OF  
SHERIDAN AND ADAMS  
TOWNSHIP AREA  
COMMUNITY.***

- Dr. Dave Mundy – Superintendent, Sheridan Community Schools & Committee Chair
- Michelle Junkins – Adams Township Trustee
- Floyd Barker – Adams Township Advisory Board
- Neil Johnson – Adams Township Resident
- Heidi Kienholz – Adams Township Resident
- Eric Gifford – Sheridan Town Council
- Silas DeVaney III – Sheridan Town Council

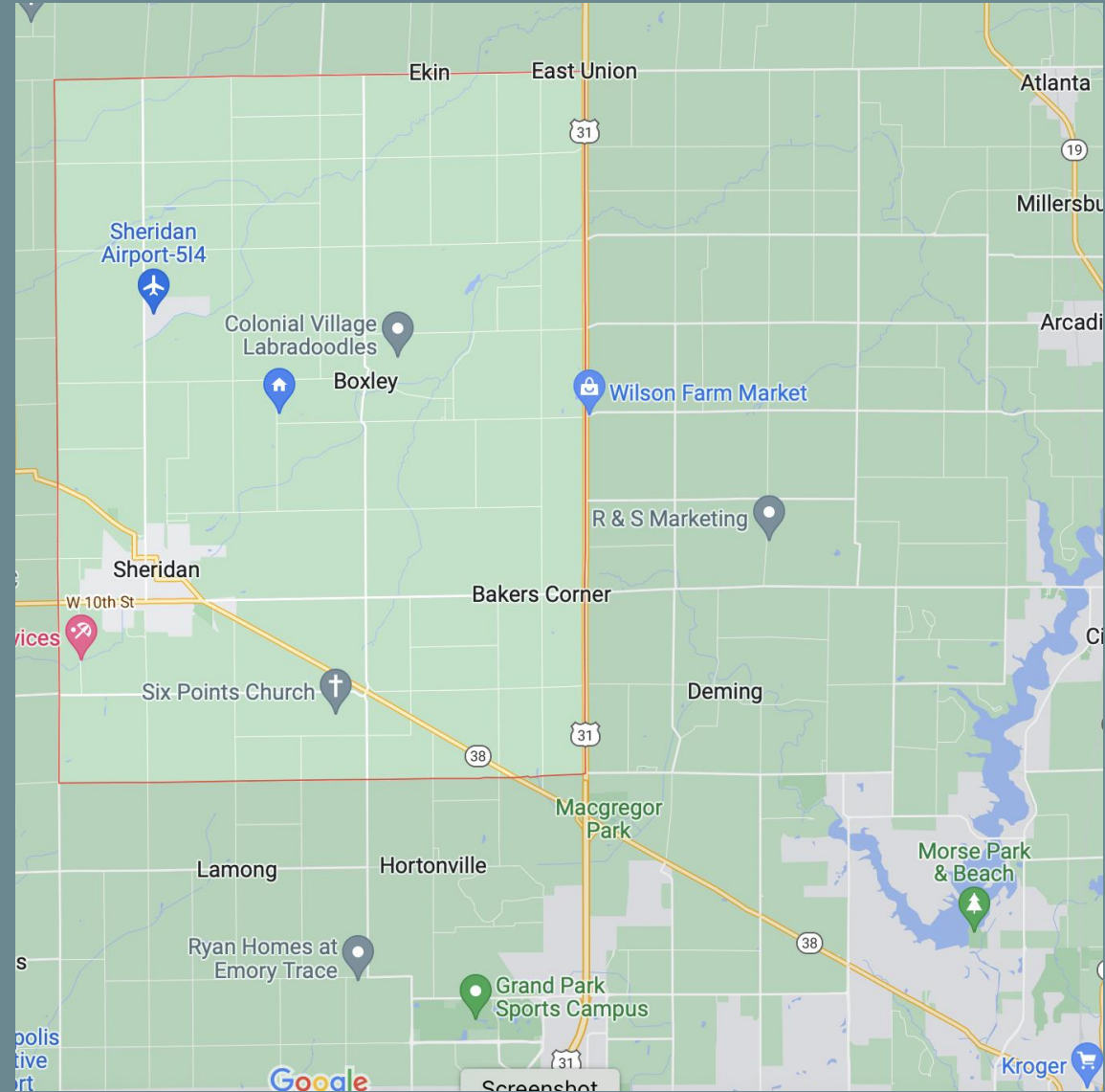
OUR  
COMMUNITY

ONE  
COMMUNITY



# THE BIG PICTURE

- Continued upgrades to US 31 Corridor
- Hamilton County Establishing Water & Wastewater Utilities along the corridor.
- City of Westfield has received a request to annex the SE corner of our Township
- Sheridan/Adams Township is now the destination for growth and development.

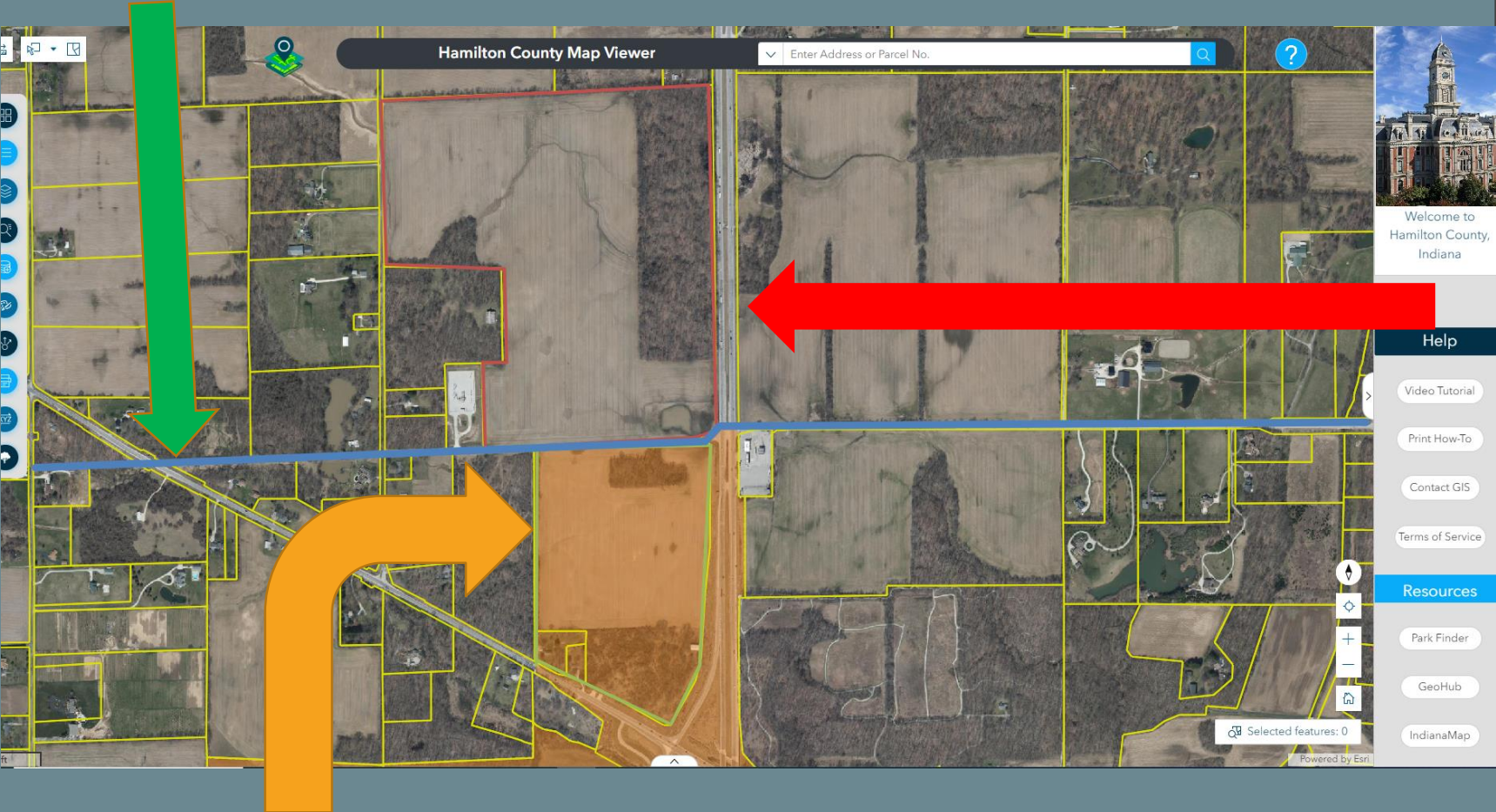




# 216<sup>th</sup> Street / Adams Township Boundary

## RELEVANT FACTS

- City of Westfield was approached with a request to annex the SE corner of Adams Township... our township.



