

**TOWN OF BARGERSVILLE, JOHNSON COUNTY INDIANA
ORDINANCE NO. 2021-25**

**AN ORDINANCE ESTABLISHING AN EQUITABLE IMPACT FEE FOR THE
PURPOSE OF PLANNING AND FINANCING PARK AND RECREATIONAL
INFRASTRUCTURE TO SERVE NEW DEVELOPMENT IN THE TOWN OF
BARGERSVILLE**

WHEREAS, it has been determined that it is reasonable and necessary to promote and accommodate orderly growth and development and to promote the general public health, safety, and general welfare of the citizens of the Town of Bargersville (“the Town”) by providing for an equitable program to fund the capital costs of new park and recreational infrastructure necessary to serve new developments in the geographic area over which the unit exercises planning and zoning jurisdiction of the Town; and

WHEREAS, it has further been determined that it is reasonable and necessary to promote the orderly development of the Town by establishing standards by which the Town may require that new development shall pay an Impact Fee representing the development’s proportionate share of the cost of capital costs of new park and recreational infrastructure necessary to serve the new development; and

WHEREAS, it is determined that new development 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 Town has caused to be prepared an Infrastructure Improvement Plan for Parks and Recreation Facilities (“the Plan”) by Lehman & Lehman, Inc., which plan is attached hereto as “Exhibit A” to this Ordinance and made a part hereof; and

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

- (1) the income capacity of the Town through its ad valorem property tax receipts or other tax distributions allocated to park and recreational improvements relative to the chronological needs of the Town for said improvements;
- (2) the general obligation bond capacity of the Town based upon net assessed valuation; and
- (3) the revenue bond potential of the Town based upon any existing means of acquiring revenue related to such improvements; and

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

WHEREAS, it has been the objective of the Town 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 Town of Bargersville Advisory Plan Commission having conducted a public hearing upon, and given due deliberation to, the Zone Improvement Plan encompassed by the Plan, has recommended its adoption by 5 ayes and 0 nays to the Town Council of the Town of Bargersville; and

WHEREAS, the Town Council President, pursuant to Ind. Code § 36-7-4-1312(b)(1), has previously appointed the Bargersville Impact Fee Advisory Committee to advise the Town Council pursuant to Ind. Code § 36-7-4-1312; 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”; and

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARGERSVILLE, INDIANA, THAT:

SECTION 1. Limitation on Imposition of Impact Fee. This Ordinance shall expire and become void five (5) years after its effective date as required by Ind. Code § 36-7-4-1340, unless action is undertaken to extend this Ordinance consistent with Indiana law.

SECTION 2. Establishment of Impact Zone. There is hereby established one Recreation Infrastructure Impact Zone (the “Impact Zone”), the boundaries of which are co-terminus with the existing corporate boundaries of the Town, as such boundaries may be extended from time to time through annexation. In this regard, the Town Council specifically finds that there is a functional relationship between the components of the Plan and that the Plan provides a reasonable uniform benefit to all citizens throughout the Impact Zone as of the adoption of this Ordinance. The Town Council further finds that all areas within the Impact Zone are contiguous as required by Ind. Code § 36-7-4-1316. Except as provided herein, this Ordinance shall apply uniformly to all residential developments within the Impact Zone. This Ordinance shall not apply to:

- a. Development meeting the requirements set forth in Ind. Code § 36-7-4-1322(g);
- b. Improvements which do not require a 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.

SECTION 3. Zone Improvement Plan. As a precondition to the adoption of this Ordinance, the Town Council undertook a comprehensive and detailed park and recreational impact analysis through the employment for that purpose of Lehman & Lehman, Inc. The Town Council now finds that the resulting study and data base constitute a sufficient study to constitute a “Zone Improvement Plan” as contemplated by Ind. Code § 36-7-4-1318. The Town Council does hereby adopt the plan prepared by Lehman & Lehman, Inc., dated December 2021, 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 (b) hereof that will be used to:
 - 1. Raise the current level of service for existing development or provide service to existing development; OR
 - 2. Provide service to new development.
- f. A reasonable estimate of revenues that:
 - 1. Are from sources other than impact fees; AND
 - 2. Will be used to finance the cost 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 Town Council hereby specifically adopts the Zone Improvement Plan as an official part of the Comprehensive Plan of the Town of Bargersville, pursuant to Ind. Code § 36-7-4-500 et seq.

