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December 7, 2015

Honorable Joe McGuinness, Mayor  
Members of City of Franklin  
Common Council  
70 E. Monroe St.  
Franklin, IN 46131

Members of the City of Franklin  
Park Board  
396 Branigin Blvd.  
Franklin, IN 46131

In connection with the calculation of the recreation impact fee for the purpose of financing capital improvements to the Parks & Recreation system for the City of Franklin, we have, at your request, prepared this special purpose report (the "Report") including the following schedules and appendices:

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Honorable Joe McGuinness, Mayor  
Members of the City of Franklin  
Common Council  
Members of the City of Franklin  
Park Board  
Re: Recreation Impact Fee  
December 7, 2015  
Page Two

These schedules are intended for use by City of Franklin officials, the Planning Department, the Parks & Recreation Department and their respective advisors, for use in connection with implementation of the recreation impact fee within the City of Franklin. The use of these schedules should be restricted to this purpose.

The schedules and underlying assumptions are based upon information provided to us by the City of Franklin Planning Department, the City of Franklin Park & Recreation Department, and by their respective advisors. In preparation of the schedules contained in this Report, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting difference could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data.

## CITY OF FRANKLIN, INDIANA

### General Comments

The City of Franklin, Indiana ( the “City”) adopted a recreation impact fee (the “2010 Impact Fee”) with Ordinance No. 10-20 (the “2010 Impact Fee Ordinance”) pursuant to IC 36-7-4-1300 through IC 36-7-4-1342 (the “Enabling Legislation”) on January 3, 2011. The 2010 Impact Fee Ordinance established the 2010 Impact Fee at an amount of \$366 per single family housing unit, to be collected at the time of issuance of a building permit by the Franklin Plan Commission.

The 2010 Impact Fee Ordinance, per the Enabling Legislation, expire five years after its effective date (July 3, 2010). The City is pursuing the adoption of a replacement ordinance (the “2015 Impact Fee Ordinance”), as allowed by the Enabling Legislation. This report is intended to serve as the “Zone Improvement Plan” for the establishment of a new recreation impact fee (the “2015 Impact Fee”) pursuant to the Enabling Legislation.

The 2015 Impact Fee calculation is based on the infrastructure information and amenity level of service standards compiled by the City of Franklin Parks and Recreation Department with input from the Impact Fee Advisory Committee and was calculated based on an analysis of recreation infrastructure needs over a 10-year planning horizon (2011-2020). Ordinance No. 15- (the “2015 Impact Fee Ordinance”) was adopted by the Franklin Common Council on January \_\_\_, 2016. The 2015 Impact Fee Ordinance will be effective six months after the date of adoption (July \_\_\_, 2016) through July\_\_\_, 2020.

### Impact Zone

The Enabling Legislation requires the Parks & Recreation Department to define the geographic area for the recreation infrastructure (the “Impact Zone”) that is analyzed in the Zone Improvement Plan. For the purposes of this Zone Improvement Plan, the Impact Zone is defined as the area in which the Franklin Parks & Recreation Department has jurisdiction, which is coterminous with the corporate boundaries of the City of Franklin.

### Impact Fee Advisory Committee

As a part of the process of establishing the 2015 Impact Fee, the City was required to form an “Impact Fee Advisory Committee” that consisted of between five and ten members, with at least 40% of the members representing the development, building, and real estate industries. The Impact Fee Advisory Committee convened by the City consisted of Deena Wilham, Greg Leugers, Tena Stahlhut, Debbie Gill, and Angi Longtin. The Committee met 2 times to discuss the 2015 Impact Fee and Zone Improvement Plan.

## CITY OF FRANKLIN, INDIANA

### General Comments

#### Summary of Impact Fee Calculation – Page 8

This schedule illustrates the calculation of the 2015 Impact Fee of \$376 for a single family housing unit. The cost to be funded through the 2015 Impact Fee are based on the estimated 2025 cost of infrastructure improvements to meet projected level of service, with credits for the estimated non-local revenue contribution to recreation capital projects.