City of Westfield corporate boundary/city limit

# CITY OF WESTFIELD ANNEXATION ORDINANCE 24-01

**EXHIBIT A  
ANNEXATION AREA**



**EXHIBIT LEGEND**  
 — STREETS  
 ■ EXISTING CITY LIMITS  
 ▨ ANNEXATION AREA  
 □ Parcels



## ORDINANCE 24-01

### AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

**WHEREAS**, the Westfield City Council (the "Council") has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

**WHEREAS**, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") have filed a petition with the Council; and,

**WHEREAS**, the Council has conducted a public hearing on January 8, 2024, as required by law with regard to the annexation of the Annexation Area; and,

**WHEREAS**, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 24-100); and,

**WHEREAS**, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

**WHEREAS**, the Council now finds that the statutory criteria for annexation have been met; and,

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:**

**Section 1.** The Annexation Area, generally located at the northwest corner of US 31 and E 216<sup>th</sup> St, and adjacent to the existing corporate limits along the southern boundary of the Annexation Area, is hereby annexed to and declared to be a part of the City.

**Section 2.** The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

**Section 3.** The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

**Section 4.** This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF JANUARY, 2024.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

# TOWN ANNEXING WITHIN PROXIMITY OF CITY. IC 36-4-3-9

- Towns are prohibited from annexing within the area that is one mile from the corporate boundary of a second or third-class city.
- Territory that is within three miles from the corporate boundary of a second or third-class city is also limited from town annexation.
- A town may only annex within this zone if the annexation by the town is not more than one mile outside of the boundary of the town.