SECTION 4. Establishment of Park and Recreation Impact Fee. Based upon the Plan, it is determined that each dwelling unit hereafter constructed in the Town of Bargersville, not specifically excepted hereunder, shall pay the fee of One Thousand Five Hundred Eighty dollars (\$1,580). The impact fee shall be increased each year by the greater of 3% inflation or the rolling twelve month Consumer Price Index as of December 1st of each year.

The Town Council hereby makes as part of the record of these proceedings, all the data collected, calculations made, and conclusions reached by the Town's consultant, Lehman & Lehman, Inc., in the process of developing the Zone Improvement Plan, and specifically instructs the employees of the Town to make such data available to the public for review during regular business hours, along with any other information that is part of the public record created as a result of the process involved in enacting this Ordinance.

In the event any parcel of real estate subject to the Plan undergoes a change in use from a use for which the impact fee does not pertain to a dwelling unit, an impact fee will be assessed against said real estate.

SECTION 5. Credit in Lieu of Payment: Exemptions. Ind. Code § 36-7-4-1335 authorizes a fee payer to receive a credit against the Fee under certain circumstances. 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 Town of right 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 Town, and in accordance with the park and recreational specifications for such park and recreational infrastructure to be improved in force with the Town's jurisdiction at the time. 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 Town. 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 four (4) above, 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 Ind. Code § 36-7-4-1313 and Ind. Code § 36-7-4-1335 since January 1, 1989. 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 great 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.

SECTION 6. Impact Fee Due Upon Issuance of a Building Permit. The Fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of a building permit by the Town. It is understood that the term “building permit” is synonymous with the term “structural building permit” as that term is used in Ind. Code § 36-7-4-1323, in that the issuance of a building permit authorizes the applicant to commence construction activities, structural or otherwise. The Fee which is calculated pursuant to the terms of this Ordinance which is a per dwelling unit Fee 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 case an installment plan may be requested by the applicant in accordance with the terms set forth in Ind. Code § 36-7-4-1324(a) through (d). The Bargersville Impact Fee Review Board shall establish specific rules consistent with said code provisions for installment payments. The penalty for late payments, if any, shall be established at the discretion of the Impact Fee Review Board.

If a fee payer requests, the amount of the Fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the building permit whichever is earlier. For purposes of this section, assessment means the act of calculating the amount of the Fee which shall be due. The Town shall make such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the building permit with or without the request.

SECTION 7. Lien Rights Established. Pursuant to Ind. Code § 36-7-4-1325, the Town acquires a lien against the real estate which is the subject of the Fee on the date a building permit is issued. This lasts for ten (10) years after the impact fee is issued. Upon adoption, this Ordinance shall be recorded, and thereafter, it shall continue constructive notice of the lien rights of the Town with respect to a parcel of real estate which is the subject of an installment payment of the Fee. The Town 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 the Fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.

SECTION 8. Form of Receipt. The Bargersville Clerk-Treasurer shall issue a receipt for all Fees collected and shall include the following information:

- A. Fee payer
- B. Date
- C. Payment amount
- D. Real estate location
- E. Remaining balance (if any)

SECTION 9. Establishment of Bargersville Impact Fee Review Board. The Bargersville Town Council hereby establishes, pursuant to Ind. Code § 36-7-4-1338, a

Bargersville Impact Fee Review Board which shall consist of three (3) citizen members appointed by the Town Council President 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; and
- One (1) member shall be a certified public accountant.

A Board member shall not be a member of the Bargersville Advisory Plan Commission.

- a. The term of office of the members of the Bargersville Impact Fee Review Board shall commence from the date of their appointment and expire two (2) years from the date of appointment.
- b. At the expiration of the respective terms of each of the Bargersville Impact Fee Review 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 two (2) years. Each member shall continue to serve until his/her successor is appointed and qualified.
- c. In the event any person appointed as a Bargersville Impact Fee Review 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, the Town Council President shall fill such vacancy with a new or temporary (in the event of a conflict of interest) member meeting the qualifications of the member being replaced. A new member shall serve out the remainder of the vacated term, while a temporary 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. Meetings 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 an impact fee assessed, the amount of a refund, and the amount of a credit using the procedures established in Ind. Code § 36-7-4-1338(c).
- i. The Bargersville Impact Fee Review Board shall be governed by Ind. Code § 36-7-4-1338 and all other applicable provisions of the Impact Fee Statute.

