

COMMON COUNCIL
Agenda Request Form

(Form B-01-2012)

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Common Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in City Hall located at 70 E. Monroe Street.

Date Submitted:	12/15/2015	Meeting Date:	12/21/2015
Contact Information:			
Requested by:	Chip Orner, Director of Parks and Recreation		
On Behalf of Organization or Individual: Park Board			
Telephone:	317-736-3689		
Email address:	corner@franklin.in.gov		
Mailing Address:	396 Branigin Blvd., Franklin, IN 46131		
Describe Request:			
Approval of updated Recreation Impact Fee Plan Approval of Ordinance No. 15-15			
List Supporting Documentation Provided:			
Recreation Impact Fee Plan-updated			
Who will present the request?			
Name:	Chip Orner, Director of Parks & Recreation	Telephone:	317-736-3689
	Niki Franklin, Peters Municipal Consultants		

In order for an individual and/or agency to be considered for new business on the Common Council agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.

ORDINANCE NO. 15-15
OF THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA

**A REPLACEMENT ORDINANCE ESTABLISHING AND REPLACING AN
EQUITABLE IMPACT FEE FOR THE PURPOSE OF PLANNING AND FINANCING
PARK AND RECREATIONAL INFRASTRUCTURE TO SERVE NEW DEVELOPMENT
IN THE CITY OF FRANKLIN, INDIANA**

WHEREAS, the City of Franklin, Indiana ("City"), by and through its Common Council, finds that it is reasonable and necessary to promote and accommodate orderly growth and development, and that creating an equitable program to fund capital costs of new park and recreational infrastructure necessary to serve developing areas of the City would further that goal; and

WHEREAS, the City previously enacted Ordinance No. 10-20 in furtherance of said goals and that said Ordinance expires by its own terms unless action is undertaken to extend its life consistent with the provisions of Indiana Code 36-7-4-1340 which contemplates a replacement Ordinance;

WHEREAS, the City finds that it is in the best interest of the City and citizens of Franklin to continue the establishment of equitable impact fees for the purpose of planning and financing park and recreational infrastructure to serve growth and development;

WHEREAS, the City finds that it should establish standards by which the City may require that new development shall pay an Impact Fee representing a new development's proportionate share of the capital costs of new park and recreational infrastructure necessary to serve such development; and

WHEREAS, it is determined that new developments should not be required to pay a fee for the capital costs of such new park and recreational infrastructure greater than the development's proportionate share of the capital costs of such infrastructure which is needed to serve such development; and

WHEREAS, the City has caused to be prepared an Infrastructure Improvement Analysis Report and Plan for Parks and Recreation Facilities ("the Plan"), by its Consultant, Peters Municipal Consultants, LLC ("Peters") which Plan is attached hereto as Exhibit "A"; and

WHEREAS, pursuant to the Report and Plan the cost of implementing the park and recreational recommendations of said Plan in their entirety exceeds:

- the income capacity of the City through its ad valorem property tax receipts or other tax distributions allocated to park and recreational improvements relative to the chronological needs of the City for said improvement;

- the general obligation bond capacity of the City based upon net assessed valuation; and
- the revenue bond potential of the City based upon any existing means of acquiring revenue related to such improvements;

WHEREAS, because of the City's size, considering both its population and geographic area, as well as the distribution of public and private institutions, services and other facilities through the City, any park and recreational improvement benefits all citizens of the City equally; and

WHEREAS, it has been the objective of the City that the Plan should result in the determination of an impact fee which meets the rational nexus test as that test is understood by current applicable statutory law and case law; and

WHEREAS, the Mayor has appointed the Franklin Impact Fee Advisory Committee to advise the Common Council pursuant to INDIANA CODE 36-7-4-1312, and said committee has met and given due deliberation to, the Zone Improvement Plan encompassed by the Plan prepared by Peters; and

WHEREAS, the purpose of this Ordinance is declared not to deter growth, remedy existing infrastructure deficiencies, or pay for maintenance or other "non-capital costs."

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, THAT:

1) Limitation of Imposition of Impact Fee. This Replacement Ordinance shall expire and become void five (5) years after its effective date as required by Indiana Code 36-7-4-1340, unless action is undertaken to extend its life consistent with the provisions of said Code section which contemplates a replacement impact fee ordinance as permitted by Code.