*{\*AIM /IACT summary paper on annexation reform}*



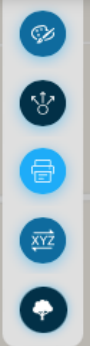


Measure

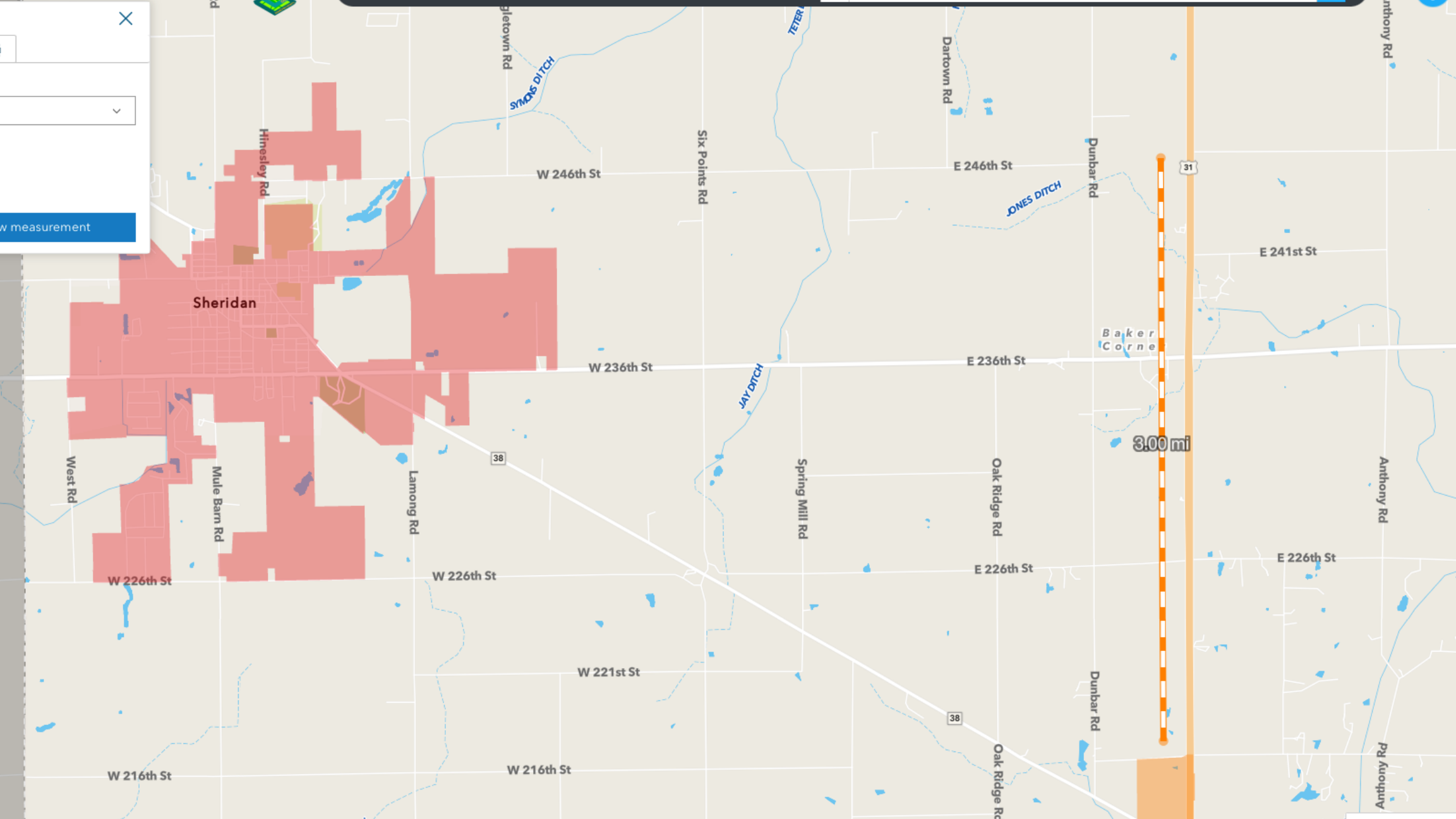
Unit: Miles

Distance: 3.00 mi

New measurement



2,000 ft



Selected features: 0



Measure

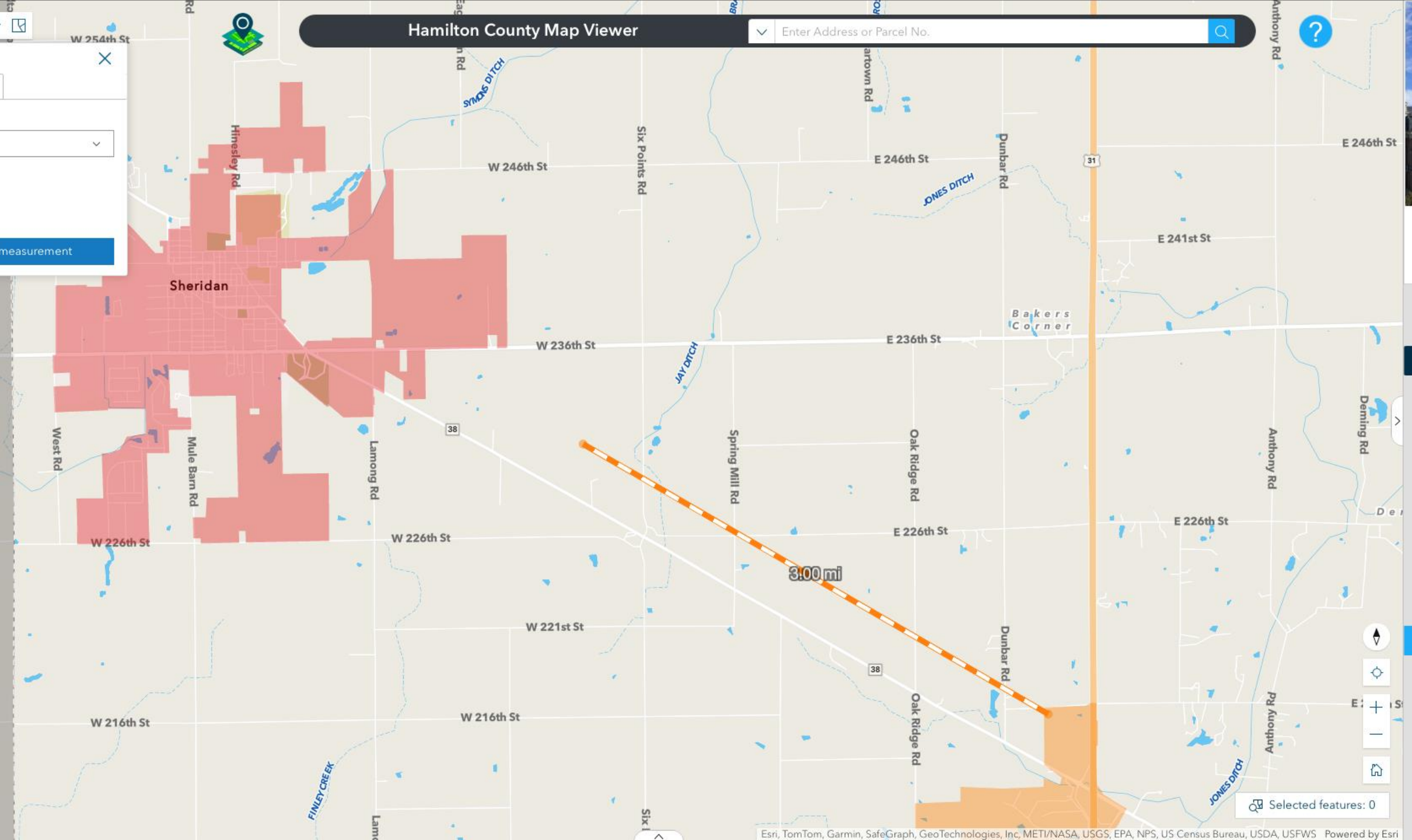
Unit: Miles

Distance: 3.00 mi

New measurement



2,000 ft



Selected features: 0

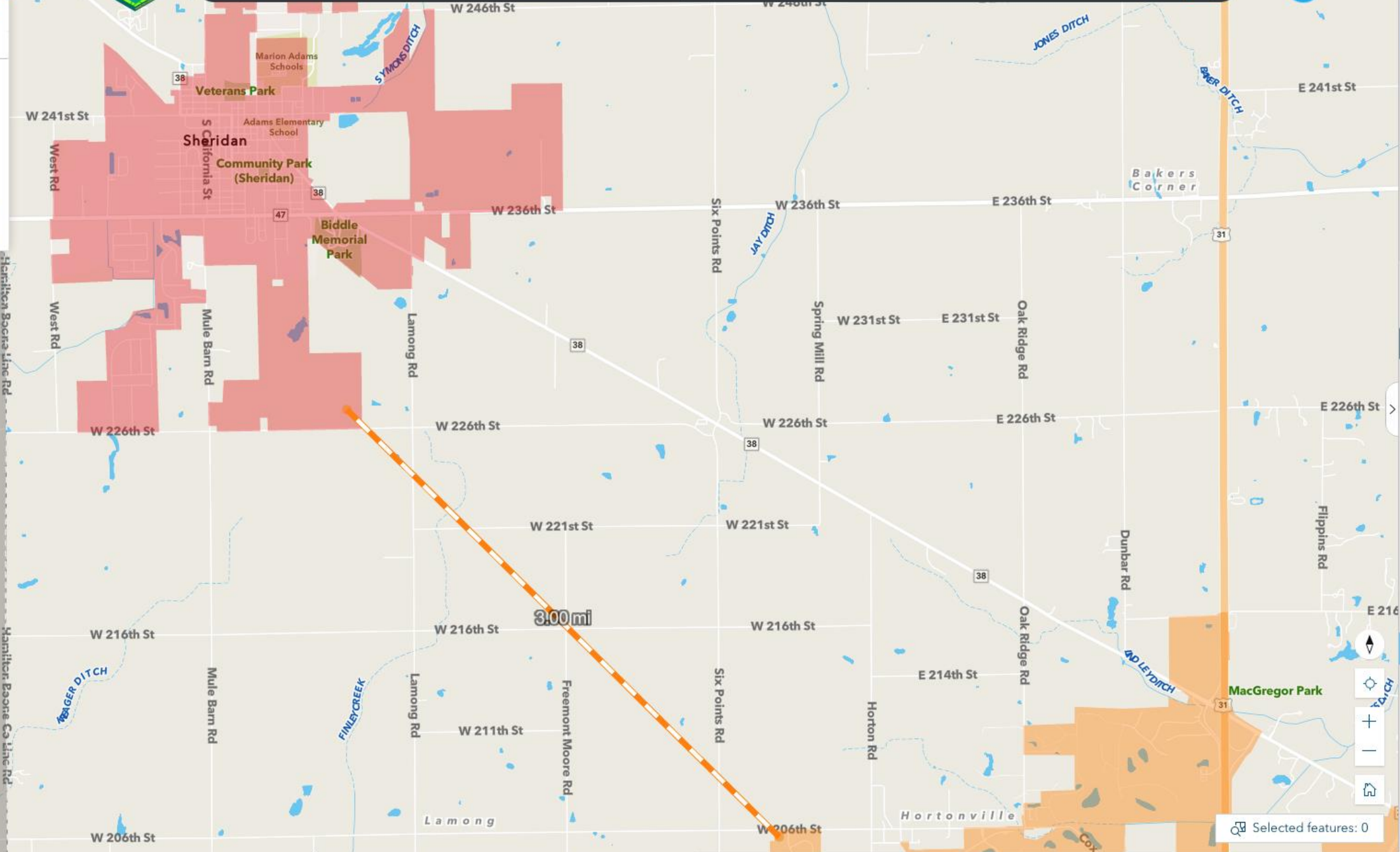
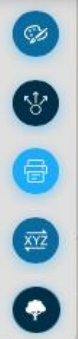