SECTION 10. Appeals. Any fee payer who believes itself to be aggrieved by the calculation of the Fee may appeal from such calculation to the Bargersville Impact Fee Review Board, and the Bargersville 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 Fee is incorrect; or
- b. The amount of the Fee is greater than the amount allowed under Ind. 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 Bargersville Impact Fee Review Board shall make a determination based upon the facts presented and may reverse, affirm, modify, or make such adjustments in the 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, credit, or refunds.

The Bargersville Impact Fee Review Board shall provide a copy of its decision to the Town Council 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 no later than thirty (30) days after the issuance of the building permit. The appeal shall be initiated with the filing of a Petition for Review with the Bargersville 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:

- 1. The Petition for Review is granted and the Fee is eliminated, reduced or adjusted by the Bargersville Impact Fee Review Board, by independent action of the Town, or by a court having jurisdiction; and
- 2. The reviewing body determines that the amount of the Fee, reductions, or credits were arbitrary or capricious.

The Petition for Review shall be in a form calculated to inform the Bargersville Impact Fee Review Board of the nature of complaint, the parties to the action, and relief requested. In addition, the petition shall describe the new development on which the Fee has been assessed, all facts related to the assessment of the Fee, and the reasons the petitioner believes that the amount of the Fee assessed is erroneous or is greater than the amount allowed by the Fee limitation set forth in the enabling statute.

The Town shall not deny the issuance of a building permit on the basis that the Fee has

not been paid or condition issuance of the permit on the payment of the Fee. If the Fee totals One Thousand Dollars (\$1,000.00) or less, the Town may require the fee payer to pay the Fee or initiate an appeal under this section before the building permit is issued.

SECTION 11. Establishment of Park and Recreation Infrastructure Improvement Fund. There is hereby established the Bargersville Park and Recreation Infrastructure Improvement Fund (“the Fund”) of the Town. The 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. The Fund shall consist initially of one account based upon the current existence of one impact zone. In the event, and only in the event, that an additional impact zone is created hereafter, a separate account shall be maintained for each separate impact zone established within the Town. Interest earned on the Fund or on any account with the Fund, shall be deposited and maintained within the Fund or the separate account. The Bargersville 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.

Pursuant to Ind. Code § 36-7-4-1332, the Clerk-Treasurer is designated as the Town official responsible for acting on refund requests. In order to facilitate refunds when they may be due, the Clerk-Treasurer is directed to identify the purpose of any Fee paid in order that a refund, if any, may be paid from the Fund or account into which the Fee was originally deposited.

SECTION 12. Use of Impact Fees Collected Pursuant to this Ordinance. Any and all Fees collected pursuant to the provisions of this Ordinance may be utilized for the following purposes only by the Town, acting by and through its Parks Advisory Board, which for the purposes of this Ordinance is identified as the infrastructure agency contemplated by Ind. Code § 36-7-4-1317:

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

SECTION 13. Indiana Impact Fee Law. The Town Council specifically acknowledges the existence of the “1300 series impact fees” adopted by General Assembly of the State of Indiana which regulates the imposition of impact fee by municipal corporations within the State of Indiana. The substantive and procedural requirements of Ind. Code § 36-7-4-1300 *et seq.*

shall control in the events of conflicts with this Ordinance which are unintended by the Town Council.

SECTION 14. Amendment and Review. The 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 Town has no control. The Town Council may cause a review to be made by Town staff or consultants as may be required, to determine the continuing validity of the impact fee, the Impact Fee Zone, and the Plan. The Town Council shall consider and adopt such amendments as are necessary to cause a substantive compliance with all constitutional and statutory requirements. To the extent required by the facts and circumstances, this process shall include the steps necessary to update the Plan and the Comprehensive Plan.

SECTION 15. Effective Date. This Ordinance shall be effective June 14, 2022, which is not earlier than six (6) months after its adoption by the Town Council in accordance with Ind. Code § 36-7-4-1340.

SECTION 16. Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they pertain.

SECTION 17. Severability. If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

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Passed and adopted by the Town Council of Bargersville, Johnson County Indiana this 14th day of December, 2021.

