



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

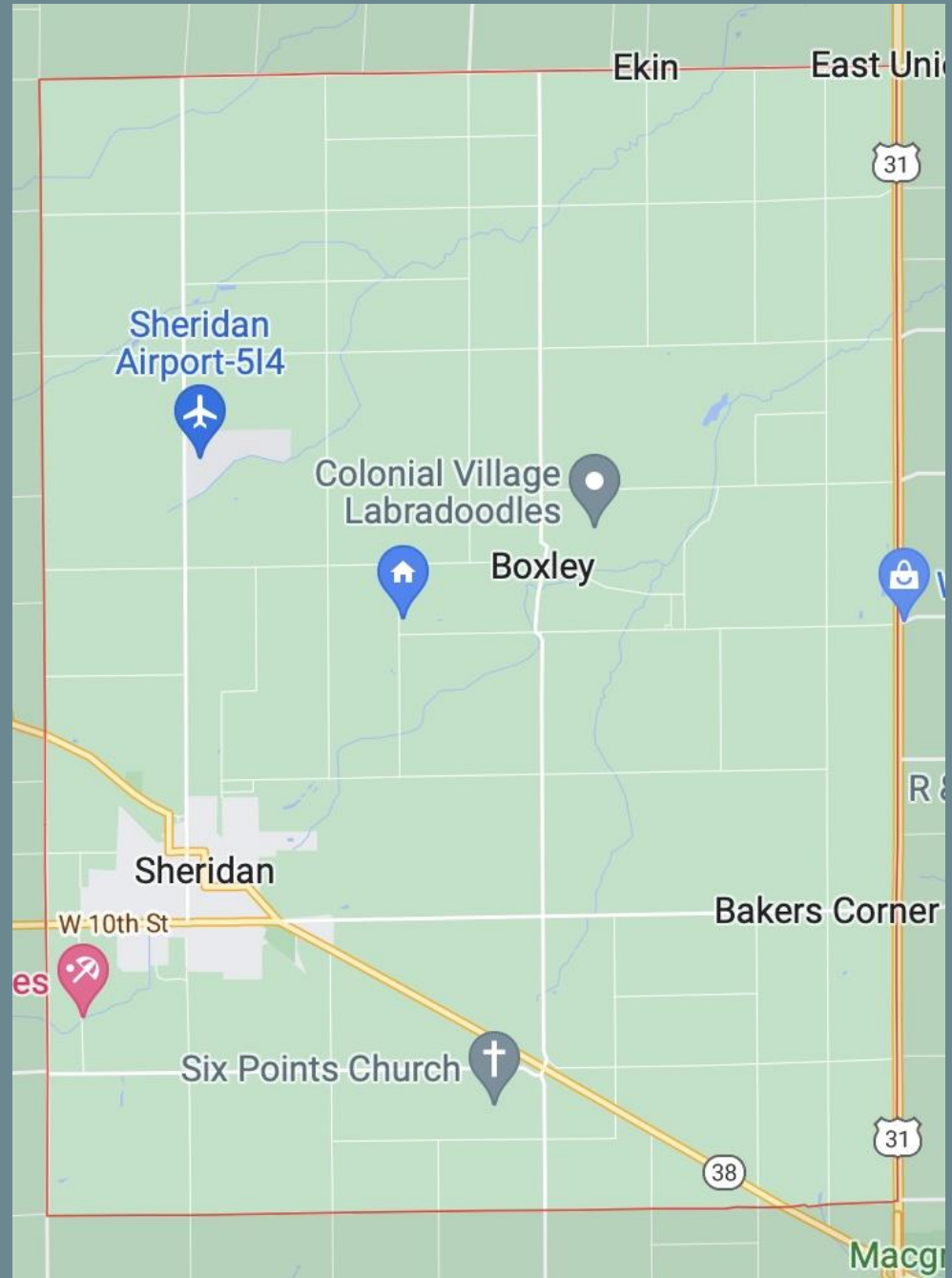
welcome to SPL
103 WEST FIRST STREET SHERIDAN, IN 46069 | 317-758-5201