Measure

Unit: Miles

Distance: 3.00 mi

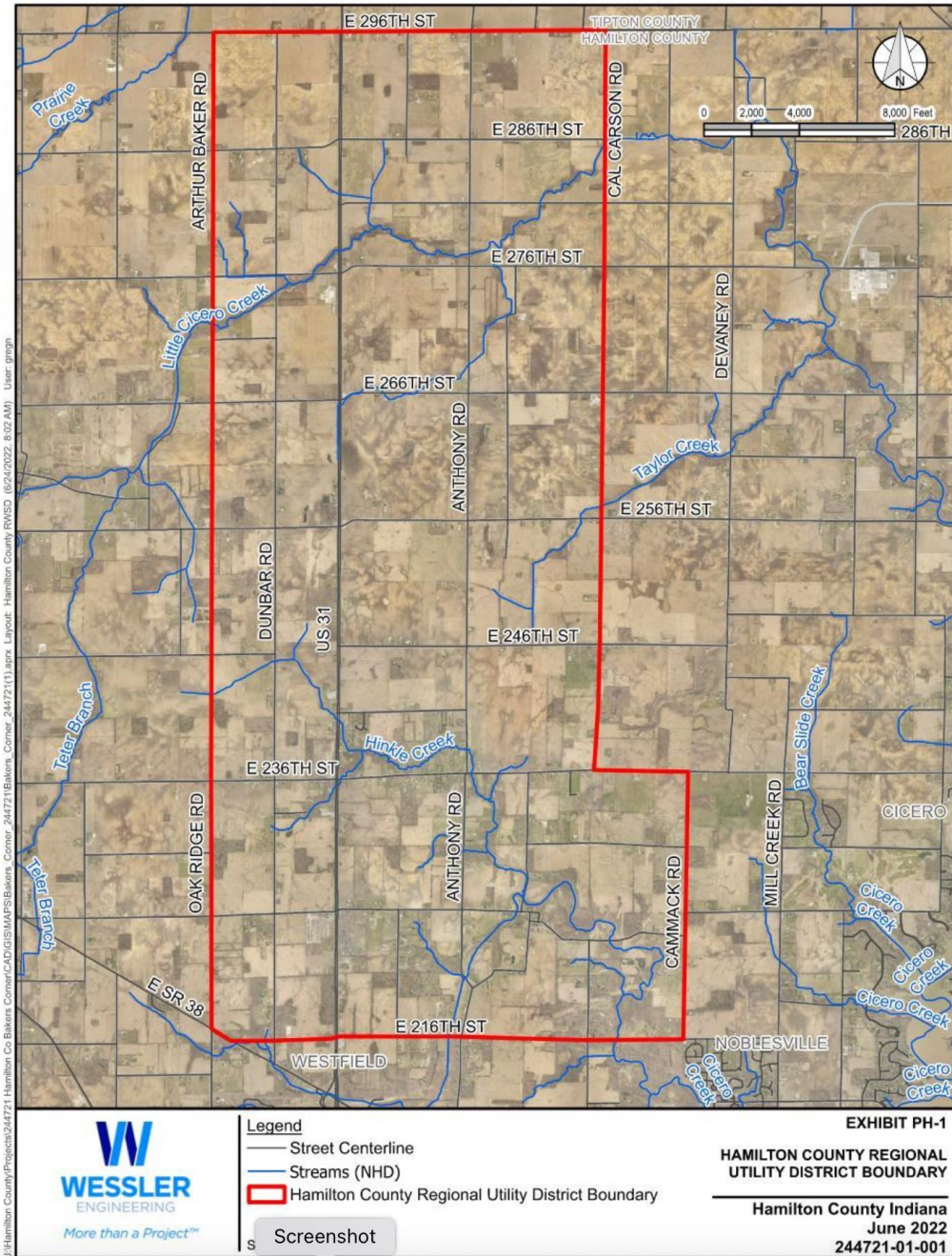
New measurement



Selected features: 0



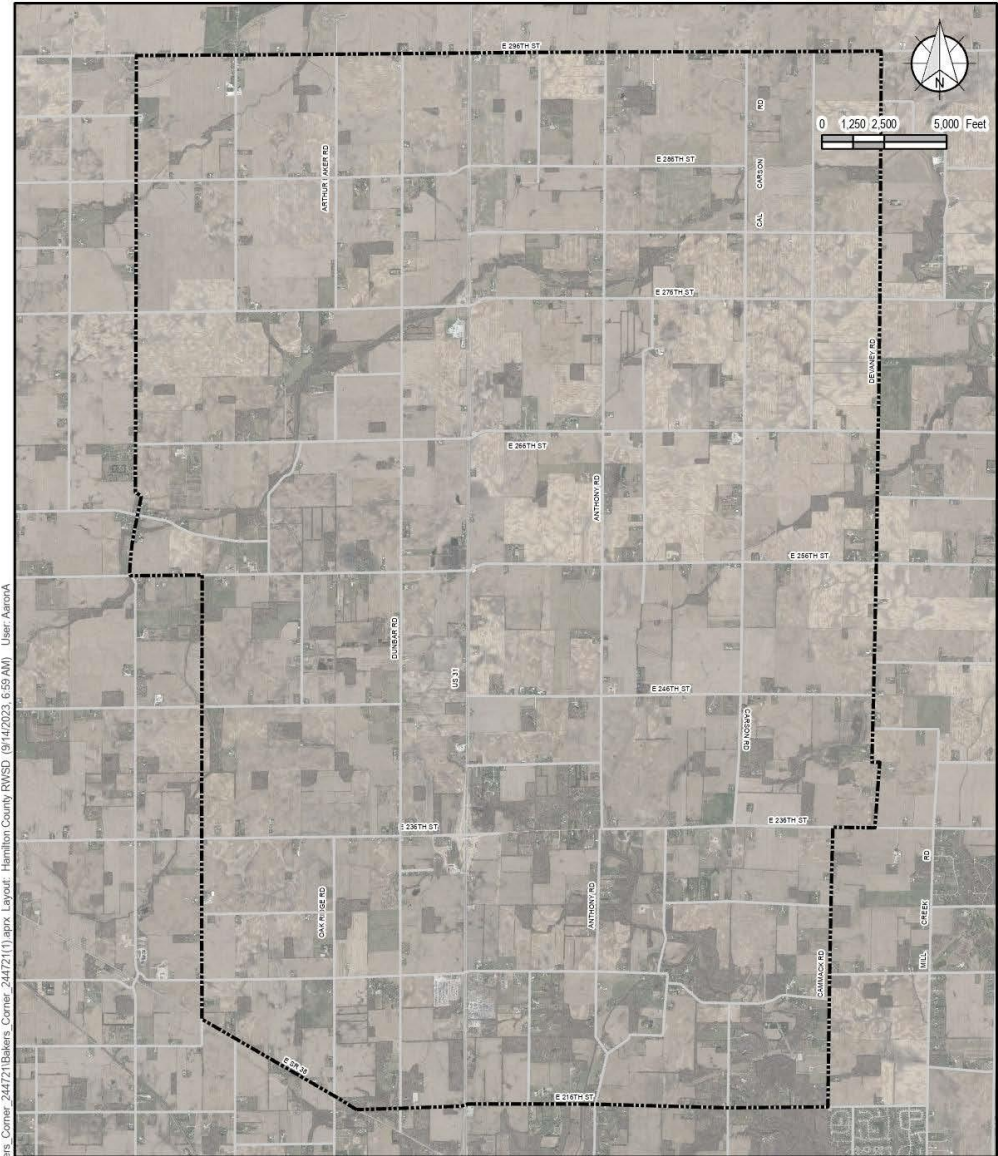
# Proposed Regional Utility District Map





- Current Hamilton County Regional Utility District Boundary

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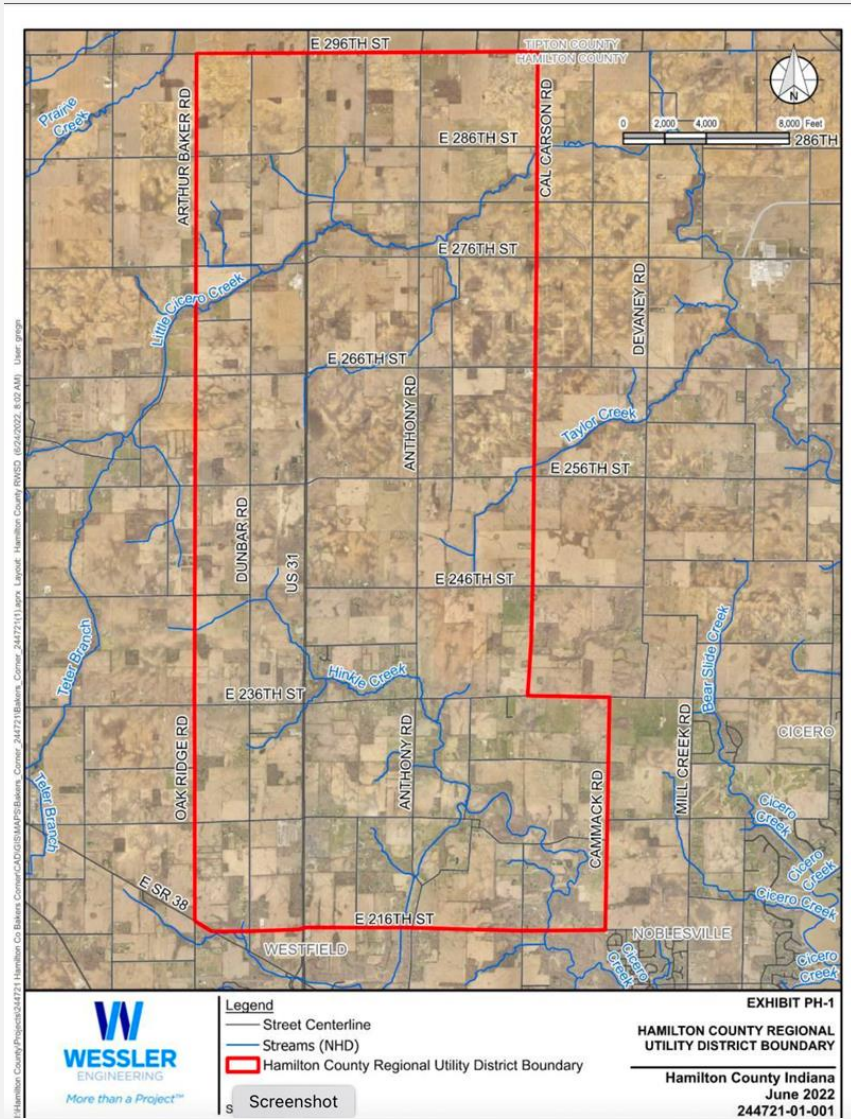
**Legend**  
 - - - - - Service Area

**EXHIBIT A**  
**UTILITY DISTRICT BOUNDARY**  
 Hamilton County Regional  
 Utility District  
 Hamilton County Indiana  
 September 2023  
 244721-01-001