2) Establishment of Impact Zone. There is hereby established one Infrastructure Impact Zone, the boundaries of which are co-terminus with the existing corporate boundaries of the City of Franklin, Indiana, and, as they may be extended from time to time through annexation, and over which the City of Franklin exercises planning and zoning jurisdiction. In this regard, the Common Council specifically finds that there is a functional relationship between the components of the Plan and that such Park and Recreational Plan provides a reasonably uniform benefit to all citizens throughout the Impact Zone as of the adoption of this replacement ordinance. The Common Council further finds that all areas within the Impact Zone are contiguous as required by Indiana Code 36-7-4-1316. Except as provided herein, this Ordinance shall apply uniformly to the City residential developments within the Impact Zone hereby established for which

the City of Franklin may require a structural building permit and which creates a need for new and additional park and recreational infrastructure. This Ordinance shall not apply to:

- a) developments meeting the requirements set forth in Indiana Code 36-7-4-1322(g);
- b) improvement which do not require a structural building permit;
- c) improvements which do not create a need for new and additional infrastructure including the erection of a sign, construction of accessory buildings, structures or fences or the alteration, renovation or expansion of an improvement where the use, or intensity thereof, has not changed.
- d) the replacement of a destroyed or partially destroyed improvement, provided that the replacement improvement does not create a need for new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof; and
- e) non-residential development.

3) Zone Improvement Plan. As a precondition to adoption of the 2010 Impact Fee Ordinance, the Common Council secured a comprehensive and detailed park and recreational analysis by Umbaugh and Associates. As a precondition to the adoption of this Replacement Ordinance and as contemplated by 36-7-4-1319, the Common Council undertook a comprehensive and detailed park and recreational impact analysis through the employment for that purpose of Peters. The Common Council now finds that the resulting study and data base constitute a sufficient study to constitute a "Zone Improvement Plan" as contemplated by Indiana Code 36-7-4-1318 and 36-7-4-1319. The Common Council does hereby adopt the Plan prepared by Peters, dated December 7, 2015, as its Zone Improvement Plan and specifically finds that said Zone Improvement Plan contains the following elements:

- a) Reasonable estimates relating to the nature and location of development that is expected within the Impact Zone during the planning period, which, for purposes of this Ordinance is defined to be a period of ten (10) years commencing with the date of adoption hereof.
- b) A reasonable determination of the community level of service for the Impact Zone.
- c) A reasonable determination of the current level of service provided within the Impact Zone.
- d) A reasonable estimate of the nature, location, sequencing, and timing of the park and recreational requirements and costs necessary to provide the community level of service for the developments contemplated in Sub-paragraph (a) hereof.
- e) A reasonable estimate of the share of the park and recreational costs identified in Sub-paragraph (d) hereof that will be used to:
 - i) Raise the current level of service for existing development or provide service to existing development; or
 - ii) Provide service to new development.
- f) A reasonable estimate of revenues that:
 - i) are from sources other than impact fees; and
 - ii) Will be used to finance the costs identified in Sub-Paragraph (e) (1) above.
- g) A description of the nature and location of existing infrastructure in the Impact Zone.

h) A general description of the sources and amounts of money used to pay for infrastructure during the previous five years. Additionally, the Common Council hereby specifically adopts the Zone Improvement Plan as an official part of the Comprehensive Plan of the City of Franklin, pursuant to Indiana Code 36-7-4-500 et seq.

4) Establishment of Park and Recreational Impact Fee. Based upon the Plan previously referred to and which is made a part of this Ordinance and taking in to account an assumed projection that twenty percent (20%) of costs of future parks will be from contributions of non-local revenues and a 2.5% inflation rate, the Common Council determines that the costs per equivalent single-family dwelling unit is Three Hundred Seventy Six Dollars (\$376.00). Based on the equivalent dwelling unit calculations used by the City, the Common Council hereby establishes the Park and Recreation Impact Fee in the following **amounts for single-family units, duplexes, apartments and condominiums:**

Type of Unit Fee per Dwelling Unit & Full Equivalent

a) Single-Family	Three Hundred Seventy Six Dollars (\$376.00)	100%
b) Duplex	Two Hundred Forty-Four Dollars (\$244.00)	65%
c) Apartment or Condo	Two Hundred Forty-four Dollars (\$244.00)	65%

The Common Council hereby makes as a part of the record of these proceedings, all of the data collected, the calculations made, and the conclusions reached by Peters in the process of developing the Zone Improvement Plan, and specifically instructs the employees of the City to make such data and other information inclusively available to anyone to review during regular business hours. In the event that any parcel of real estate considered in the creation of the Zone Improvement Plan undergoes a change in use, redevelopment, or a modification which requires a structural building permit, and creates a need for new infrastructure, an impact fee will only be assessed for the increase in the burden on infrastructure.