***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

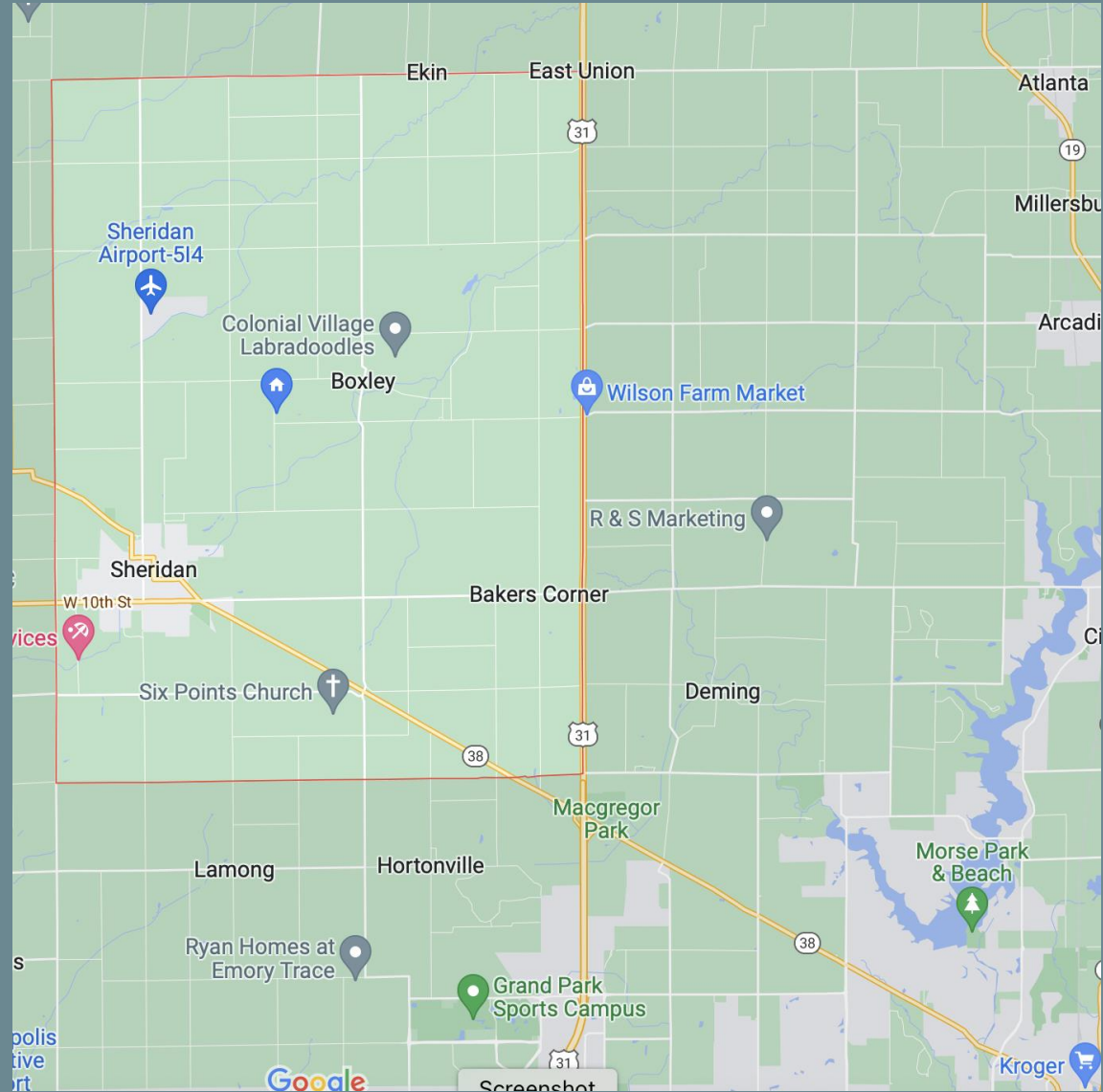
OUR
COMMUNITY

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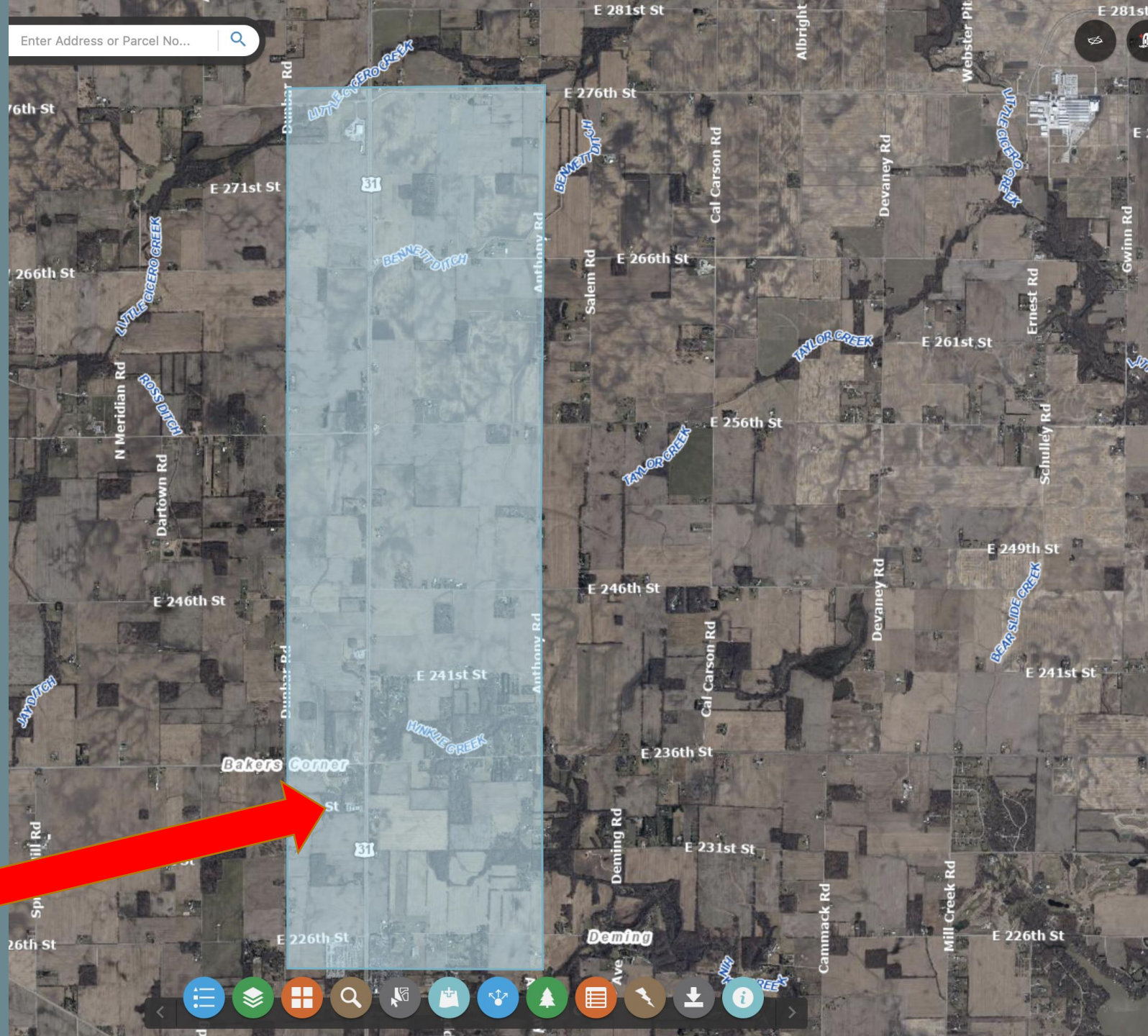
THE BIG PICTURE

- 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.