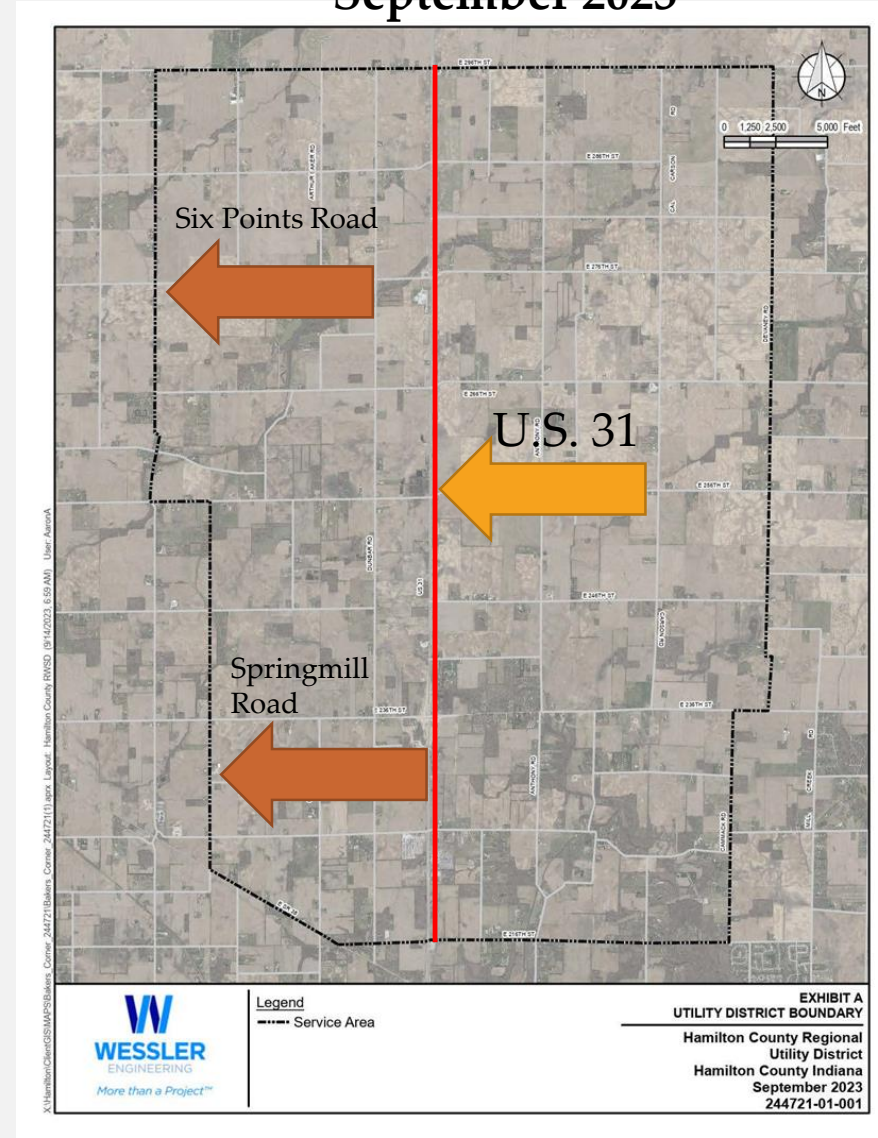


# UTILITY DISTRICT

**June 2022**



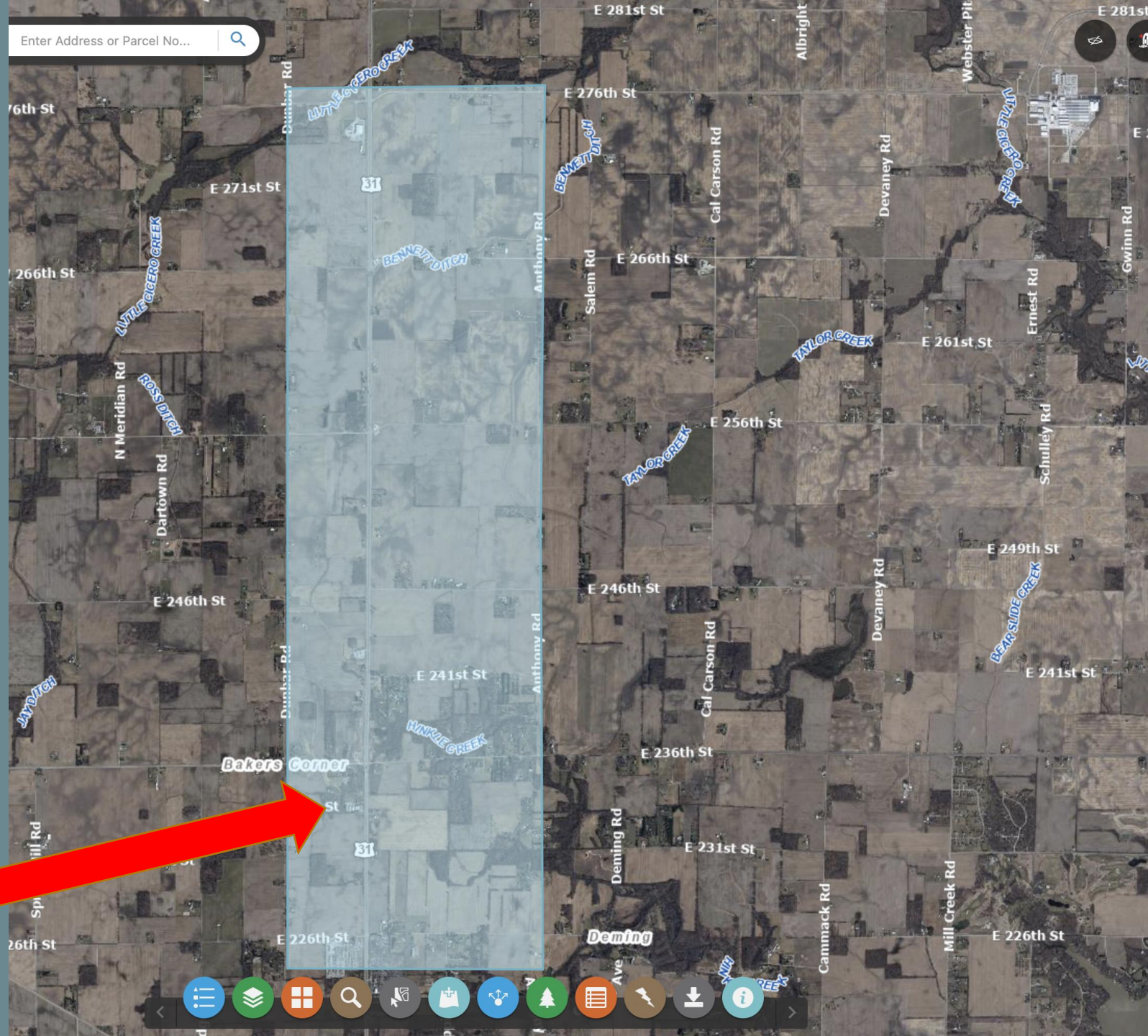
**September 2023**





# RELEVANT FACT(s)

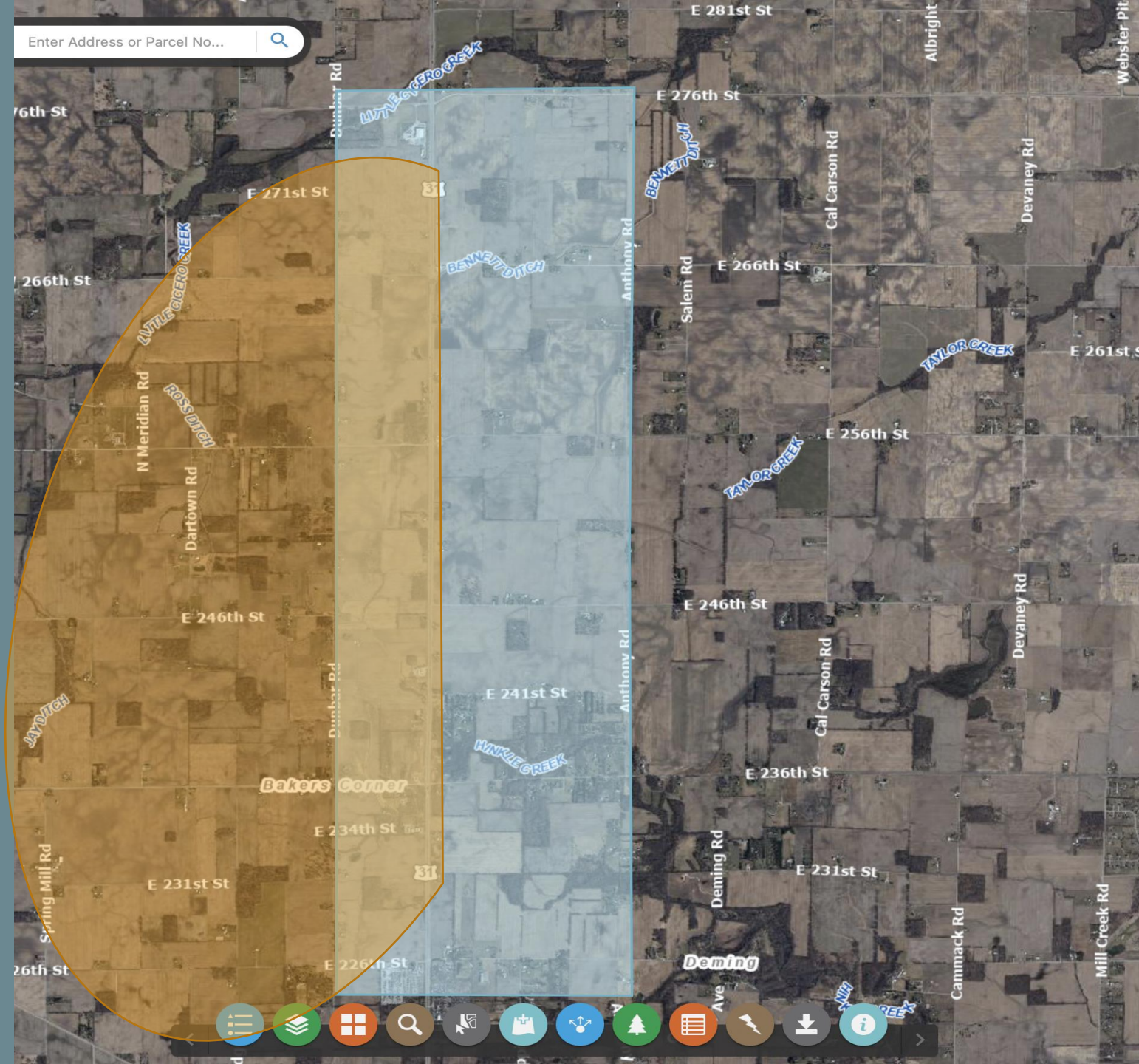
- Hamilton County  
Establishing Water &  
Wastewater Utilities along  
the corridor.
- A potential investment of  
\$41 Million +/-
- Starting at Bakers Corner