The 2015 Impact fee for a single family housing unit is adjusted to \$244 for a Duplex/Condo/Townhome unit and \$244 for an Apartment unit in order to reflect the varying needs for recreation infrastructure imposed by such developments. The adjustment factors were taken from the 2010 Impact Fee analysis.

#### Estimated Population 2016-2025 – Page 9

This schedule illustrates the historical population and residential building permits of the City of Franklin for the time period of 2010-2015 as compiled by the Franklin Planning Department. The projections for 2016-2025 assume level growth in population, with slowly accelerating growth in building permits as existing housing stock is occupied.

#### Current Amenities Inventory and Community Service Ratios for 2015 population – Page 10

This schedule illustrates the impact fee study amenities and analyzes the current inventory versus the level of service standards for the amenities defined by the Franklin Park and Recreation Department. The current target level of service ratios were provided by the City of Franklin Parks and Recreation Department. The target inventory was calculated by multiplying the target level of service ratios for the respective amenities types by the estimated 2015 population of 24,512. The inventory deficits identified in this analysis must be addressed by the City using funding methods other than the 2015 Impact Fee revenues, and they must be addressed prior to spending any 2015 Impact Fee revenues on that amenity type.

#### Analysis of Current Impact Fee Deficits – Page 11

This schedule analyzes the current impact fee deficits, as defined by the Zone Improvement Plan for the 2010 Impact Fee. Current deficits defined by the 2010 Impact Fee Zone Improvement Plan are eligible to be addressed using the 2010 Impact Fee revenues that are on hand.

# CITY OF FRANKLIN, INDIANA

## General Comments

### Projected Amenities Needs to Meet the Projected Population Level of Service – Page 12

The estimated amenities needs to service the projected 2020 and 2025 population of the City are illustrated in this schedule. To determine the amenities inventory needs for the 2020 and 2025 populations, the level of service target ratios from page 10 are multiplied by the estimated population for the respective years from page 9.

The projected deficits and surpluses are calculated based on the assumption that the 2015 target inventory is reached for each amenity. Revenues from the 2015 Impact Fee may only be used to fund amenities that have identified future deficits due to the estimated population growth.

### Estimated Cost of Park & Recreation Amenities – Page 13

The estimated costs of the various recreation amenities are shown in this schedule. These costs are based on information provided by City of Franklin Park and Recreation Department.

### Estimated Cost of Raising Current Inventory to 2015 Target Level of Service Standards – Page 14

The estimated cost of bringing the current recreation inventory up to the 2015 target level of service standards is shown in this schedule. Per the Enabling Legislation, the current inventory for each amenity must meet the level of service standards defined in the Zone Improvement plan for the 2015 Impact Fee before 2015 Impact Fee revenues may be spent on the amenity type. Based on the current inventory for each amenity and the target level of service ratios defined in the 2015 Impact Fee zone Improvement Plan the only current deficit is one restroom facility.

### Estimated Cost of 2020 Improvements – Page 15

The estimated cost of amenities needed to serve the estimated 2020 population of the City is shown in this schedule. The 2015 Impact Fee will be effective July \_\_, 2016, and will expire July \_\_, 2020. This schedule is meant to illustrate the estimated cost of new amenities needed to serve the 2020 population. The estimated cost amount is based on the cost identified on page 13, and adjusted to reflect an assumed annual inflation rate of 2.5%.

### Estimated Cost of 2025 Improvements – Page 16

The estimated cost of amenities needed to serve the estimated 2025 population of the City is shown in this schedule. The Enabling Legislation specifies that the impact fee calculation be based on the estimated costs of infrastructure over a 10- year planning horizon. Thus, the total cost identified in this schedule is used as the total cost of infrastructure that may be funded using the 2015 Impact Fee revenues. The estimated cost amount is based on the costs identified on page 13, and adjusted to reflect an assumed inflation rate of 2.5%.

# CITY OF FRANKLIN, INDIANA

## General Comments

### Estimated Annual Impact Fee Revenues – Page 17

This schedule shows the estimated annual revenues for the 2015 Impact Fee. The estimated revenues are calculated by multiplying the estimated single-family building permits for each year by the 2015 Impact Fee of \$ 376 per single-family housing unit.