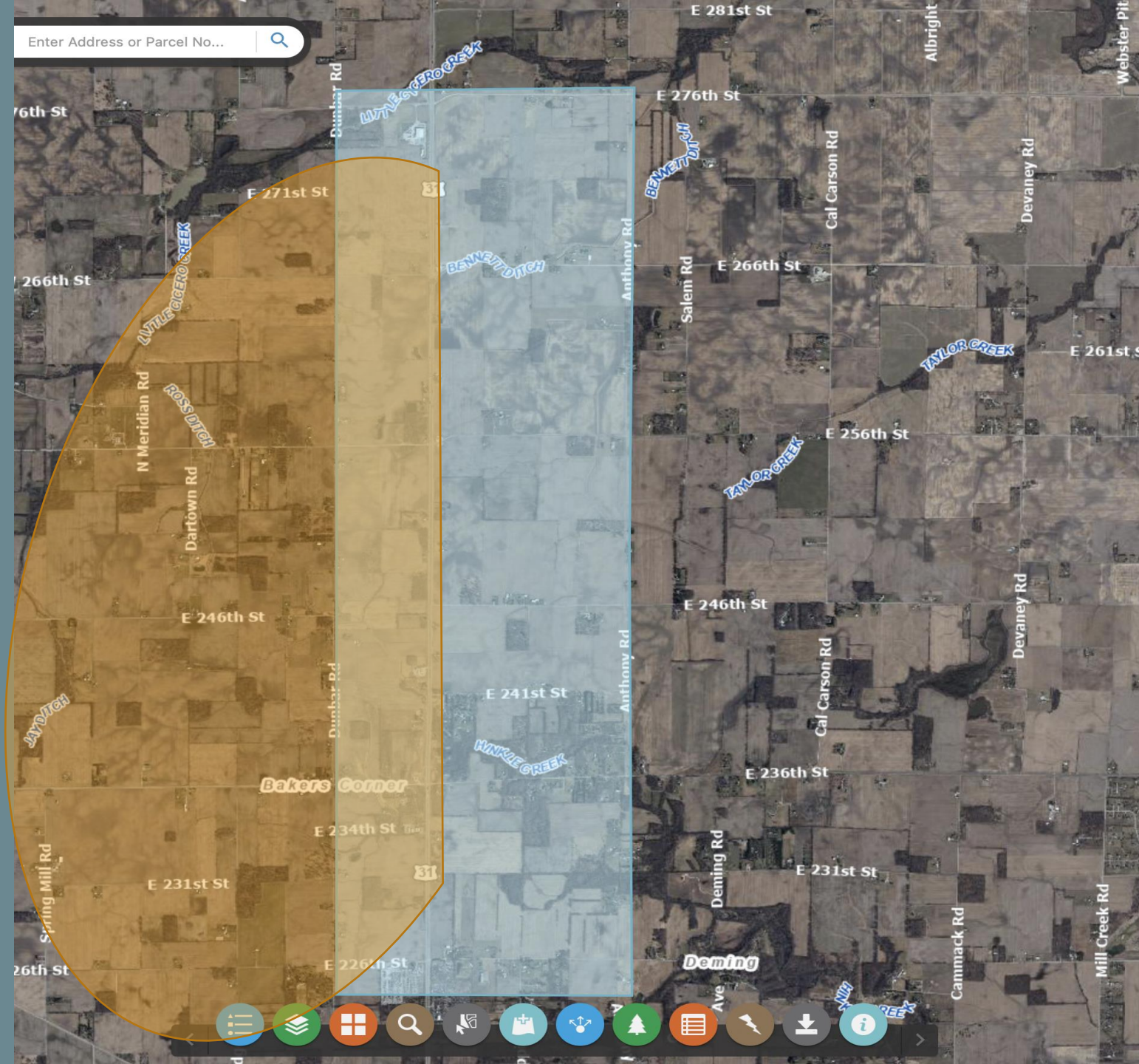
RELEVANT FACT(s)

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



WHAT DOES THIS MEAN?

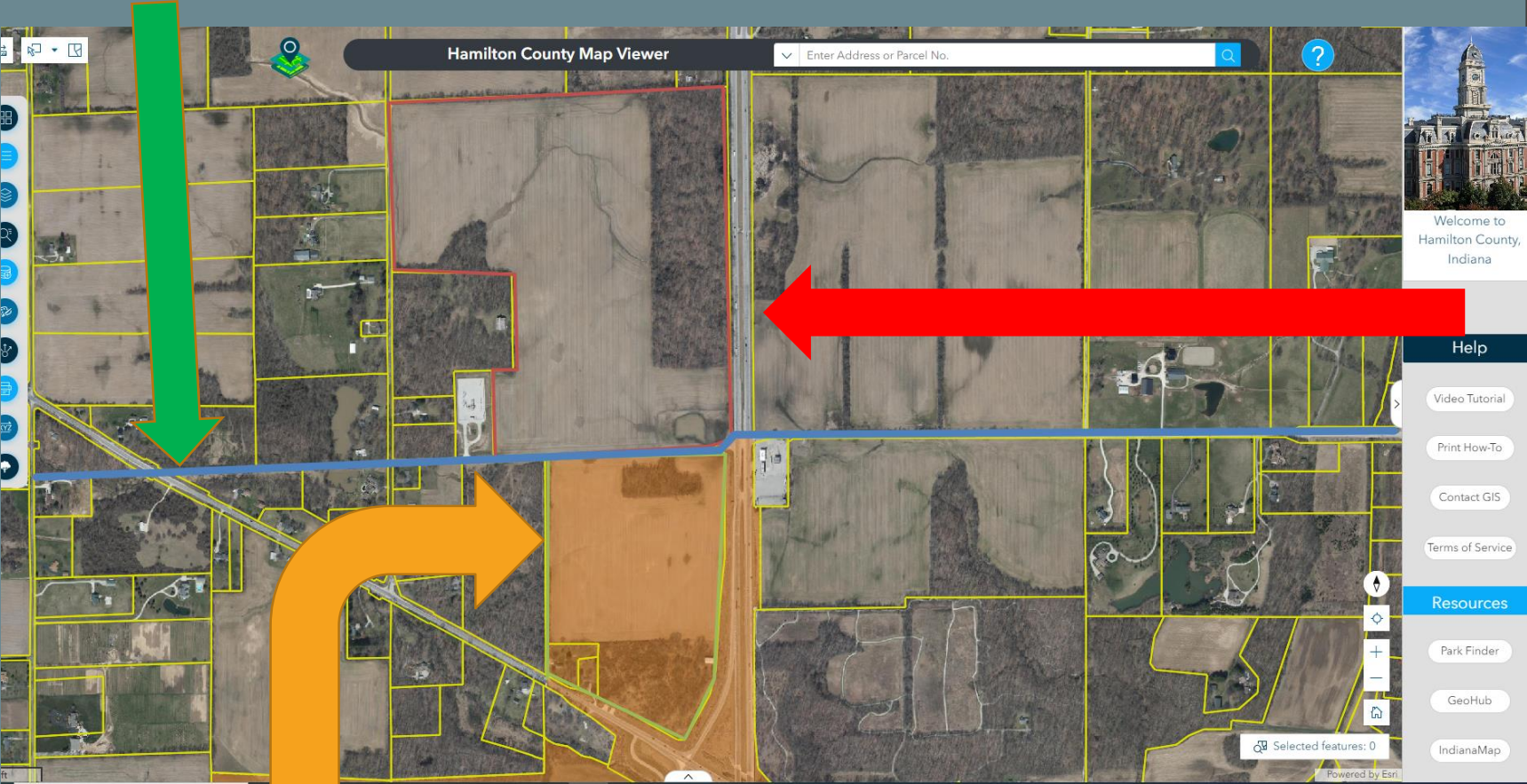
- More than likely serve as Economic Growth & Development Catalyst
- Continued Expansion of the US 31 Commerce Corridor.
- Increasing Assessed Value
- Job Creation
- Retail, Commercial & Residential Growth Opportunities
- And more