5) Credit in Lieu of Payment: Exemptions. Any person or entity obligated to pay a fee pursuant to the terms of this Ordinance may have the option of financing, constructing, and dedicating park and recreational infrastructure to be owned and operated by the City for public benefit, all as described and defined in the Plan, instead of making all or part of any impact fee payment which may be due, so long as such financing, construction and dedication are accomplished pursuant to the Plan of the City, and in accordance with the park and recreational specifications for such park and recreational infrastructure as approved by the City's designee and to be improved in force within the City's jurisdiction at the time as permitted in accordance with IC 36-7-4-1313 and IC 36-7-4-1335. Such fee payer, or other person or entity providing the infrastructure or improvement shall be given credit for the actual costs of planning, financing, and constructing such park and recreational infrastructure dedicated to the City. Such request for credit shall be presented prior to the issuance of the structural building permit. In the event the actual cost of such planning, financing, and construction do not equal the amount of the impact fee pursuant to the calculation provided for in the schedule set forth in Section 4 hereof, the remaining balance shall be due in accordance with the provisions stated hereafter. Credits against impact fees

otherwise due shall be allowed pursuant to this Section for all infrastructure improvements constructed or furnished in accordance with Indiana Code 36-7-4-1313 and Indiana Code 36-7-4-1335 since January 1, 2016. In addition, a fee payer or other person or entity responsible for installing infrastructure or improvements may designate in writing a method of allocating its credits to future fee payers who may be successors in interest to the credits earned by the fee payer or others, as part of the certification provided for above. Any person or entity otherwise obligated to pay the fee established by this Ordinance whose property was totally or partially destroyed by fire, storm, or other casualty beyond his/her/its control, shall be exempt from said fee if he/she/it repairs or replaces the destroyed structure without creating a burden on infrastructure greater than the burden imposed by the destroyed infrastructure. In the event of such additional burden, the fee shall be calculated based only on the increased burden created by the structure.

6) Impact Fee Due Upon Issuance of Structural Building Permit. The impact fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of a structural building permit by the City of Franklin. It is understood that the structural permit is synonymous with the term "structural building permit" as that term is used in Indiana Code 36-7-4-1323, in that the issuance of a structural building permit authorizes the applicant to commence construction activities, structural and otherwise. The entire fee which is calculated pursuant to the terms of this Ordinance shall be due at said time unless the amount of the fee upon calculation is greater than Five Thousand Dollars (\$5,000.00), in which cases an installment plan may be requested by the applicant in accordance with the terms set forth in Indiana Code 36-7--1324(a) through (d). The Franklin Impact Fee Review Board shall establish specific rules consistent with said code provisions for installment payments. The interest rate on any installment plan or deferred payment shall be at the rate allowed on judgments established by Indiana Code, as from time to time amended and interest shall accrue only on the portion of the impact fee that is outstanding. The penalty for late payments, if any, shall be established at the discretion of the Impact Fee Review Board and in accordance with statute. If a fee payer requests, the amount of the impact fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the structural building permit, whichever is earlier. For purposes of this section, "assessment" means the act of calculating the amount of the impact fee which shall be due. The City shall make such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the structural building permit with or without a request.

7) Lien rights Established. Pursuant to Indiana Code 36-7-4-1325, the City acquires a lien against the real estate which is the subject of the impact fee. Upon adoption, this Ordinance shall be recorded, and, thereafter, it shall constitute constructive notice of the lien rights of the City of Franklin with respect to a parcel of real estate which is the subject of an installment payment of an impact fee. The City, may, in its discretion, file a specific instrument setting forth its lien rights with respect to a parcel of real estate which is the subject of an installment payment of an impact fee, and such

instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.