### Estimated Non-Local Revenues Share of Capital Expenditures – Page 18

This schedule illustrates the historical and projected contribution of non-local revenue sources to park capital projects expenditures. Based on data provided by the Parks & Recreation Department, the non-local share of infrastructure improvements from 2010 through September 2015 was 20%. The historical assumption of 25% of land acreage being acquired through non-local budget sources is per the 2010 Impact Fee Zone Improvement Plan.

### Estimated Annual Impact Fee Revenues and Expenditures – Page 19

The estimated annual revenues from the 2015 Impact Fee, the estimated non-local revenues, and the estimated new population's contribution to the capital budget are compared to the estimated expenditures of these revenues over the 10-year planning horizon are shown in this schedule. The estimates are based on the accumulation of revenues and the estimated need for new amenities as dictated by population growth and the level of service standards.

### Historical Capital Expenditures 2010-2014 – Page 20

This schedule shows the historical capital projects expenditures of the Parks & Recreation Department from 2010 through September 2015, per data provided by the Parks & Recreation Department. The expenditures shown in this schedule have been funded from property taxes, income taxes, user fees, donations, grant dollars, and bond proceeds for debt issued in 2012.

CITY OF FRANKLIN, INDIANA

General Comments

Historical Impact Fee Receipts and Expenditures – Page 21

This schedule shows the revenue and expenditures for the 2010 Impact Fee. The first collection year of the 2010 Impact Fee was 2011, and it will be collected through June 30, 2016. The 2010 Impact Fee revenues may only be spent on deficiencies defined by the level of service standards set in the 2010 Zone Improvement Plan.

**CITY OF FRANKLIN**

**SUMMARY OF IMPACT FEE CALCULATION**

**Impact Fee Calculation:**

Cost of meeting 2025 Level of Service needs	\$ 372,243 (1)
Less: Estimated non-local revenues	<u>(86,484) (2)</u>
Capital cost to be funded by Impact Fees	\$ 285,759
Divided by projected new single-family permits	<u>760 (3)</u>
Impact Fee for single-family unit	<u><u>\$ 376</u></u>

**Impact Fee Schedule by Development Type (4)**

Single-Family home	100%	\$376
Duplex/Condo/Townhome (per unit)	65%	\$244
Apartment (per unit)	65%	\$244

(1) See page 16.

(2) See pages 18 and 19.

(3) See page 9.

(4) Ratios per 2010 Impact Fee Study.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

## CITY OF FRANKLIN, INDIANA

ESTIMATED POPULATION 2016-2025

<u>Year</u>	<u>Estimated Population</u> (1)	<u>Annual Change</u>	<u>Estimated New Permits</u>	
<b>Historical</b>				
2011	23,817		29	(2)
2012	23,996	179	44	(2)
2013	24,223	227	50	(2)
2014	24,356	133	70	(2)
2015	24,512	156	73	(3)
<b>Projected</b>				
2016	24,669	157	74	(4)
2017	24,827	158	74	(4)
2018	24,986	159	75	(4)
2019	25,146	160	75	(4)
2020	25,307	161	76	(4)
2021	25,469	162	76	(4)
2022	25,632	163	77	(4)
2023	25,797	164	77	(4)
2024	25,962	165	78	(4)
2025	26,128	166	78	(4)

(1) 2011-2015 Per U.S. Census Bureau Quickfacts. 2016-2025 extrapolated from U.S. Quickfacts.

(2) Actual, per the Franklin Planning Department.

(3) Estimated, as of September 30, 2015, 55 single family permits had been issued.