216th Street / Adams Township Boundary

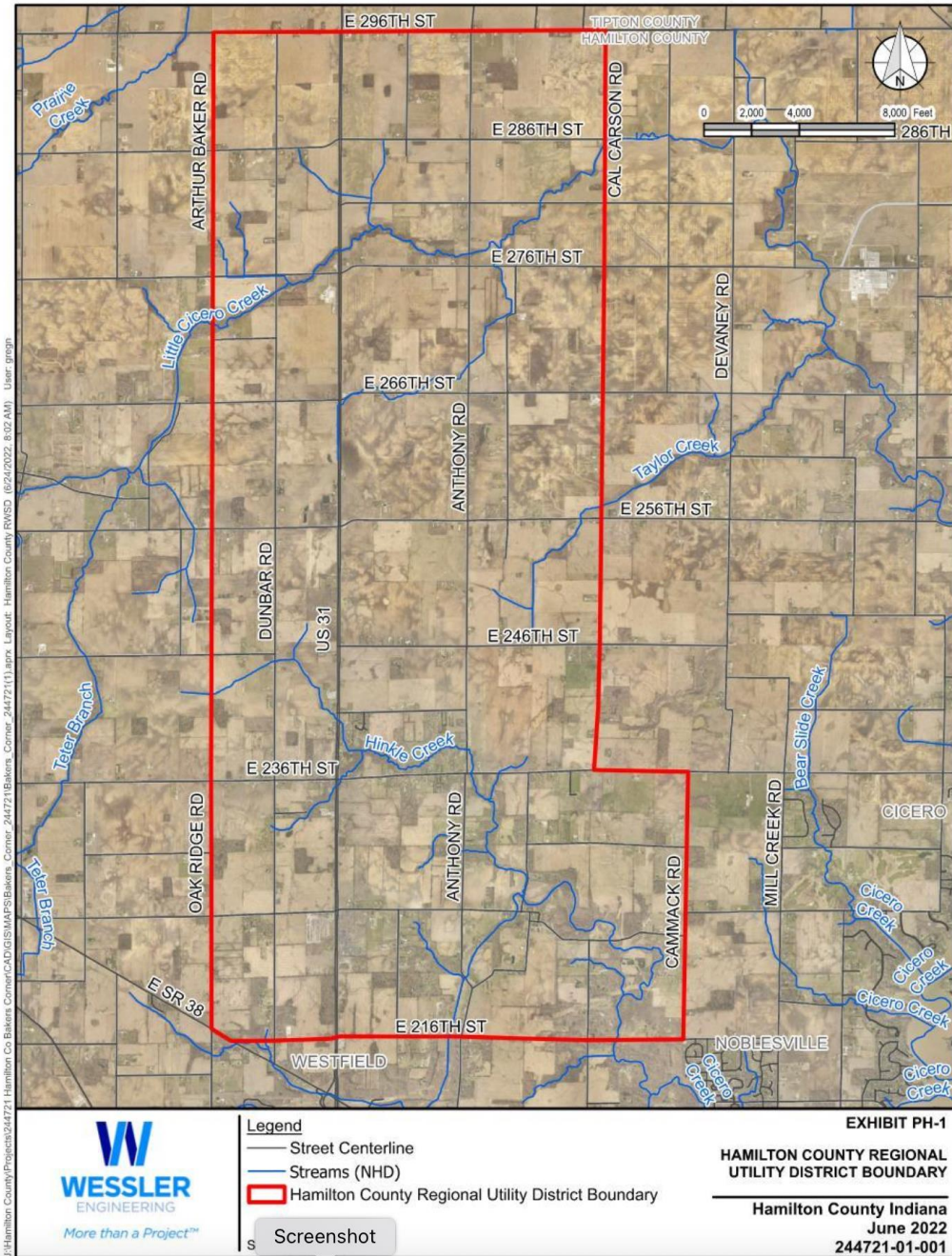
RELEVANT FACTS

- 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

Proposed Regional Utility District Map

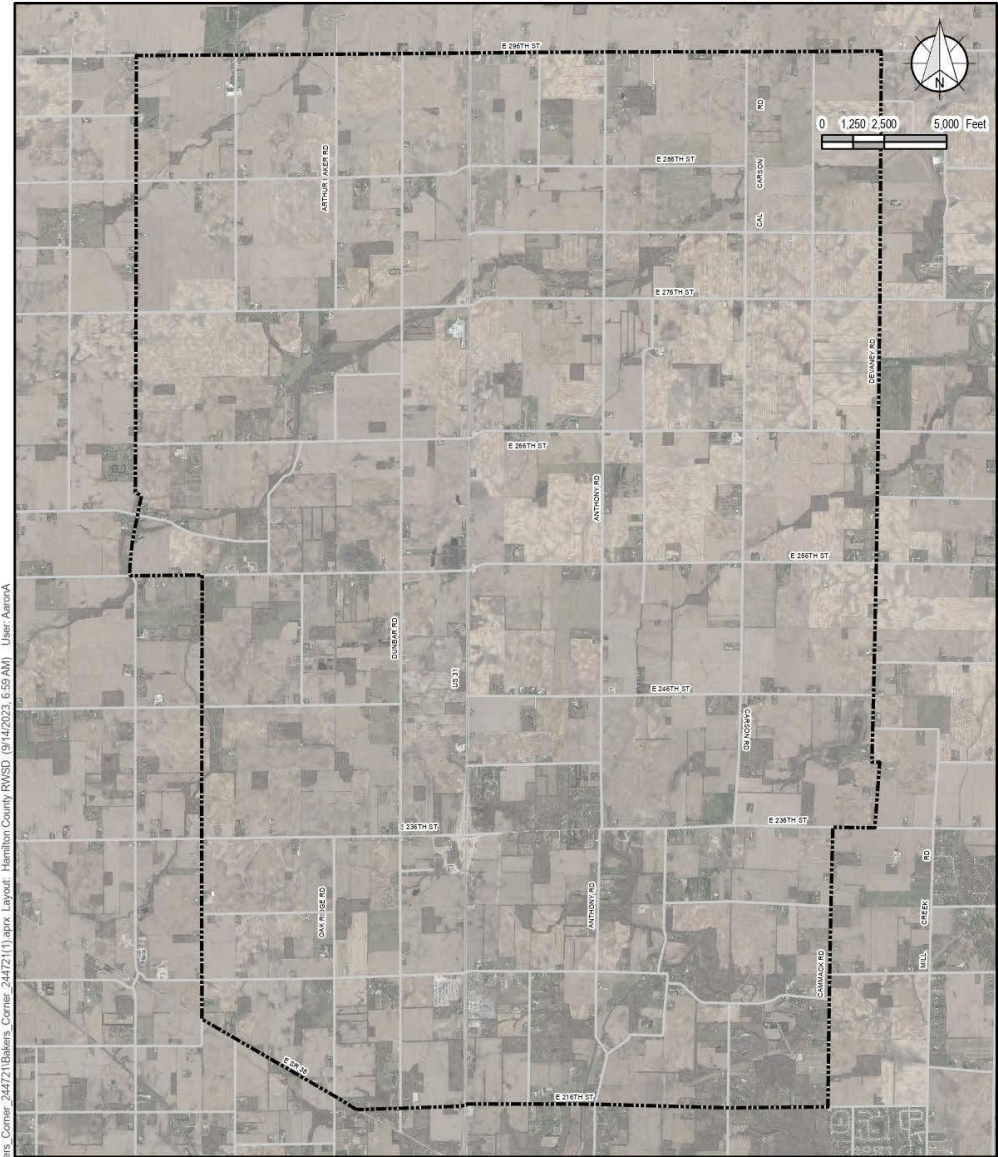


