

# Agenda Item

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DATE: September 22, 2020

TO: Ione City Council

FROM: Jon G. Hanken, City Manager

SUBJECT: Amending The 2005 Ione Development Impact Fee Nexus Study to include Depot Park

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**RECOMMENDED ACTION:** The Parks Commission is being asked to consider amending the 2005 Ione Development Impact Fee Nexus Study to include Depot Park.

Motion: \_\_\_\_\_ / \_\_\_\_\_.

**FISCAL IMPACT:** Amending the 2005 Ione Development Impact Fee Nexus Study to include Depot Park would allow Impact Fees to be for the construction of the park.

**BACKGROUND:** As staff began work on the State's Per Capita Grant program, the program's match requirement got staff thinking of the best ways to maximize those dollars. The Per Capita Grant requires a local match of 20 percent. Many of the Park eligible items in the 2005 Ione Development Impact Fee Nexus Study requires a 33 percent local match.

The maximum amount of funds the City is eligible for under the Per Capita Grant program is \$177,952. If the City used those grant funds as the match for Impact Fees, an additional \$355,905 could be available, giving the Depot Park project an overall budget of \$533,858. This matching fund process was utilized with the Tennis Courts that are currently being constructed. The City used County Parks Impact Fees as the local match for the project.

In order to legally utilize Impact Fees for Depot Park, the park needs to be added to the 2005 Nexus Study. Staff believes that this can be accomplished without changing the cost estimates in the plan. For instance, the 2005 Ione Development Impact Fee Update states that the City is going to build a restroom/concession stand for \$887,000. Does the Parks Commission really believe that? Would the Parks Commission believe that a bathroom/concession stand could be built at Howard Park and Depot Park for that amount of money?

Other line items in the 2005 Ione Development Impact Fee Update for Parks that staff thinks there is room to accommodate the cost of Depot Park include:

Grading and Drainage -	\$1,974,500
Parking -	\$ 312,500
Picnic Shelter Gazebo -	\$ 181,250
New Turf/Fields/Meadows -	\$ 583,750
Play Structures -	\$ 163,500
Lighting -	\$ 499,500

Staff is looking for a recommendation to amend the 2005 Ione Development Impact Fee Update from the Parks Commission to take to Council.

If so recommended, staff would draft an ordinance and hold a public hearing on the recommended amendment to the 2005 Ione Development Impact Fee Update.

**Attachments:**

Copy of pages 4-7 to 4-11 of the 2005 Ione Development Impact Fee Update related to Parks.

## **SECTION 4.0: PUBLIC FACILITY REQUIREMENTS, COSTS AND DOCUMENTATION**

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### **Police Services Documentation**

- 1) Memo from Chief Duncan dated September 26, 1994
- 2) General Plan & Environmental Impact Report, as amended 1989, 1991, 1992; page 63. Resolution No. 677.

## **4.3 PARK & RECREATION**

### **Existing Condition**

lone's recreational facilities include five parks totaling approximately 100 acres. Four of these are small urban type parks that include benches and some historical exhibits. These parks are Oak Ridge Park, Schmidt Park, Train Park, and Pioneer Park. The fifth and larger park is Howard Park.

The City purchased the 90-acre Howard Park at the southern end of town that has been developed mainly through volunteer efforts. The parkland was purchased through an agreement dated August 15, 1994, in the principal amount of \$550,000 at an annual interest rate of 7.5%. The City pays approximately \$20,350 plus interest annually for fifteen years and a lump sum payment of approximately \$245,000 plus interest in year fifteen (2009). The park currently contains several baseball diamonds, picnic benches and barbecues, horseshoe pits, horse stables, and a horse track. The park also contains the Evelyn Bishop Hall and Community Center that is used for group activities and events. The center is in need of repairs and maintenance.

Other recreational opportunities exist such as the new Castle Oaks Golf and Country Club project.

The impact fees are \$3,319/du (recommended), \$700/du (exist.), \$0.30/sq. ft. (exist.), and \$0.40/ sq. ft. (exist.) for various types of commercial and industrial, respectively.

### **Needed Improvements and Cost**

The City commissioned a consultant study of Howard Park. One of the results of that study is a preliminary cost estimate dated May 23, 1996 totaling \$7,584,610. The cost estimate is enclosed on the following pages.

### **Status of Needed Improvements**

Few if any of the facilities and improvements listed on the following pages have been initiated. However, the park is currently operational and some of the facilities currently exist but are in general disrepair.

**SECTION 4.0: PUBLIC FACILITY REQUIREMENTS, COSTS AND DOCUMENTATION**

**Method of Apportioning Costs**

A) Facilities Needed to Serve Existing Development

The existing facilities at Howard Park are in need of repair or replacement and many of the needed facilities do not exist at the park today. Therefore, a portion of the improvements will serve existing development as well as new development. The division of costs between the existing population and future new population is determined as follows:

Year 2020 population	=	8,246	100%
Less 1994 population	=	2,686	33%
Future new population	=	5,560	67%

Where a facility does not currently exist, the 33%/67% split was utilized. However, where a facility exists and is providing service to the existing population, then the degree of benefit to the existing population was estimated. The approximate share of costs between existing and future development is identified on the following table:

**FIGURE 14  
HOWARD PARK COST SHARES (%)**

<b>Improvement</b>	<b>Existing City Share (%)</b>	<b>Future Development's Share (%)</b>
Demolition and clearing	33%	67%
Grading/drainage	33%	67%
Parking	33%	67%
Road	33%	67%
R.V. Area	33%	67%
Equestrian Arena	15%	85%
Ponds	33%	67%
E. Bishop Hall Renovation	20%	80%
Community Center Addition	33%	67%
Concession/Restroom	15%	85%
Picnic Shelters/Gazebo	10%	90%
Trellis	33%	67%
Ballfields	33%	67%
New Turf/Fields/Meadow	33%	67%
Play Areas	33%	67%
Concrete Paving	33%	67%
Drinking Fountains	33%	67%
Tennis Courts	33%	67%