AYES

NAYS

James Rumell II, President

James Rumell II, President

Andrew Greenwood, Vice President

Andrew Greenwood, Vice President

R. Dustin Doyle

R. Dustin Doyle

Ruth Ann Moore

Ruth Ann Moore

Susie Qualls

Susie Qualls

ATTEST:

Nancy Kehl, Clerk-Treasurer

AYES

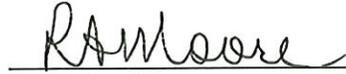
James Rumell II, President



Andrew Greenwood, Vice President



R. Dustin Doyle



Ruth Ann Moore



Susie Qualls

NAYS

James Rumell II, President

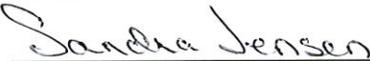
Andrew Greenwood, Vice President

R. Dustin Doyle

Ruth Ann Moore

Susie Qualls

ATTEST:



Nancy Kehl, Clerk-Treasurer

deputy clerk treasurer

EXHIBIT "A"

**INFRASTRUCTURE IMPROVEMENT PLAN
FOR PARKS AND RECREATION FACILITIES**

A Zone Improvement Plan for Parks & Recreation Facilities
Town of Bargersville – Parks & Recreation Department

The proposed:

Town of Bargersville Recreation Zone Improvement Plan 2021-2030

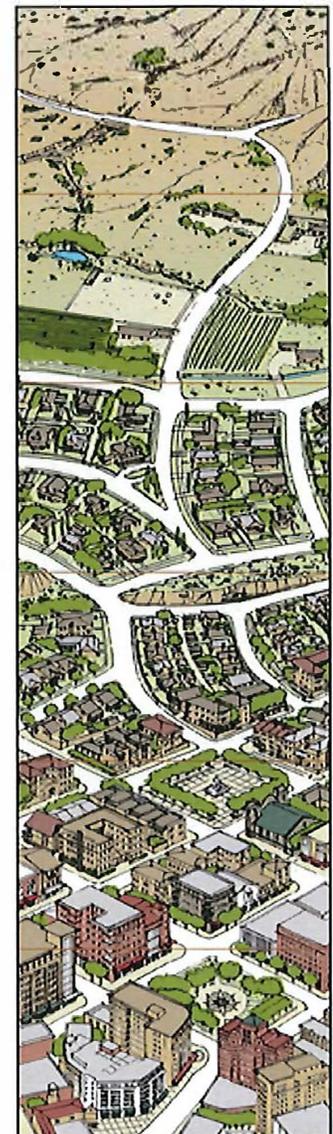
For:
Town Parks & Recreation Facilities

Prepared for:
Town of Bargersville Park Advisory Board
Town of Bargersville Plan Commission
Town of Bargersville Town Council
Bargersville, Indiana

Prepared by:
Lehman & Lehman, Inc.
Landscape Architects | Planners | Placemakers
Mishawaka, Indiana

With Review by:
Roy Carlsgaard, P.E.
Reviewing Professional Engineer
IXOYE Trails & Greenways Engineering

December 2021



The proposed:

Town of Bargersville Recreation Zone Improvement Plan 2021-2030

This report was prepared under contract for the
Department of Parks and Recreation, Town of Bargersville by:

*Charles F. Lehman, ASLA, FRSA
President, Lehman & Lehman, Inc.
Landscape Architects | Planners | Placemakers
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*With Review by:
Roy Carlsgaard, P.E., Reviewing Professional Engineer,
IXOYE Trails & Greenways Engineering*

Completed December 2021

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Bargersville Recreation Zone Improvement Plan Study

December 2021



In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas. The essence of the legislation was to allow local governments the option of passing onto new residents the cost of building the new infrastructure demanded by those same new residents.

This will be an updated Infrastructure Improvement Plan for Parks and Recreation Facilities (Recreation Impact Fee Study) for the Town of Bargersville. This study started several months ago, following the process as outlined by the 1991 Indiana Code. A Recreation Impact Fee Advisory Committee was established and worked with the Consultant in updating the current recreation component inventory along with the related standards and established a recreation impact zone. Population projections were arrived at by analyzing existing developments as well as new development parcels of the planning area, related residential building permits were forecasted, both current and future recreation component deficiencies were calculated, and costs for these infrastructure deficiency improvements were established for both current (2021) and future (2030) needs. The impact fee for the impact fee zones were determined by dividing the estimated costs of the 10-year deficiencies by the number of projected residential building permits of each impact zone during that same period.

According to State Statute, Recreation Impact Fees are collected prior to the issuance of each residential building permit, and the first collection will occur six (6) months after the final approval by the Town Council of the Impact Fee ordinance. The fees are then placed in an interest bearing account, and related expenses for improvements are then paid from that account. Since impact fees cannot be used to fund current deficiencies, those improvements will need to come from other resources of the Town. Recreation Impact Fees can only be used for the costs of the projected 10-year future needs determined by future populations.