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S Screenshot

- Current Hamilton County Regional Utility District Boundary

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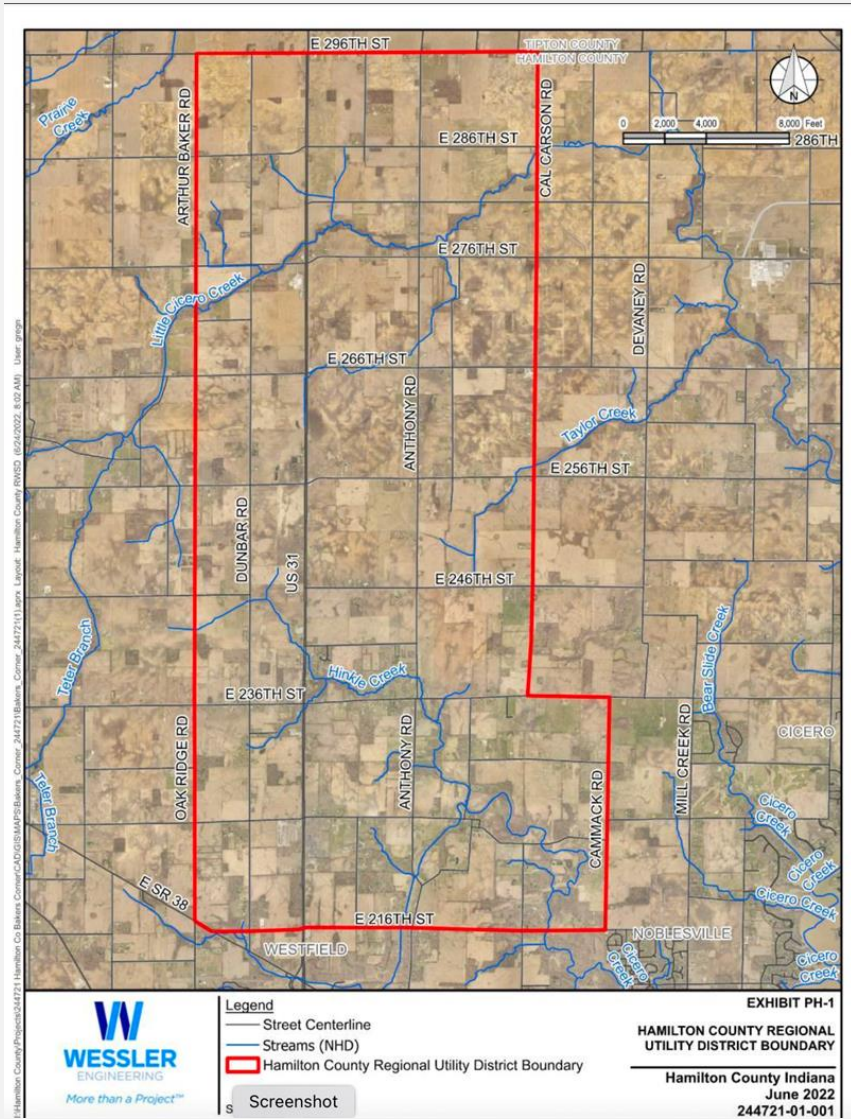