(4) Estimated, based on same percentage increase as population for same period.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

## CITY OF FRANKLIN, INDIANA

**CURRENT AMENITIES INVENTORY AND COMMUNITY SERVICE RATIOS FOR 2015 POPULATION**

Amenity	Level of Service Target Ratio	Current Inventory	Unit	Current Ratio	2015 Target Inventory	2015 Inventory Surplus/ (Deficit)
	(1)	(2)		(3)	(4)	
Community Parks (15-75 acres)	4 acres/1,000 people	120.00	Acres	3 acres/ 612 people	98.05	21.95
Neighborhood Parks (0.5-15 acres)	3 acres/1,000 people	83.00	Acres	2 acres/ 591 people	73.54	9.46
Ball Diamonds	1 diamond/5,000 people	7.00	Ea.	1 diamond/ 3,502 people	4.90	2.10
Outdoor Basketball Courts	1 court/5,000 people	10.00	Ea.	1 court/ 3,502 people	4.90	5.10
Trail System	1 mile/2,450 people	10.35	Mi.	1 mile/ 2,368 people	10.00	0.35
Community Center	1 center/25,000 people	2.00	Ea.	1 center/24,512 people	0.98	1.02
Destination Playgrounds	1 playground/7,500 people	8.00	Ea.	1 playground/3,064 people	3.27	4.73
Neighborhood Playgrounds	1 playground/4,000 people	8.00	Ea.	1 playground/3,064 people	6.13	1.87
Shelters	1 shelter/2,000 people	12.00	Ea.	1 shelter/ 2,043 people	12.26	(0.26)
Restrooms	1 restroom/4,300 people	5.00	Ea.	1 restroom/ 4,902 people	5.45	(0.45)
Outdoor Swimming Pools	1 pool/25,000 people	1.00	Ea.	1 pool/ 24,512 people	0.98	0.02

(1) Per the Franklin Parks and Recreation Department.

(2) Per the Franklin Parks & Recreation Department.

(3) Based on the current parks inventory divided by the estimated 2015 population of 24,512 for the City of Franklin.

(4) Based on the 2015 Target Ratios multiplied by the estimated 2015 population of 24,512 for the City of Franklin.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

CITY OF FRANKLIN, INDIANA

**ANALYSIS OF CURRENT IMPACT FEE DEFICITS**

As defined by the 2010 Impact Fee Study

Amenity	Level of Service Target Ratio	Current Inventory	Unit	Current Ratio	2015 Target Inventory	2015 Inventory Surplus/ (Deficit)
	(1)	(2)		(3)	(4)	
Community Parks (15-75 acres)	3 acres/1,000 people	120.00	Acres	3 acres/ 612 people	73.54	46.46
Neighborhood Parks (0.5-15 acres)	2 acres/1,000 people	83.00	Acres	2 acres/ 591 people	49.02	33.98
Ball Diamonds	1 diamond/5,000 people	7.00	Ea.	1 diamond/ 3,502 people	4.90	2.10
Outdoor Basketball Courts	1 court/5,000 people	10.00	Ea.	1 court/ 3,502 people	4.90	5.10
Trail System	1 mile/5,000 people	10.35	Mi.	1 mile/ 2,368 people	4.90	5.45
Community Center	1 center/50,000 people	2.00	Ea.	1 center/24,512 people	1.00	1.00
Destination Playgrounds	1 playground/10,000 people	8.00	Ea.	1 playground/3,064 people	2.45	5.55
Neighborhood Playgrounds	1 playground/6,000 people	8.00	Ea.	1 playground/3,064 people	4.09	3.91
Shelters	1 shelter/2,000 people	12.00	Ea.	1 shelter/ 2,043 people	12.26	(0.26)
Restrooms	1 restroom/4,000 people	5.00	Ea.	1 restroom/ 4,902 people	6.13	(1.13)
Outdoor Swimming Pools	1 pool/20,000 people	1.00	Ea.	1 pool/ 24,512 people	1.23	(0.23)

(1) Per the 2010 Impact Fee Study.

(2) Per the Franklin Parks & Recreation Department.

(3) Based on the current parks inventory divided by the estimated 2015 population of 24,512 for the City of Franklin.