An impact fee, by ordinance, may not be collected for more than five years without a review and update of the Infrastructure Plan and adoption of the fee by the Town Council. Attached is the new Infrastructure Improvement Plan. The Town of Bargersville staff prepared the plan with assistance from *Lehman & Lehman, Inc.* After preparation, the plan was submitted to *Roy Carlsgaard, P.E.* (Reviewing Professional Engineer for the Town of Bargersville, Indiana), for final review and comment. The plan establishes new park and recreation standards for Bargersville and recommends a one-zone structure and Recreation Impact Fees that will be necessary in order to achieve the Town of Bargersville's Park and Recreation standards.

After careful analysis, the Bargersville Park Infrastructure Advisory Committee and the Town of Bargersville staff feels that the recommended Recreation Impact Fee of **\$1,580** is a responsible fee for the recommended standards. The Bargersville Park Infrastructure Advisory Committee recommends acceptance of the fee by the Bargersville Park Advisory Commission Board before being placed before the Bargersville Planning Commission and Town Council for final adoption.

Adoption of these parks and recreation standards will ensure the continued delivery of quality parks and Recreation services for all of the Citizens of Bargersville.

Sincerely,

Julie Young, Town Manager
Town of Bargersville

Acknowledgements

Town of Bargersville Park Infrastructure Advisory Committee

Committee Members:

- Ronda Ankney, *Bargersville Park Advisory Commission Board*
- Keith Cecil, *Bargersville Park Advisory Commission Board*
- Greg Costelow, *Miller-Eads Company*
- Ruth Ann Moore, *Bargersville Plan Commission*
- Jim Parsetich, *Parsetich Homes*
- Ty Rinehart, *Lennar Homes*
- James Rumell II, *Bargersville Town Council and Real Estate*

Staff and Consultant Members

- Julie Young, *Bargersville, Town Manager*
- Chelsea Fenimore, *Bargersville, Planner*
- Roy Carlsgaard, *Reviewing Professional Engineer for the Town of Bargersville*
- Chuck Lehman, *Lehman & Lehman, Inc. (Consultant)*

Town Manager

- Julie Young

Clerk Treasurer

- Nancy Kehl

Town Council

- James Rumell II, President
- Andrew Greenwood, Vice President
- R. Dustin Doyle
- Ruth Ann Moore
- Susie Qualls

Park Advisory Commission Board

- Keith Cecil, President
- Ronda Ankney, Vice President
- Roger Hitz
- Linda Kolthoff
- Kelly Whitaker

Plan Commission

- Mark Dietel, President
- Jeff Sickmeier, Vice President
- Eric Arnold
- Tearza Martin
- Ruth Ann Moore
- Susie Qualls
- Rowana Umbarger

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Bargersville Recreation Zone Improvement Plan Study

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Executive Summary

Background

The Town of Bargersville and its surrounding area has, over the past decades, experienced significant growth in residential development. As a result, the public infrastructure systems (roads, drainage, water/sanitary utilities and parks) are, or will become, strained to keep pace with the demands placed on them.

In anticipation of these demands, the Town of Bargersville is in the process of implementing and updating one of these public infrastructure systems by way of a Recreation Impact Fee Ordinance. The *Parks and Recreation Master Plan Update and the Town's Comprehensive Plan* both indicate that the demand for recreational facilities will intensify because of the demographics of the growing population base. It is also recognized that a quality system of parks, green spaces and pathways/trails adds to the economic value and quality of life of the entire community.

The demands placed on the Park System by rapid growth have, and will, outpace the Town's financial ability to provide the new and expanded facilities identified in the Parks and Recreation Master Plan. The current revenues are devoted almost entirely to maintaining and operating existing park facilities and programs. New sources of capital improvement revenue are needed. The Recreation Impact Fee Ordinance will benefit the Town and community in the future by keeping pace with the population growth while maintaining the level of adopted recreation standards.

The Plan acknowledges the 2020 Census data and provides the basis for the data on population and demographics for the Town. The Town has provided the Consultant with updated population estimates that were used as part of this study analysis as well.

History of Recreation Impact Fees

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas.

The essence of the legislation was to allow local governments the option of passing onto new residents the costs of building the new infrastructure expected by those same residents.