8) Form of Receipt. The Clerk-Treasurer shall issue a receipt for any and all impact fees collected, and the form of such receipt shall be as follows: "Received of _____(fee payer)_____, this ____ day of _____, the sum of \$_____ in (full) (partial) satisfaction of Park and Recreation Impact Fees due pursuant to Franklin Common Council Ordinance No. 15-15 relating to improvements to be constructed on the real estate described on Exhibit A, attached hereto, made part herof, and subject to lien rights in favor of the City of Franklin in the event of partial payment with payments remaining due. The remaining balance due (if any) is in the following amount: \$_____. This impact fee is dedicated to the creation of the following infrastructure element in accordance with the Zone Improvement Plan:_____. Signed, Clerk-Treasurer, City of Franklin, Indiana."

9) Appeals. Any fee payer, who believes itself to be aggrieved by the calculation of the impact fee, may appeal from such calculation to the Franklin Impact Fee Review Board and the Franklin Impact Fee Review Board shall conduct a hearing with regard thereto. At such hearing, the fee payer shall bear the burden of going forward with the evidence and shall present evidence addressing either of the following propositions:

- a) A fact assumption used in determining the amount of the impact fee is incorrect; or
- b) The amount of the impact fee is greater than the amount allowed under Indiana Code 36-7-4-1320, 1321 and 1322;

Upon conclusion of the hearing at which the matter is first presented, or at the conclusion of the hearing if the matter is continued, the Franklin Impact Review Board shall make a determination based upon the facts presented and may reverse, affirm, modify, or make such adjustments in the impact fee, as it believes are appropriate under the circumstances, if any, including establishing the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds.

The Franklin Impact Review Board shall provide a copy of its decision to the City, the Infrastructure Agency and the fee payer involved in the appeal within five (5) days after making its decision, and shall make written findings of fact to support its decision. An Appeal under this Section must be filed not later than thirty (30) days after the issuance of the structural building permit. The appeal shall be initiated with the filing of a Petition for Review with the Franklin Clerk-Treasurer's office, together with a filing fee in the amount of One Hundred Dollars (\$100.00). The filing fee shall be refunded in full if:

- c) The Petition for Review is granted and the impact fee is eliminated, reduced or adjusted by the Franklin Impact Fee Review Board, by independent action of the City of Franklin, or by a court having jurisdiction; and

- d) The reviewing body determines that the amount of the fees, reductions, or credits were arbitrary or capricious.

The Petition for Review shall be in a form calculated to inform the Franklin Impact Fee Review Board of the nature of the complaint, the Parties to the action, and the relief requested. In addition, the petition shall describe the new development on which the impact fee has been assessed, all facts related to the assessment of the impact fee, and the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in the enabling statute. Subject to the provisions of this Ordinance, the City shall not deny the issuance of a structural building permit on the basis that the impact fee has not been paid, or condition issuance of the permit on the payment of the Impact Fee. If the Impact Fee totals One Thousand Dollars (\$1,000.00) or less, the City may require the fee payer to pay the impact fee or initiate an appeal under this section before the structural building permit is issued.

10) Establishment of Franklin Impact Fee Review Board Pursuant to Indiana Code 36-7-4-1338, the Common Council hereby establishes an Impact Fee Review Board, which shall consist of three (3) citizen members appointed by the Mayor and who shall qualify as follows: one (1) member shall be a real estate broker licensed in Indiana; one (1) member shall be an engineer licensed in Indiana; one (1) member shall be a certified public accountant. A Board member may not be a member of the Franklin Advisory Plan Commission.

- a) The term of office of the members of the Franklin Impact Fee Advisory Board shall commence from the date of their appointment and expire five (5) years from the date of appointment.
- b) At the expiration of the respective terms of each of the Board Members originally appointed, their respective successors shall be appointed in the same manner as the original appointee, and each such succeeding member shall serve for a term of five (5) years. Each member shall continue to serve until his/her successor is appointed and qualified.
- c) In the event any person appointed as a Board Member shall fail to qualify as provided within ten (10) days after the mailing to him/her of notice of his/her appointment, or if any member after qualifying shall die, resign, vacate office, or in the event a member is unable to hear a petition due to a conflict of interest, a new or temporary member shall be chosen to fill such vacancy in the same manner as provided for the member in respect to whom such vacancy occurred, and the member so chosen and appointed shall serve for the remainder of the vacated term in the event of death, resignation, or vacation of office, and in the event of a temporary replacement due to conflict of interest, the member shall serve for the period necessary to dispose of the petition giving rise to the conflict.