(4) Based on the 2010 Target Ratios multiplied by the estimated 2015 population of 24,512 for the City of Franklin.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

CITY OF FRANKLIN, INDIANA

**PROJECTED AMENITIES NEEDS TO MEET PROJECTED POPULATION LEVEL OF SERVICE**

Amenity	2015 Inventory	Unit	Level of Service Target Ratio	2015 Target Inventory	Year 2020		Year 2025	
					Target Inventory	Need if 2015 Target is Met	Target Inventory	Need if 2015 Target is Met
	(1)		(2)	(3)	(4)		(5)	
Community Parks (15-75 acres)	120	Acres	4 acres/1,000 people	98.05	101.23	(18.77)	104.51	(15.49)
Neighborhood Parks (0.5-15 acres)	83	Acres	3 acres/1,000 people	73.54	75.92	(7.08)	78.38	(4.62)
Ball Diamonds	7	Ea.	1 diamond/5,000 people	4.90	5.06	(1.94)	5.23	(1.77)
Outdoor Basketball Courts	10	Ea.	1 court/5,000 people	4.90	5.06	(4.94)	5.23	(4.77)
Trail System	10	Mi.	1 mile/2,450 people	10.00	10.33	(0.02)	10.66	0.31
Community Center	2	Ea.	1 center/25,000 people	0.98	1.01	(0.99)	1.05	(0.95)
Destination Playgrounds	8	Ea.	1 playground/7,500 people	3.27	3.37	(4.63)	3.48	(4.52)
Neighborhood Playgrounds	8	Ea.	1 playground/4,000 people	6.13	6.33	(1.67)	6.53	(1.47)
Shelters	12	Ea.	1 shelter/2,000 people	12.26	12.65	0.65	13.06	1.06
Restrooms	5	Ea.	1 restroom/4,300 people	5.70	5.89	0.89	6.08	1.08
Outdoor Swimming Pools	1	Ea.	1 pool/25,000 people	0.98	1.01	0.01	1.05	0.05

- (1) Per the Franklin Parks & Recreation Department.
- (2) Per the Franklin Parks & Recreation Department.
- (3) Based on the Target Ratios multiplied by the estimated 2015 population of 24,512 for the City of Franklin.
- (4) Based on the target ratio and the projected 2020 population of 25,307.
- (5) Based on the target ratio and the projected 2025 population of 26,128.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

CITY OF FRANKLIN, INDIANA

PROJECTED AMENITIES NEEDS TO MEET PROJECTED POPULATION LEVEL OF SERVICE

<u>Amenity</u>	<u>Level of Service Target Ratio</u>	<u>Estimated Cost</u>	<u>Unit</u>
	(1)		
Community Parks (15-75 acres)	4 acres/1,000 people	\$10,000	Acre
Neighborhood Parks (0.5-15 acres)	3 acres/1,000 people	\$10,000	Acre
Ball Diamonds	1 diamond/5,000 people	250,000	Each
Outdoor Basketball Courts	1 court/5,000 people	50,000	Each
Trail System	1 mile/2,450 people	400,000	Mile
Community Center	1 center/25,000 people	8,000,000	Each
Destination Playgrounds	1 playground/7,500 people	150,000	Each
Neighborhood Playgrounds	1 playground/4,000 people	75,000	Each
Shelters	1 shelter/2,000 people	75,000	Each
Restrooms	1 restroom/4,300 people	90,000	Each
Outdoor Swimming Pools	1 pool/25,000 people	8,000,000	Each

(1) See page 10.

(2) Per the Franklin Parks & Recreation Department.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

CITY OF FRANKLIN, INDIANA

**ESTIMATED COST OF RAISING CURRENT INVENTORY TO 2015 TARGET LEVEL OF SERVICE STANDARDS**

Amenity	Level of Service Target Ratio	Cost	Current Inventory	2015 Target Inventory	2015 Inventory Surplus/ (Deficit)	Cost to Meet 2015 Need
	(1)	(2)	(1)	(1)	(1)	(3)
Community Parks (15-75 acres)	4 acres/1,000 people	\$10,000	120	98.05	21.95	\$0
Neighborhood Parks (0.5-15 acres)	3 acres/1,000 people	\$10,000	83	73.54	9.46	\$0
Ball Diamonds	1 diamond/5,000 people	250,000	7	4.90	2.10	\$0
Outdoor Basketball Courts	1 court/5,000 people	50,000	10	4.90	5.10	\$0
Trail System	1 mile/2,450 people	400,000	10	10.00	0.35	\$0
Community Center	1 center/25,000 people	8,000,000	2	0.98	1.02	\$0
Destination Playgrounds	1 playground/7,500 people	150,000	8	3.27	4.73	\$0
Neighborhood Playgrounds	1 playground/4,000 people	75,000	8	6.13	1.87	\$0
Shelters	1 shelter/2,000 people	75,000	12	12.26	-0.26	\$0
Restrooms	1 restroom/4,300 people	90,000	5	5.45	-0.45	\$0
Outdoor Swimming Pools	1 pool/25,000 people	8,000,000	1	0.98	0.02	\$0
Total						\$0

(1) See page 10.