Impact Fees Facts

Need for and Application of Impact Fees

- Best applied to Fast Growing Communities (or projected)
- Considered as an "Entrance Fee" for residents to build and live in the Community
- Funds are applied directly to the infrastructure needs caused by the growth

Different Types of Development Impact Fees

- Recreation, Roads, Water/Sanitary Utilities, and Drainage

Impact Fee Studies

- Cover 10-year projection period
- Must be updated, at a minimum, every five years
- Also used to define development standards

Bargersville Recreation Zone Improvement Plan Study

Benefits of Recreation Impact Fees

- Future residents pay for the increased demand on infrastructure services (defined as Community Level of Service)
- Current residents do not bear the burden of infrastructure expansion due to population growth
- Maintains quality of life as community grows

Development Impact Fees

Development Impact Fees, as described by this Zone Improvement Plan (herein Plan), will shift part of the cost of new and expanded park facilities from the community at large to the new developments that are generating the need for those new and expanded facilities. ***Impact fees, however, cannot be used to finance the current needs of improvements required to raise the Current Level of Service to the Community Level of Service, hereafter referred to as "deficiencies."***



Impact fee logic has long been debated, discussed and endorsed by those who are involved in public finance. In 1991, the Indiana General Assembly enacted legislation [Indiana Code (IC) 36-7-4-1300] (see *Appendix A*) that enables localities to impose Development Impact Fees for certain types of infrastructure improvements, including park and recreational facilities. Among other things required of the locality, the legislation stipulates that:

- An Impact Fee Advisory Committee be appointed
- An Impact Fee Zone be established
- A Zone Improvement Plan be prepared
- An Impact Fee be determined and
- An Impact Fee Review Board be appointed

Park Infrastructure (Impact Fee) Advisory Committee

The Town Council President of Bargersville appointed a Recreation Impact Fee Advisory Committee in 2021. The Committee consisted of members of the Park Advisory Commission Board, Town Council, Home Builders, Real Estate Brokers and Developers. Town staff members of the Planning and Engineering Departments were included in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met on several occasions to research and review data, to establish standards for park facilities, and to formulate the plan and strategies as described herein.

Although the Town Council has jurisdiction only within the Bargersville Town limits, the Committee concluded early in its deliberations that the Study Area of this Plan should include all of the Bargersville Planning Area (the same area as encompassed with its Comprehensive Plan) for the following reasons:

- It is reasonable to expect that some properties adjacent to the current corporate boundaries will become part of the Town of Bargersville some in the time frame of this study
- The Town is continuing to grow into the planning area through voluntary annexation, and
- The Town's entire land use planning area is within the future service area of the Town

Bargersville Recreation Zone Improvement Plan Study

Impact Zone

Within the Study Area, the Advisory Committee recommended the establishment of a single (one) Impact Zone to coincide with the corporate boundary of the Town as it continues to expand in the future through annexations. Thus, the Impact Zone is expected to expand through annexation as the Town grows, through annexation, in the Township(s) within the County. More particular, the Impact Zone boundaries for the Town of Bargersville are co-terminus with the existing corporate boundaries of the Town, as such boundaries may be extended from time to time through annexation, and over which boundaries the Town exercises planning and zoning jurisdiction.

Figure 1 is a map that shows the Study Area, which consists of Bargersville Planning Jurisdiction area and the current corporate limits (aqua dashed line) that constitutes the boundary of the Impact Fee Zone.