Legend
 - - - - - Service Area

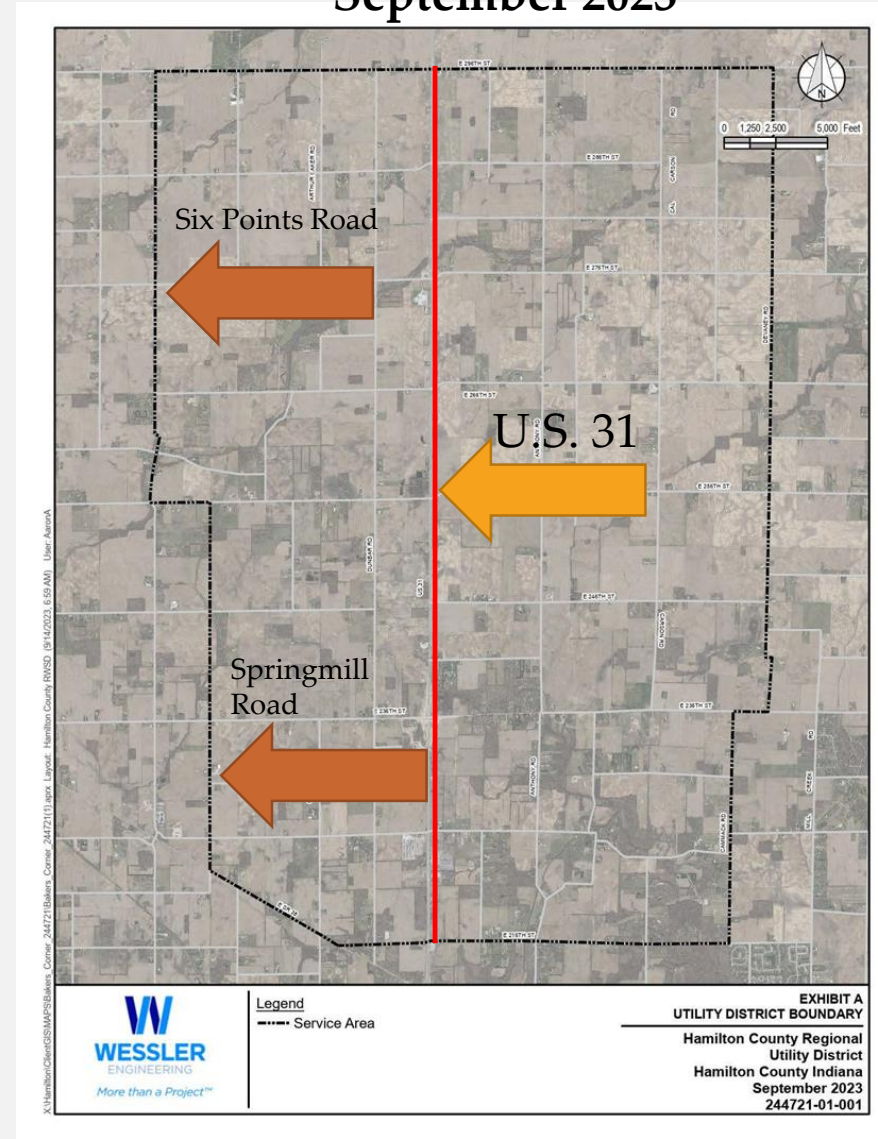
EXHIBIT A
UTILITY DISTRICT BOUNDARY
 Hamilton County Regional
 Utility District
 Hamilton County Indiana
 September 2023
 244721-01-001