(2) See page 13.

(3) Per State law, impact fees cannot be used to finance projects needed to meet current infrastructure deficits unless the deficit is per the existing Impact Fee Zone Improvement Plan.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

## CITY OF FRANKLIN, INDIANA

ESTIMATED COST OF 2020 IMPROVEMENTS

<u>Amenity</u>	<u>Level of Service Target Ratio</u>	<u>Cost</u>	<u>Current Inventory</u>	<u>2015 Target Inventory</u>	<u>2020 Target Inventory</u>	<u>2020 Inventory Surplus/ (Deficit)</u>	<u>Cost to Meet 2020 Need</u>
	(1)	(2)	(1)	(1)	(3)	(4)	
Community Parks (15-75 acres)	4 acres/1,000 people	\$ 11,314	120	98.05	101.23	18.77	\$0
Neighborhood Parks (0.5-15 acres)	3 acres/1,000 people	\$ 11,314	83	73.54	75.92	7.08	\$0
Ball Diamonds	1 diamond/5,000 people	282,852	7	4.90	5.06	1.94	\$0
Outdoor Basketball Courts	1 court/5,000 people	56,570	10	4.90	5.06	4.94	\$0
Trail System	1 mile/2,450 people	452,563	10	10.00	10.33	0.02	\$0
Community Center	1 center/25,000 people	9,051,266	2	0.98	1.01	0.99	\$0
Destination Playgrounds	1 playground/7,500 people	169,711	8	3.27	3.37	4.63	\$0
Neighborhood Playgrounds	1 playground/4,000 people	84,856	8	6.13	6.33	1.67	\$0
Shelters	1 shelter/2,000 people	84,856	12	12.26	12.65	-0.65	55,453
Restrooms	1 restroom/4,300 people	101,827	5	5.70	5.89	-0.89	90,152
Outdoor Swimming Pools	1 pool/25,000 people	9,051,266	1	0.98	1.01	-0.01	\$0
Total							<u>\$ 145,605</u>

(1) See page 10.

(2) See page 13. Assumes 2.5% annual inflation from 2015 cost estimates.

(3) See page 12.

(4) Assumes that the 2015 Target Inventory is reached.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

## CITY OF FRANKLIN, INDIANA

ESTIMATED COST OF 2025 IMPROVEMENTS

Amenity	Level of Service Target Ratio	Cost	Current Inventory	2015 Target Inventory	2025 Target Inventory	2025 Inventory Surplus/ (Deficit)	Cost to Meet 2025 Need
	(1)	(2)	(1)	(1)	(3)	(4)	
Community Parks (15-75 acres)	4 acres/1,000 people	12,801	120	98.05	104.51	15.49	
Neighborhood Parks (0.5-15 acres)	3 acres/1,000 people	12,801	83	73.54	78.38	4.62	
Ball Diamonds	1 diamond/5,000 people	320,021	7	4.90	5.23	1.77	
Outdoor Basketball Courts	1 court/5,000 people	64,004	10	4.90	5.23	4.77	
Trail System	1 mile/2,450 people	512,034	10.35	10.00	10.66	-0.31	161,029
Community Center	1 center/25,000 people	10,240,676	2	0.98	1.05	0.95	
Destination Playgrounds	1 playground/7,500 people	192,013	8	3.27	3.48	4.52	
Neighborhood Playgrounds	1 playground/4,000 people	96,006	8	6.13	6.53	1.47	
Shelters	1 shelter/2,000 people	96,006	12	12.26	13.06	-1.06	96,006
Restrooms	1 restroom/4,300 people	115,208	5	5.70	6.08	-1.08	115,208
Outdoor Swimming Pools	1 pool/25,000 people	10,240,676	1	0.98	1.05	-0.05	
Total							<u>372,243</u>

(1) See page 10.