- d) Such board members shall receive no salaries but shall be entitled to reimbursement for any expenses necessarily incurred in the performance of their duties.
- e) The Board shall elect one of its members as President, one as Vice-President, each of which officers shall serve from the day of his/her election until the 31st day of January next following his/her election and until his successor is elected and qualified.
- f) The Board is authorized to adopt by-laws, rules, regulations and procedures as it may deem necessary for the proper conduct of its proceedings, and the carrying out of its duties. Meeting and hearings shall be held at such time as it may determine and upon such notice as it may fix, in accordance with the provisions of the by-laws, rules and regulations adopted and Indiana Law.
- g) A majority of the Board shall constitute a quorum and the concurrence of a majority shall be necessary to authorize any action.
- h) The Board shall conduct its review of the amount of impact fee assessed, the amount of a refund, and the amount of a credit using the procedures established in Indiana Code 36-7-4-1338(c).

11) Establishment of a Park and Recreation Infrastructure Improvement Fund.

There is hereby established the Park and Recreational Infrastructure Improvement Fund of the City of Franklin. This Fund shall be a non-reverting fund and shall receive any and all sums collected pursuant to this Ordinance to be utilized in connection with the purposes set forth herein. Said Fund shall consist of one account based upon the current existence of one Impact Zone and since this Ordinance is a replacement ordinance, the fund previously designated pursuant to Ordinance 10-20 shall be the designated fund for this Replacement Ordinance. In the event, and only in the event, that an additional Zone is created hereafter, a separate account shall be maintained for each separate Impact Zone established within the City of Franklin. Interest earned on the Fund or on any account within the Fund, shall be deposited and maintained within the Fund or the separate account. The Franklin Clerk-Treasurer shall maintain records of the status of the Fund or any account which may be established therein, and shall make an annual report of said Fund and accounts which shall be available to the public in general, and fee payers, upon request, in particular. Pursuant to Indiana Code 36-7-4-1332(e), the Clerk-Treasurer is designated as the City official responsible for acting upon refund requests. In order to facilitate refunds when they may be due, the Clerk-Treasurer is directed to identify the purpose of any impact fee paid in order that a refund, if any, may be paid from the Fund or account into which the fee was originally deposited.

12) Infrastructure Agency and Use of Impact Fees Collected Pursuant to this Ordinance. For purposes of this Ordinance, and in accordance with Indiana Code 36-7-4-1317, the Franklin Parks and Recreation Board is designated the Infrastructure Agency. Any and all fees collected pursuant to the provisions of this Ordinance may be utilized for the following purposes only by the City of Franklin, acting by and through the Franklin Parks and Recreation Board, as contemplated by Indiana Code 36-7-4-1317,;

- a) Providing funds to be utilized by the City of Franklin for the purpose of paying the capital costs of new park and recreational infrastructure that is necessary to serve the new development within the corporate limits of the City that is identified in the Plan;
- b) An amount not to exceed Five Percent (5%) of the annual collections of the fee to be utilized for expenses incurred by the City for the consulting services used to establish this Ordinance;
- c) To pay any refund due pursuant to the terms of this Ordinance;
- d) To pay the debt service cost of an obligation issued to provide new park and recreational infrastructure described in subparagraph (a) above.

13) House Enrolled Act 1467. The Common Council specifically acknowledges the existence of a law adopted by the General Assembly of the State of Indiana which regulates the imposition of impact fee ordinances by municipal corporations within the State of Indiana. It is the intent of the City of Franklin to comply with such legislation, and this Ordinance shall be construed in all respects to be consistent with the Act. The substantive and procedural requirements of Indiana Code 36-7-4-1300 et seq. shall control in the event of conflicts, which are unintended by the Common Council.

14) Amendment and Review. The impact fee provided for herein is based upon data which, in large part, is subject to inflation and other economic and market forces over which the City of Franklin has no control. The Common Council may, not less than once each year, cause a review to be made by City staff or consultants as may be required, to determine the continuing validity of the Impact Fee, the Impact Fee Zone, and the Zone Improvement Plan. The Common Council shall consider and adopt such amendments as are necessary to cause a substantive compliance with the rational nexus test to continue, to insure that procedural due process is maintained or enhanced and to insure that this Ordinance meets the requirements of the Indiana Code 36-7-4-1300 series. To the extent required by the facts and circumstances, this process shall include the steps necessary to update the Zone Improvement Plan and the Comprehensive Plan.