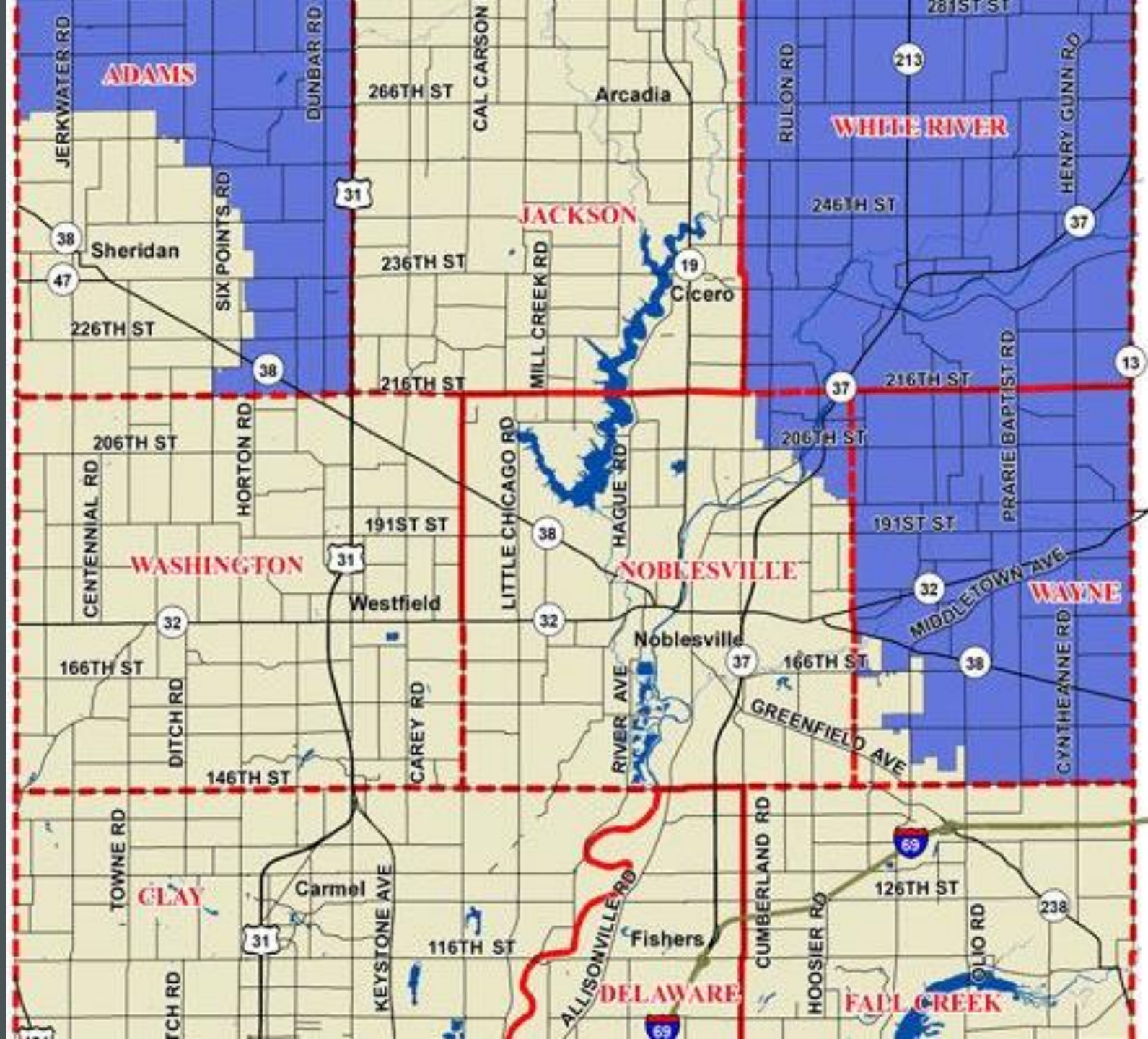
# WHAT DOES THIS MEAN?

- More than likely serve as an Economic Growth & Development Catalyst
- Continued Expansion of the US 31 Commerce Corridor.
- Increasing Assessed Value
- Job Creation
- Retail, Commercial & Residential Growth Opportunities
- And more