(2) See page 13. Assumes 2.50% annual inflation from 2015 cost estimates.

(3) See page 12.

(4) Assumes that the 2015 Target Inventory is reached.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultant, LTD)

## CITY OF FRANKLIN, INDIANA

ESTIMATED ANNUAL IMPACT FEE REVENUES

<u>Year</u>	<u>Estimated Permits</u>	<u>Impact Fee</u>	<u>Estimated Revenues</u>	<u>Cumulative Revenues</u>
	(1)	(2)		
2016	74	376	27,762	27,762
2017	74	376	27,940	55,702
2018	75	376	28,119	83,820
2019	75	376	28,299	112,119
2020	76	376	28,480	140,599
2021	76	376	28,662	169,262
2022	77	376	28,846	198,108
2023	77	376	29,031	227,138
2024	78	376	29,217	256,355
2025	78	376	29,404	285,759
Totals	<u>760</u>		<u>\$ 285,759</u>	

(1) Estimated new single-family building permits, see page 9.

(2) Represents the fee for a single-family housing unit, see page 8.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

**CITY OF FRANKLIN, INDIANA**

**ESTIMATED NON-LOCAL REVENUES SHARE OF CAPITAL EXPENDITURES**

**2011-2015 New Infrastructure Expenditures (1)**

	<u>Department Budget</u>	<u>Non-Local Sources</u>	<u>Total Expenditures</u>
Expenditures	727,500	177,000	904,500
Percent of Total	80%	20%	

**Historical Non-Local Revenue Assumption (2)**

Percent of Land Acquisition from Non-Local Sources 25%

**Assumption for 2016-2025**

Percent Contribution of Non-Local Revenues 20%

(1) See page 20.

(2) Per the 2010 Impact Fee Zone Improvement Plan.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

CITY OF FRANKLIN, INDIANA

ESTIMATED ANNUAL IMPACT FEE REVENUES AND EXPENDITURES

Amenity	Base Cost	Estimated Cost (1)										Total
		Year										
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
	(2)											
Community Parks (15-75 acres)	\$10,000											-
Neighborhood Parks (0.5-15 acres)	\$10,000											-
Ball Diamonds	\$250,000											-
Outdoor Basketball Courts	\$50,000											-
Trail System	\$400,000										161,035	161,035
Community Center	\$8,000,000											-
Destination Playgrounds	\$150,000											-
Neighborhood Playgrounds	\$75,000											-
Shelters	\$75,000	76,875				84,856						161,731
Restrooms	\$90,000								109,656			109,656
Outdoor Swimming Pools	\$8,000,000											-
<b>Total Cost</b>		<b>76,875</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>84,856</b>	<b>-</b>	<b>-</b>	<b>109,656</b>	<b>-</b>	<b>161,035</b>	<b>432,422</b>
Estimated Impact Fee Revenues (3)		27,762	27,940	28,119	28,299	28,480	28,662	28,846	29,031	29,217	29,404	
Estimated Non-Local Revenues (4)		15,375	-	-	-	16,971	-	-	21,931	-	32,207	
Estimated Net Revenues/(Loss)		(33,738)	27,940	28,119	28,299	(39,404)	28,662	28,846	(58,694)	29,217	(99,424)	
Beginning Balance		75,023	41,285	69,225	97,344	125,642	86,238	114,900	143,746	85,052	114,269	
Ending Balance		41,285	69,225	97,344	125,642	86,238	114,900	143,746	85,052	114,269	14,845	

(1) See page 13. Assumes 2.5% inflation from 2015 cost estimates.

(2) See page 13.

(3) See page 17.