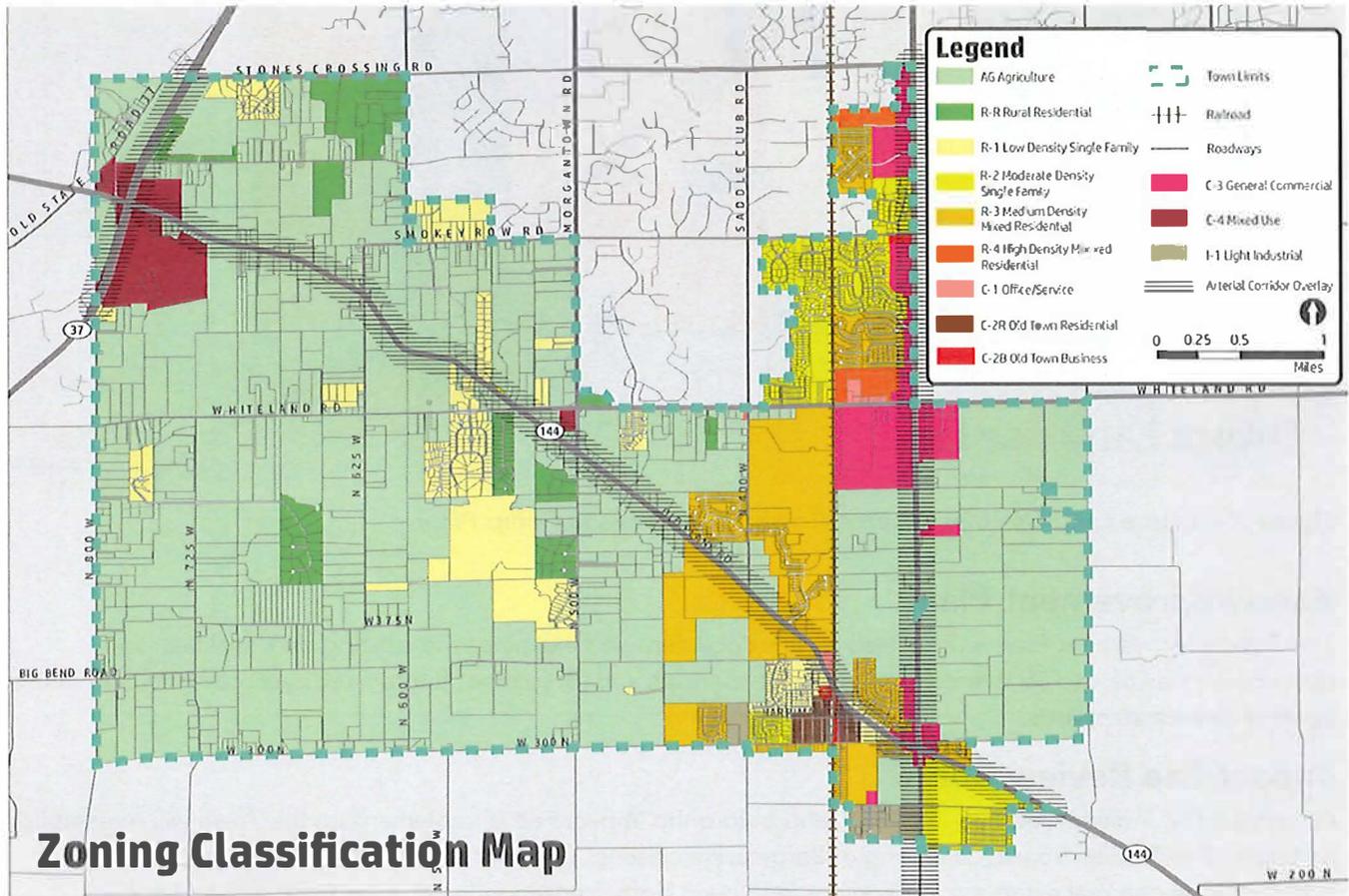


Figure 1 – Illustration of Zoning Classifications Map (source: Town of Bargersville-Comp Plan)

Figure 2 is a map that shows the Study Area and the Future Land Use map, which consists of Bargersville’s current corporate limits (aqua dashed line) that constitutes the boundary of the Impact Fee Zone.