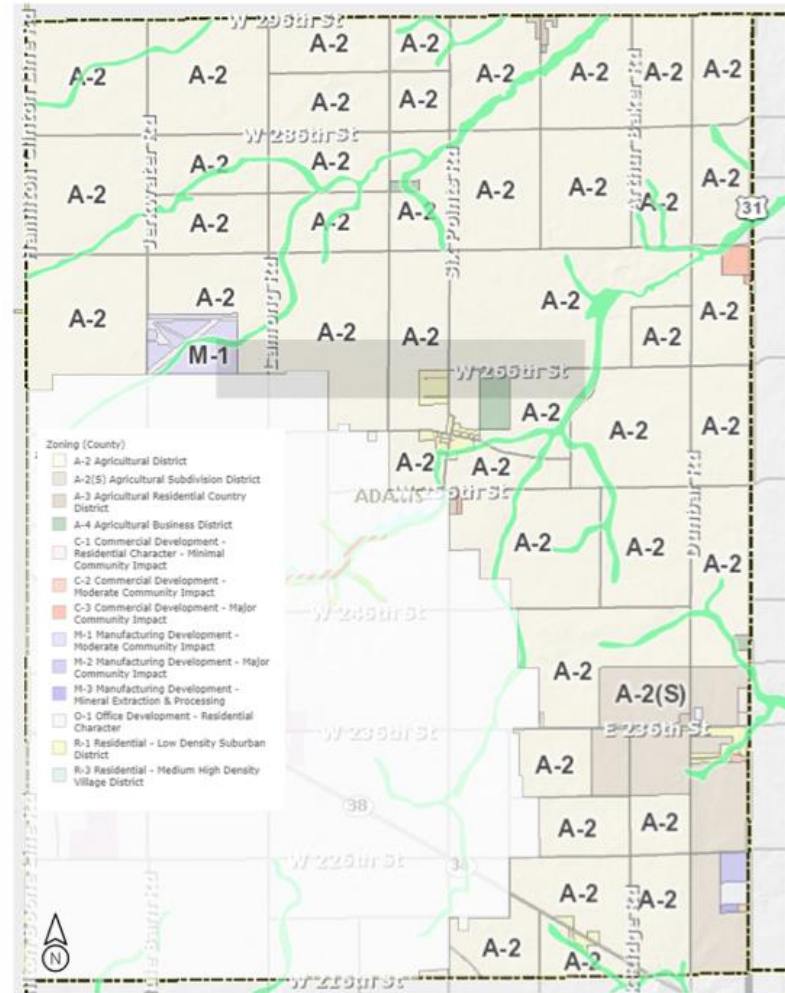


# Land Use Planning & Zoning Jurisdictions



# Land Use & Zoning of Adams Township as depicted in County Comprehensive Land Use Plan {Comp Plan}.

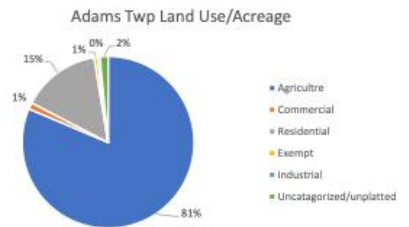
Existing zoning map in Adams Township



## ADAMS TOWNSHIP

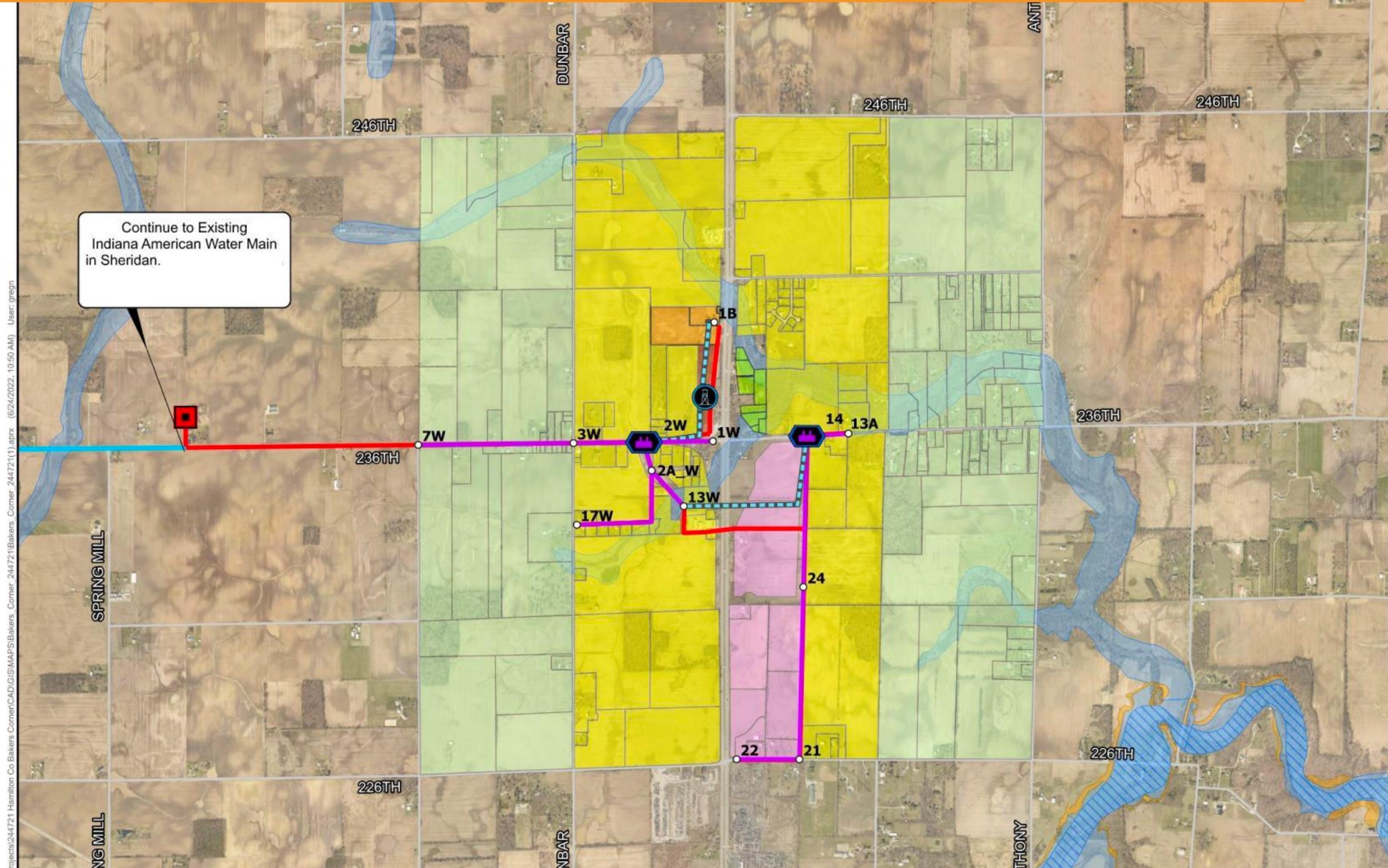
### Existing Land Use

Adams Township has a little over 31,500 acres in the Plan Commission's jurisdiction. Approximately 25,600 acres are designated as A-2 which is the agricultural zone. Per the zoning code, this district permits "the full range of agricultural activities as well as certain planned, large lot residential development with development standards which protect the full range of agricultural uses."





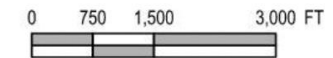
# PHASE 1 - CONCEPTUAL LAYOUT



Continue to Existing  
 Indiana American Water Main  
 in Sheridan.

**Legend**

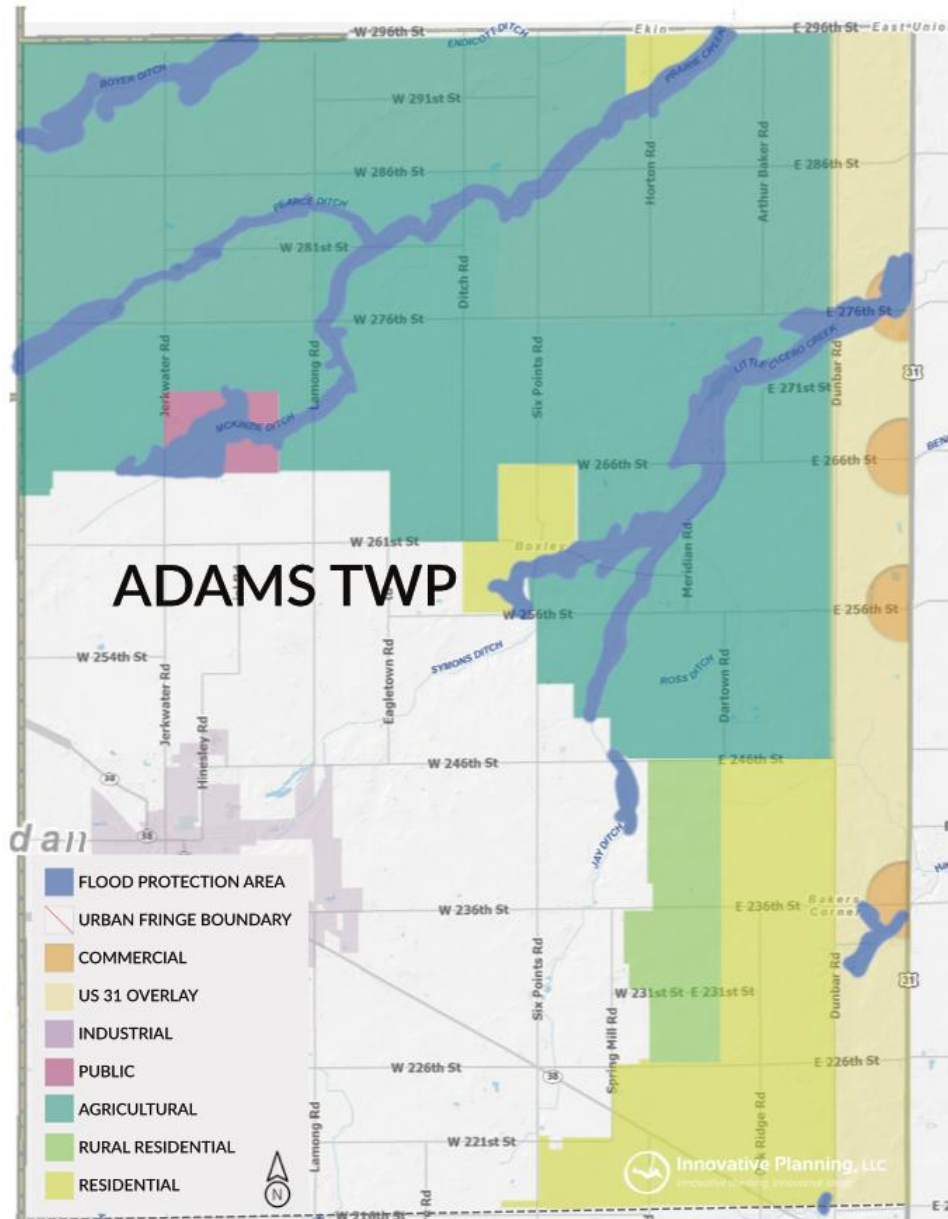
- Proposed Elevated Storage Tank
- Proposed Booster Station
- Initial Lift Station
- Manhole
- Initial Water Main
- Transmission Main by Others
- Sanitary Force Main
- Initial Water/Sanitary Corridor
- NFHL Flood Hazard Zones
  - 1% Annual Chance (100-Year)
  - Floodway
  - 0.2% Annual Chance (500-Year)
- Zoning
  - Access Area to WWTP
  - Commercial
  - Light Commercial
  - Proposed WWTP
  - Residential
  - Tree Protection Zone



**EXHIBIT PH-5**  
**PHASE 1**  
**CONCEPTUAL**  
**WATER AND SANITARY**  
**SYSTEM LAYOUT**

H:\Projects\244721 Hamilton Co Bakers Center\CAD\GIS\MAPS\Bakers\_Center\_244721\Bakers\_Center\_244721\11.spx (6/24/2023, 10:50 AM) User: gregj





# ADAMS TWP

- Land Use prescribed in the Hamilton County Comprehensive Land Use Plan

2020 Comprehensive Plan Proposed Land Use Map



# A SIMPLE QUESTION

Are we ok with the City of Westfield annexing  
Adams Township {our community}?



IF THE ANSWER IS YES,

Then we must ask ourselves:

- What are the effects of such an action?
- Where will it stop?
- What are the opportunity costs that will forever impact our community?
- Will development be “diverted” to newly annexed Westfield (Adams Township) instead of our community?
- Control of Planning and Zoning?
- And many other questions.



IF THE ANSWER IS YES,

- What are the effects of such an action?
  - Reduction in Assessed Value relative to Fire Protection = Associated Tax Revenue will go to City of Westfield.
- What are the opportunity costs that will forever impact our community?
  - Excluded from the Economic Growth & Development that most assuredly will occur along / within the US 31 Corridor.
  - Likely forever limit the ability for the Sheridan community to grow economically in a manner we could otherwise.
  - With fewer tools at our disposal competitiveness could be further increased in an already competitive marketplace.



## IF THE ANSWER IS YES,

- If Westfield marches north, Sheridan will no longer likely have extra-territorial jurisdiction re: planning/zoning. Westfield would control zoning in Adams Township and could basically do whatever it wants with land-use standards (so long as it matches their comp plan).
  - In other words, Westfield could decide it has enough housing already within it's current boundary and shift most of its housing demand into Adams Township creating undue pressure on our School Corporation. Or they could direct most commercial / industrial into our township thus creating industrialized climate.
  - The opportunity to control these decisions will be lost if we allow it.
- If Westfield annexation activities commence, where will it stop?
  - As we sit here today, we do not know.
- **Simply stated: We'll be on the outside looking in.**



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# A SIMPLE QUESTION

Are we ok with the City of Westfield annexing  
Adams Township {our community}?