(4) See page 18. Assumes that non-local revenues will account for 20% of projected capital expenditures.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

CITY OF FRANKLIN, INDIANA

**HISTORICAL CAPITAL PROJECTS AND FUNDING 2011-2015**  
**(Unaudited)**

Year	Project	Funding Source					Total Cost	Notes
		Department Budget	Debt Issuance	Grant	Donation	FEMA		
2011	Expanded Greenway Trail			167,000			167,000	DNR Grant
2011	Constructed Blue heron Disc Golf Course				10,000		10,000	Donations
2012	Developed additional wetlands						N/A	Developer paid
2012	Created an Urban Forest						N/A	Donations/Volunteers
2013	Renovated and expanded Aquatic Center		2,400,000				2,400,000	Debt Issuance
2013	Expanded Cultural Arts & Recreation Center		700,000				700,000	Debt Issuance
2013	Installed new playground at Province Park		20,000				20,000	Debt Issuance
2013	Resurfaced roads in Province Park		100,000				100,000	Debt Issuance
2013	New roof for Cultural Arts & Recreation Center		120,000				120,000	Debt Issuance
2013	Renovated parking lots at Active Adult Center & Wonder Five Center		8,000				8,000	Debt Issuance
2014	Resurfaced roads in Greenlawn Cemetery		129,000				129,000	Debt Issuance
2014	Expand Greenway Trail	38,000					38,000	Park Impact Fees
2014	Renovated Monroe Street Entrance to Province Park						N/A	City Project
2015	Install 2-5 playgrounds at Province Park	7,500					7,500	Department Budget
Totals		<u>45,500</u>	<u>3,477,000</u>	<u>167,000</u>	<u>10,000</u>	<u>-</u>	<u>3,699,500</u>	
Total Renovation/Replacement Projects		<u>38,000</u>	<u>2,757,000</u>				<u>2,795,000</u>	
Total New Infrastructure		<u>7,500</u>	<u>720,000</u>	<u>167,000</u>	<u>10,000</u>		<u>904,500</u>	

Note: Per data provided by the Franklin Parks & Recreation Department.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

## CITY OF FRANKLIN, INDIANA

**HISTORICAL IMPACT FEE RECEIPTS AND EXPENDITURES (1)**  
**(Unaudited)**

<u>Year</u>	<u>Beginning Balance</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Ending Balance</u>
2011	253,761	94,463	123,498	224,726
2012	224,726	32,650	193,065	64,310
2013	64,310	20,580		84,891
2014	84,891	29,107	52,140	61,857
2015 (2)	61,857	18,666	5,500	75,023

(1) Per the Franklin Parks & Recreation Department.

(2) As of September 28, 2015.

Note: Impact Fee funds on hand may only be used to fund deficits defined by the 2010 Impact Fee Study.

(Subject to the comments in the attached report  
Dated December 7, 2015 of Peters Municipal Consultants, LTD)

# APPENDIX A

## Meeting Notes

Attendees: Chip Orner, Deena Wilham, Greg Leugers, Tena Stahlhut, Debbie Gill, and Angi Longtin, Niki Franklin

From: Niki Franklin, Peters Municipal Consultants, LTD

Date: December 7, 2015

Re: First Advisory Committee Meeting

Meeting: November 30, 2015

Location: Franklin Cultural Arts & Recreation Center

The purpose of this meeting was to provide an introduction to impact fees for the Park Impact Fee Advisory Committee members.

1. Discussion of Impact Park Fees and role of Advisory Committee
2. Peters Municipal Consultants, LTD presentation of Impact Fee report.
  - a. Discussion of service standards.
  - b. Broad discussion of building trends.
  - c. Broad discussion of unique issues facing Franklin.

## Meeting Notes

Attendees: Chip Orner, Deena Wilham, Greg Leugers, Tena Stahlhut, Debbie Gill, and Angi Longtin, Niki Franklin

From: Niki Franklin, Peters Municipal Consultants, LTD

Date: December 8, 2015

Re: First Advisory Committee Meeting

Meeting: December 7, 2015

Location: Franklin Cultural Arts & Recreation Center

The purpose of this meeting was to discuss the draft of the Impact Fee Analysis Report.

1. Advisory Committee read and commented on draft of Impact Fee Analysis.
2. Discussion of pertinent needs of the Park and Recreation Department.
3. Discussion of planned future capital purchases of the Park and Recreation Department.