**SECTION 4.0: PUBLIC FACILITY REQUIREMENTS, COSTS AND DOCUMENTATION**

<b>Improvement</b>	<b>Existing City Share (%)</b>	<b>Future Development's Share (%)</b>
Bocci Ball	10%	90%
Horseshoes	10%	90%
Roller Hockey Court	33%	67%
Basketball Court	33%	67%
Maintenance Wall	33%	67%
Lighting	33%	67%
Sewer	33%	67%
Water (Domestic)	33%	67%

B) Accounting for Excess Capacity in Existing Facilities

There is no excess capacity in the existing Howard Park facilities that could be used by future development.

C) Apportioning, Cost Shares

Using the percentage shares identified above, the cost of each facility or improvement was apportioned with the following results:

**FIGURE 15  
HOWARD PARK COST SHARES (\$)**

<b>Improvement</b>	<b>Existing City Share (\$)</b>	<b>Future Development's Share (\$)</b>	<b>Total (\$)</b>
Demolition and clearing	\$99,182	\$201,369	\$300,550
Grading/drainage	651,585	1,322,915	1,974,500
Parking	103,125	209,375	312,500
Road	8,910	18,090	27,000
R.V. Area	46,530	94,470	141,000
Equestrian Arena	23,025	130,475	153,500
Ponds	18,150	36,850	55,000
E. Bishop Hall Renovation	24,000	96,000	120,000
Community Center Addition	247,500	502,500	750,000
Concession/Restroom	133,050	753,950	887,000
Picnic Shelters/Gazebo	18,125	163,125	181,250
Trellis	29,700	60,300	90,000
Ballfields	127,050	257,950	385,000
New Turf/Fields/Meadow	192,638	391,113	583,750

**SECTION 4.0: PUBLIC FACILITY REQUIREMENTS, COSTS AND DOCUMENTATION**

Play Areas	53,955	109,545	163,500
<b>Improvement</b>	<b>Existing City Share (\$)</b>	<b>Future Development's Share (\$)</b>	<b>Total (\$)</b>
Concrete Paving	9,900	20,100	30,000
Drinking Fountains	2,640	5,360	8,000
Tennis Courts	16,500	33,500	50,000
Bocci Bali	1,500	13,500	15,000
Horseshoes	750	6,750	7,500
Roller Hockey Court	18,777	38,123	56,900
Basketball Court	2,261	4,590	6,850
Maintenance Wall	4,224	8,576	12,800
Lighting	164,835	334,665	499,500
Sewer	19,800	40,200	60,000
Water (Domestic)	7,920	16,080	24,000
<b>Subtotals</b>	<b>\$2,025,631</b>	<b>\$4,869,470</b>	<b>\$6,895,100</b>
Design, Master Plan, Admin. @ 10%	202,563	486,947	689,510
<b>TOTALS</b>	<b>\$2,228,194</b>	<b>\$5,356,416</b>	<b>\$7,584,610</b>

In the City's existing fee Resolution No. 678, Park and Recreation Fees are charged to residential, commercial, and industrial developments. A factor of 28.3 employees per acre of non-residential development is used to apportion a fair share of the cost to non-residential. This ratio has been determined on the basis of studies that show that non-residential uses create a demand for recreational uses.

**FIGURE 16  
EQUIVALENT DWELLING UNITS**

<b>Land Use Type</b>	<b>Future Development</b>	<b>Service Factor</b>	<b>EDU's</b>
Single Family DU's	925	1.0 Pop. EDU's/DU	925
Multi-Family DU's	156	1.0 Pop. EDU's/DU	156
Industrial Acres	42	9.8 Pop. EDU's/AC	412
Commercial Acres	14	9.8 Pop. EDU's/AC	138
<b>TOTAL</b>			<b>1,631</b>

Formula for calculating the fee per EDU:

$$\text{Future Development's Cost} = \$5,356,416 = \$3,284.13/\text{EDU} = \text{SAY } \$3,284/\text{EDU}$$

$$\text{Total Future EDU's} = 1,631$$

## SECTION 4.0: PUBLIC FACILITY REQUIREMENTS, COSTS AND DOCUMENTATION

**FIGURE 17**  
**PARK FEES BY LAND USE**

<b>Land Use Type</b>	<b>Fees</b>
Single Family DU	\$ 3,284
Multi-Family DU	\$ 3,284
Industrial Acre	\$ 32,183
Commercial Acre	\$ 32,183

### **Parks and Recreation Documentation**

- 1) List of Equipment and Facilities
- 2) Draft Purchase and Sale Agreement (Howard Park), stamp dated April 19, 1995.
- 3) General Plan & Environ. Impact Report, as amended 1989, 1991, 1992; page 66.
- 4) Resolution No. 678.
- 5) Howard Park Master Plan

## 4.4 CITY ADMINISTRATION FACILITIES

### **Existing Condition**

The existing Civic Center is approximately 4,660 square feet. The facility houses several city divisions, including the city administrator, police, city clerk, finance, public works/building inspection, planning and development.

Of the square footage, the police department occupies about 514 square feet. Public works and planning share about 270 square feet, finance and administration share about 946 square feet, and the City Council Chambers are close to 900 square feet.

There are no current impact fees for City Administration Facilities. Recommended fees are \$1,056/du.

### **Needed Improvements**

As the city grows to 2020 and build-out, the following are required:

- 1) Doubling of city staff.
- 2) Tripling the size of the existing Civic Center to about 15,000 square feet with the ability to expand if needed.