IF THE  
ANSWER IS  
NO,

Then we must ask ourselves:

What tools are available and what steps can we take in order to prevent another community from encroaching into our community?





INDIANA STATUTE  
OUTLINES TYPES  
AND PROCESSES OF  
REORGANIZATION

- Various types of reorganizations authorized in Indiana Code 36-1.5-4
- Specifically, Indiana Code 36-1.5-4-1 (a)(7)
- Indiana Code 36-1.5-4-3



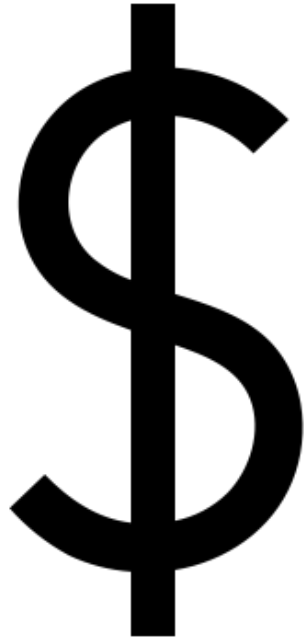
THE PROCESS IS A  
PARTNERSHIP  
BETWEEN THE  
TOWNSHIP AND THE  
TOWN

Legislative Process

1. Adopt mirror resolutions to commence the process of information gathering
2. Communities prepare a “comprehensive plan of reorganization” (“Plan”) for the reorganization to occur. This Plan will govern the actions, duties, and powers of the newly formed Town of Sheridan that are not specified by law. *{This could be the focus of a joint committee}*

**The Plan is a “clean page” allowing significant latitude when creating the reorganized governmental unit.**

**Example: Employment positions, roles, responsibilities, number of legislative seats, legislative districts, service levels, etc...**



## FISCAL IMPACT ANALYSIS

Part of the Plan includes a Fiscal Impact Analysis

An objective data analysis with recommendations of the financial resources that will be required in order to provide necessary services?

This will tell us tax rates, cost of services: police, roads/streets, parks, township assistance and other governmental services.

**Until this analysis is conducted everything is anecdotal and uninformed speculation.**



# INDIANA STATUTE OUTLINES TYPES AND PROCESSES OF REORGANIZATION

## Legislative Process

- Once the Plan is complete, both units must post a copy of the Plan on its website not more than thirty (30) days after receiving it.
- Must also submit the fiscal impact analysis to DLGF<sub>1</sub> for review (at least three (3) months before the election in which the public question will be on the ballot.)
  - *DLGF's incurred expenses must be paid by communities*
- In conjunction, both units shall, in the year before the reorganization is set to occur, adopt tax levies, tax rates, and a budget for the reorganized Town of Sheridan and establish the election districts.
  - Done either through the adoption of substantially identical resolutions or, if authorized in the Plan, through a joint board.
- After DLGF approves the fiscal plan, each community must create a resolution and hold two (2) separate meetings and one (1) public hearing
  - *Board can approve resolutions at public hearing or a meeting following the public hearing.*

{1, Department of Local Government Finance}

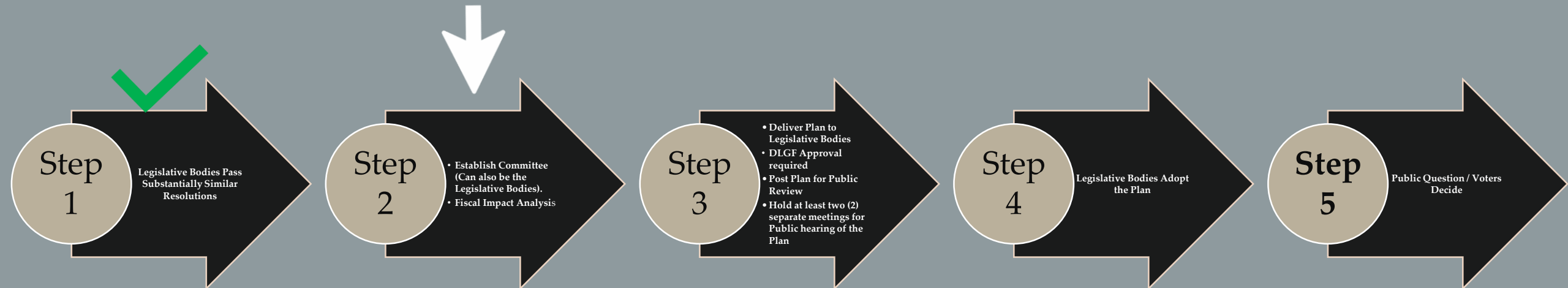
Indiana statute outlines types and processes of reorganization



**Election Process – the citizens have the power to choose.**

- After certification of the Plan, the recorder shall notify the Hamilton County Election Board, which shall prepare and submit ballot language to DLGF for approval.
- Once approved, the recorder shall certify the public question to the county election board and file a notice of the certification with the county auditor. The county election board shall place the public question on the ballot at the next regularly scheduled general or municipal election that will occur in all precincts of the reorganizing political subdivisions.
- Must receive at least 50% of the votes in each community in order to pass.

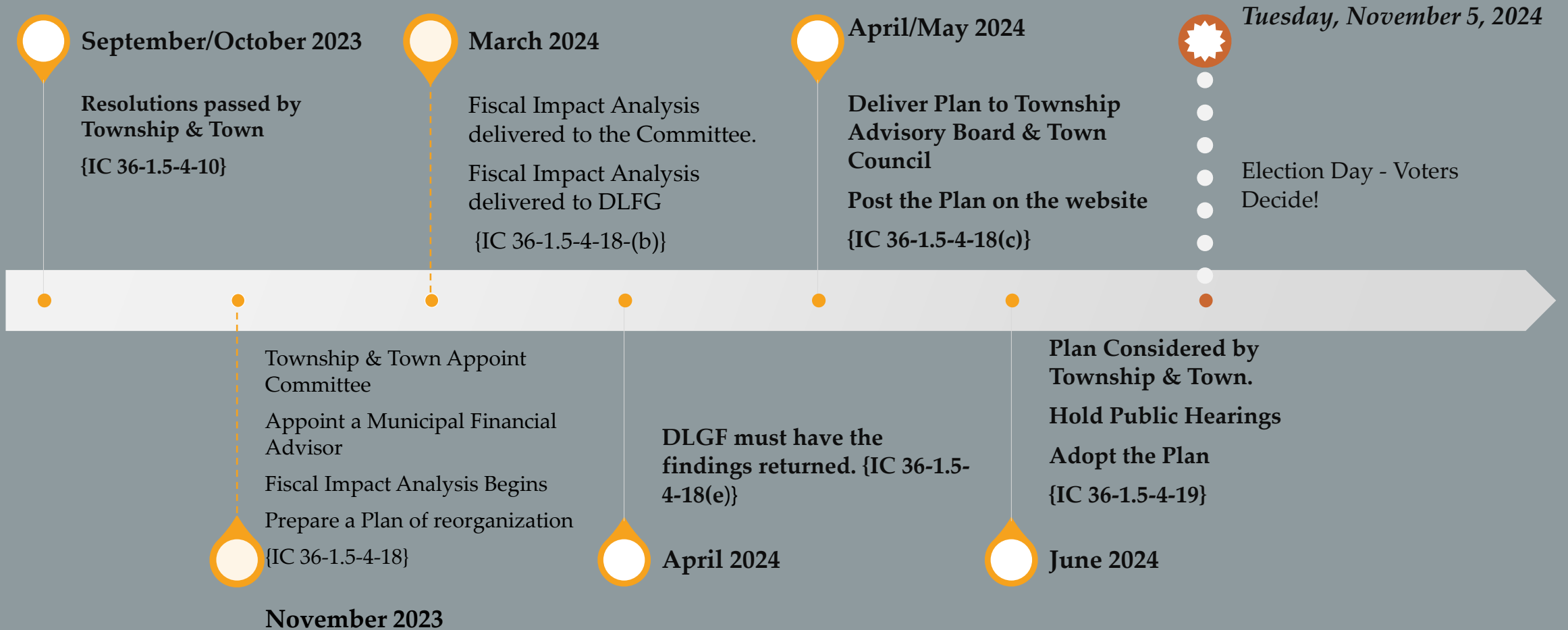
# WHERE WE ARE NOW IN THE PROCESS?





# REORGANIZATION PROJECT MILESTONES

## IC 36-1.5-4



# Adams Township & Sheridan Re-Org?

This  
Affects  
YOUR



- >>> TAXES
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QUESTIONS  
AND  
DISCUSSION