UTILITY DISTRICT

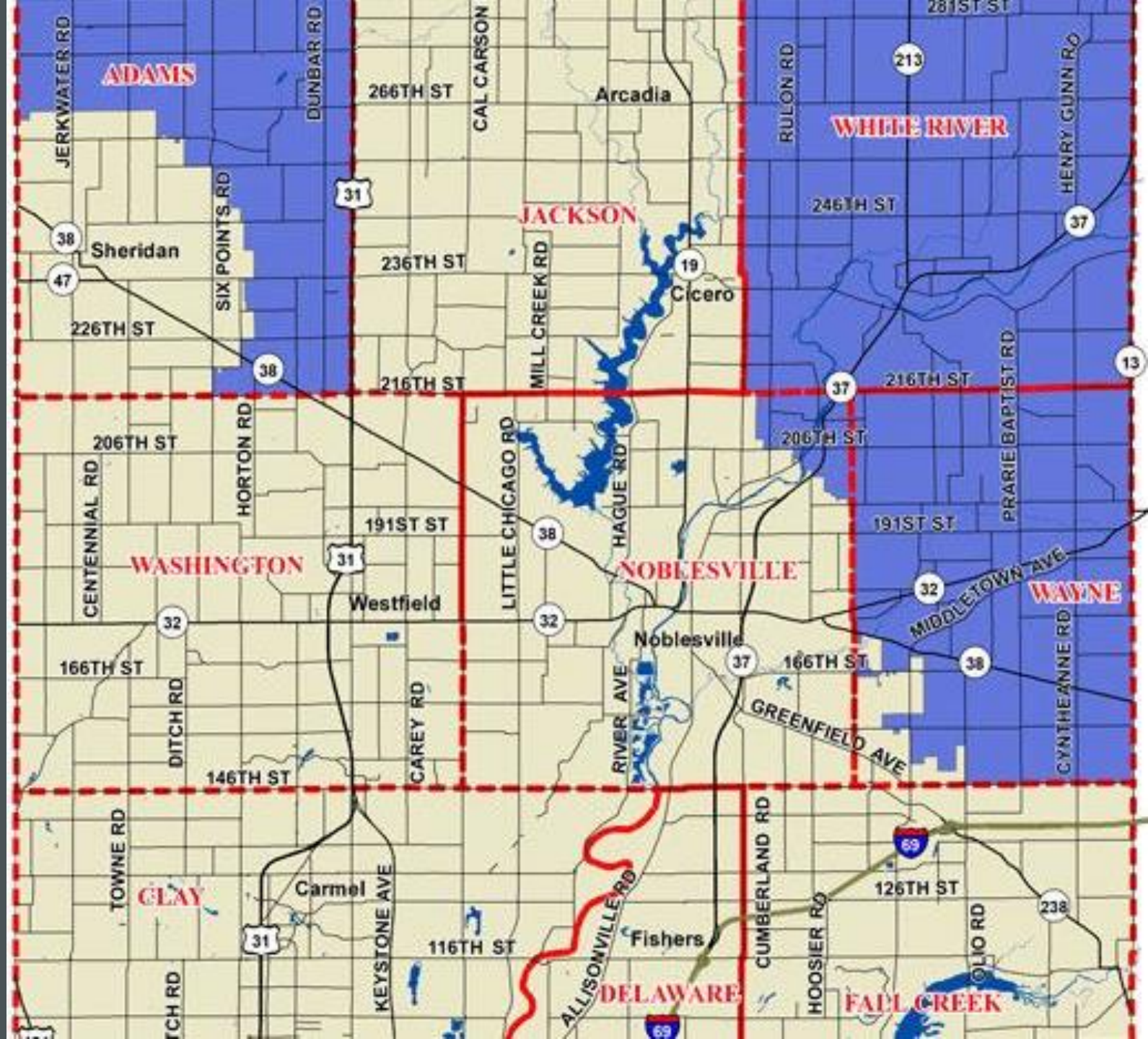
June 2022



September 2023

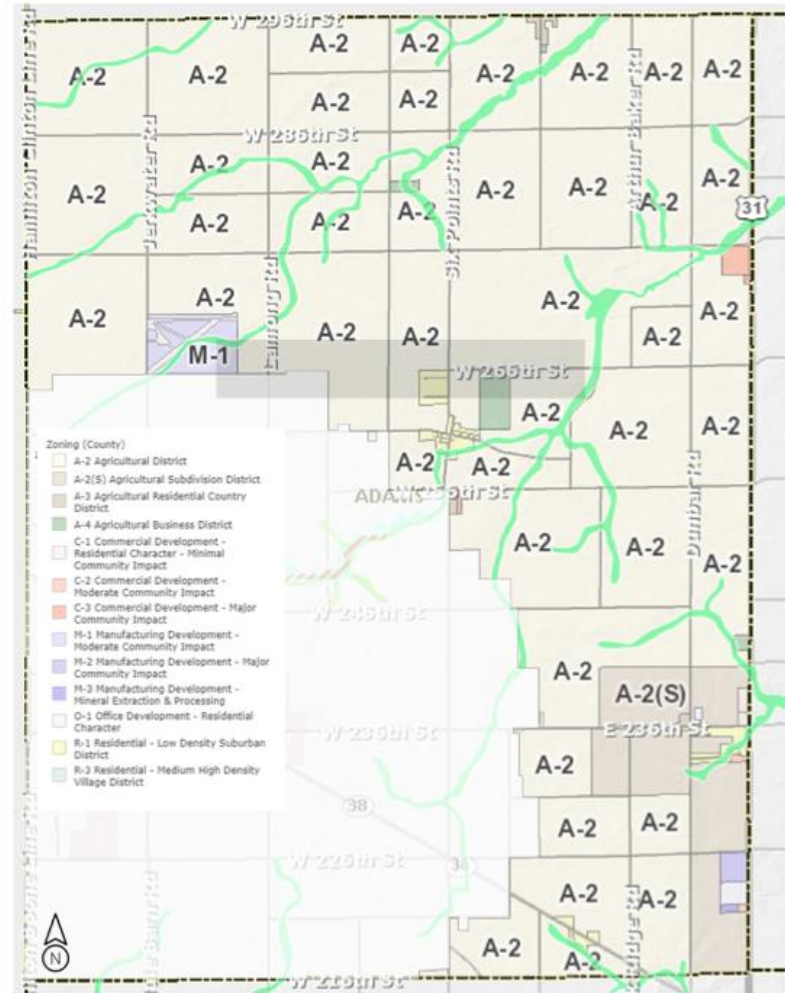


Land Use Planning & Zoning Jurisdictions



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

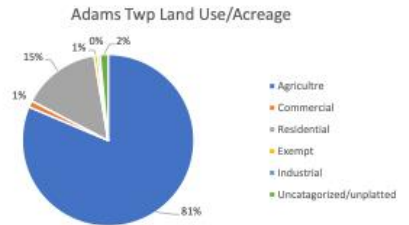
Existing zoning map in Adams Township



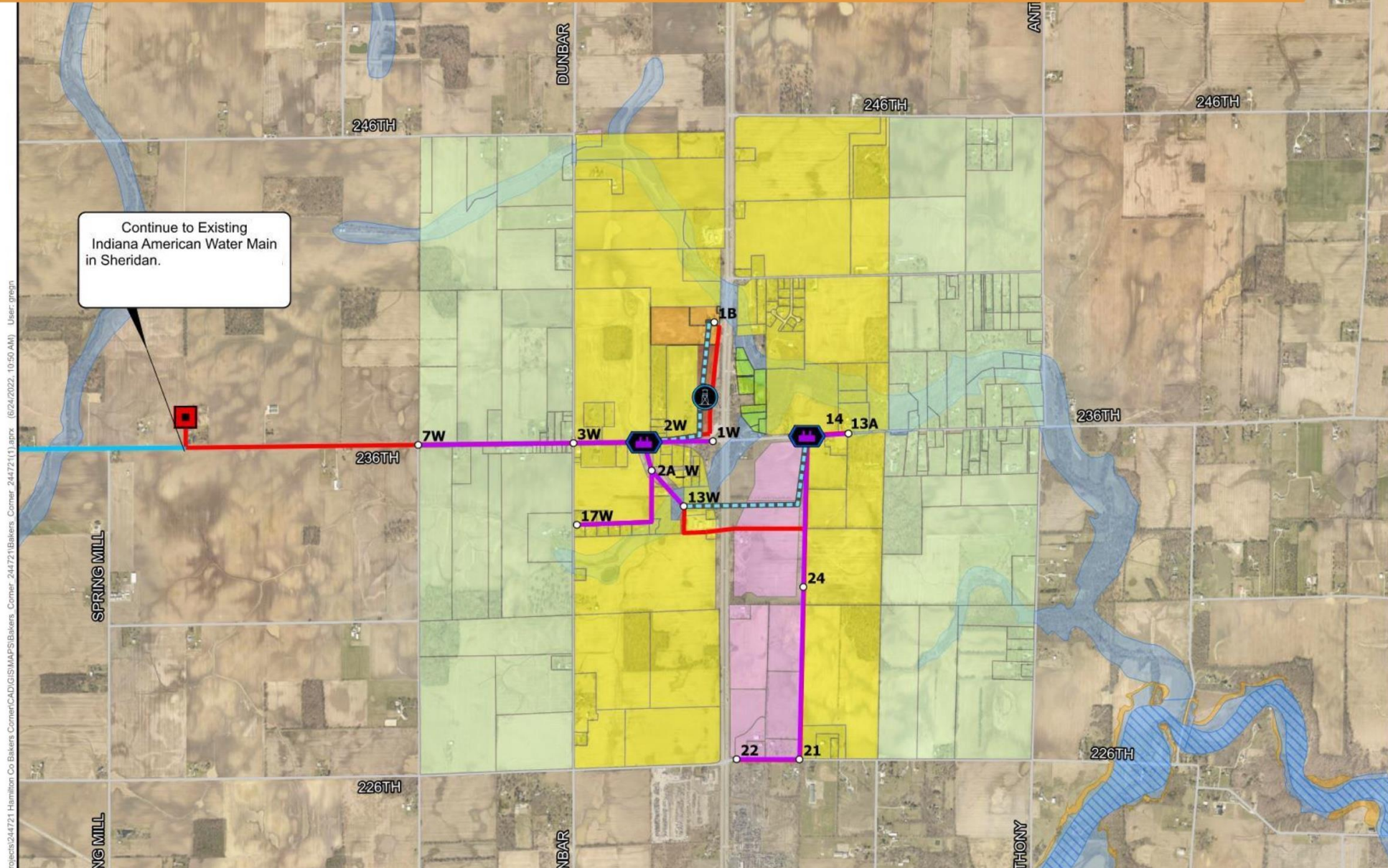
ADAMS TOWNSHIP

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

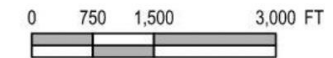
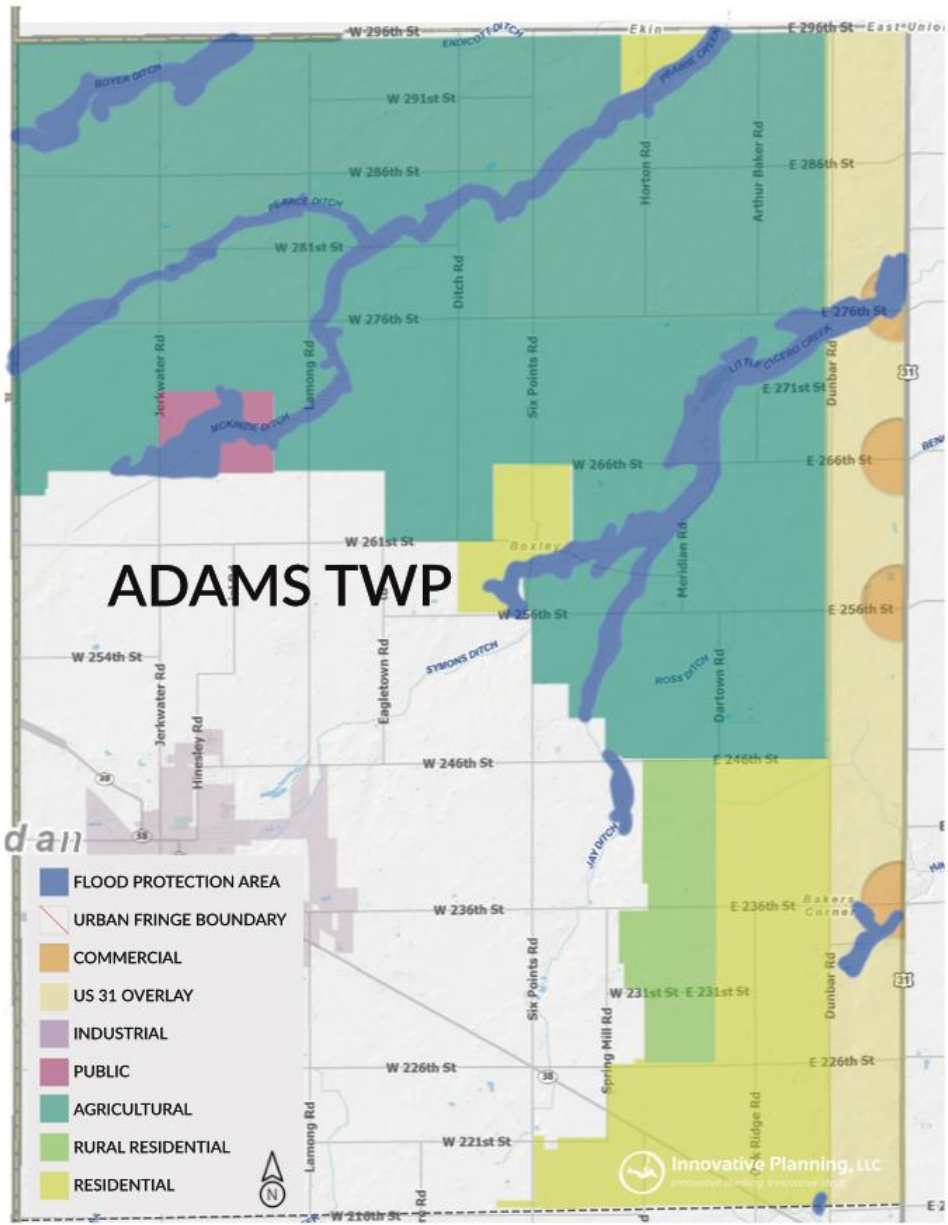


EXHIBIT PH-5
PHASE 1
CONCEPTUAL
WATER AND SANITARY
SYSTEM LAYOUT

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2020 Comprehensive Plan Proposed Land Use Map

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

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...



THE PROCESS AND PLAN

- 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 DLGF₁ 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?

- Resolutions passed by Adams Township and Town of Sheridan.
- Committee established and meets regularly to develop The Plan
- Fiscal Impact Analysis soon to begin.

NEXT STEPS

- Draft The Plan of Reorganization
- Host several public meetings to discuss progress and answer questions.
- Deliver The Plan to Adams Township and Town of Sheridan by mid-summer 2024.
- Voters decide November 2024.



QUESTIONS
AND
DISCUSSION