15)Duration and Effective Date. This Ordinance shall be in full force and effect six (6) months after its passage, approval and publication according to law, and will remain in force upon its effective date. Pursuant to Indiana Code 36-7-4-1340 this Ordinance shall replace in full Ordinance No. 10-20 extending the Equitable Impact Fee for the purpose of planning and financing Park and Infrastructure to serve new development in the City of Franklin, and shall remain in full force and effect until repealed, replaced or otherwise expires in accordance with law.

Introduced and Filed on the ____ day of _____, 2016.

DULY PASSED on this ____ day of _____, 2015 by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote ____ in Favor and ____ Opposed.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:

Voting Opposed:

Stephen Barnett, Council President

Stephen Barnett, Council President

Kenneth W. Austin, Vice President

Kenneth W. Austin, Vice President

Joseph R. Ault

Joseph R. Ault

Joseph P. Abban

Joseph P. Abban

Andrew Eggers

Andrew Eggers

Keith Fox

Keith Fox

Richard L. Wertz

Richard L. Wertz

Attest:

Jayne Rhoades
City Clerk Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana § 36-4-6-15,16 this _____ day of _____, 2016 at _____ o'clock _____ .M.

Jayne Rhoades
City Clerk Treasurer

This Ordinance having been passed by the legislative body and presented to me was Approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a), this _____ day of _____, 2016 at _____ o'clock _____ .M.

Joseph E. McGuinness, Mayor

Attest:

Jayne Rhoades
City Clerk Treasurer

Approved as to Form:

Lynnette Gray, City Attorney



Peters Municipal Consultants, LTD
P.O. Box 542
Greenwood, IN 46142
Phone: 317-535-6168
Fax: 317-886-7013
www.petersmunicipalconsultants.com

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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8	Summary of Impact Fee Calculation
9	Estimated Population 2016-2025
10	Current Amenities Inventory and Community Service Ratios for 2015 population
11	Analysis of Current Impact Fee Deficits – As Defined by the 2010 Impact Fee Study
12	Projected Amenities Needs to Meet Projected Population Level of Service
13	Estimated Cost of Park & Recreation Amenities
14	Estimated Cost of Raising Current Inventory to 2015 Target Level of Service Standards
15	Estimated Cost of 2020 Improvements
16	Estimated Cost of 2025 Improvements
17	Estimated Annual Impact Fee Revenues
18	Estimated Non-Local Revenues Share of Capital Expenditures
19	Estimated Annual Impact Fee Revenues and Expenditures
20	Historical Capital Projects and Funding 2011-2015
21	Historical Impact Fee Receipts and Expenditures

Appendix A	Minutes from Advisory Committee Meetings
Appendix B	Impact Fee Ordinance

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, 2011). 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>	
Historical				
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)
Projected				
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)

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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)

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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, L.P.D.)

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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)

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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)

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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						<u>\$0</u>

(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)

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CITY OF FRANKLIN, INDIANA

ESTIMATED COST OF 2020 IMPROVEMENTS

Amenity	Level of Service Target Ratio	Cost	Current Inventory	2015 Target Inventory	2020 Target Inventory	2020 Inventory Surplus/ (Deficit)	Cost to Meet 2020 Need
	(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)

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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 EXPENDITURES2011-2015 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)

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CITY OF FRANKLIN, INDIANA

ESTIMATED ANNUAL IMPACT FEE REVENUES AND EXPENDITURES

Amenity	Base Cost (2)	Estimated Cost (1)										Total
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
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											-
Total Cost		76,875	-	-	-	84,856	-	-	109,656	-	161,035	432,422
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)

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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	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 Montee Street Entrance to Province Park						N/A	City Project
2015	Install 2-5 playgrounds at Province Park	7,500					7,500	Department Budget
Totals		45,500	3,477,000	167,000	10,000	-	3,699,500	
	Total Renovation/Replacement Projects	38,000	2,757,000				2,795,000	
	Total New Infrastructure	7,500	720,000	167,000	10,000		904,500	

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)

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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.

APPENDIX B