Bargersville Recreation Zone Improvement Plan Study

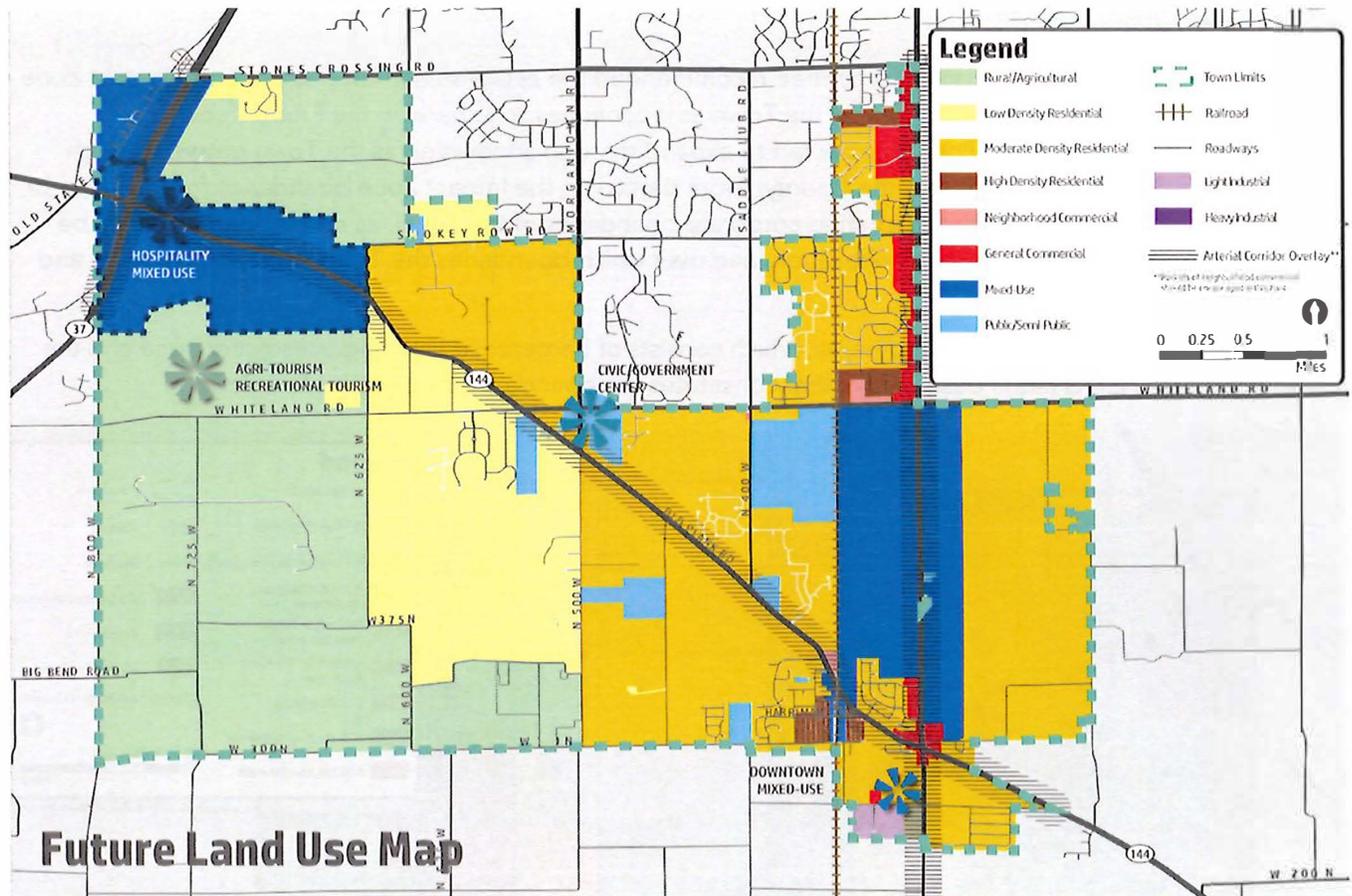


Figure 2 – Future Land Use Map (source: Town of Bargersville-Comp Plan)

Zone Improvement Plan

The Zone Improvement Plan is described by this document and examines the existing park facilities, and determines the costs to (A) overcome existing deficiencies and (B) to meet future needs according to Community Level of Service standards.

Impact Fee Review Board

As required by Indiana Code 36-7-4-1338, and before the Impact Fee is implemented, the Town will re-establish an Impact Fee Review Board, consisting of Bargersville citizens. The law requires that the Impact Fee Review Board include one real estate broker and one engineer, both licensed in Indiana, and one certified public accountant.

Other Planning Efforts Acknowledged in this Plan

The Town is in the process of updating its Parks and Recreation Master Plan. The Town of Bargersville recently updated its Comprehensive Vision Plan for the Town.

This Recreational Impact Fee study acknowledges the existing and the progress of the updated studies to both the Town's Comprehensive Plan and Parks and Recreation Master Plan Update, as constituting the vision for the Town and its park system. The Impact Fee recommended in this Plan is a financial strategy that will help achieve that vision.

Bargersville Recreation Zone Improvement Plan Study

Conclusions

1. The Recreation Impact Fee Advisory Committee recommends to the Town of Bargersville that a new Recreation Impact Fee (RIF) Ordinance be adopted instituting a new Recreation Impact Fee of **\$1,580**.
2. The Recreation Impact Fee Advisory Committee recommended an annual adjustment (fixed percentage of 3.00%) factored into the impact fee amount. The Advisory Committee noted both Recreation Impact Fee adjustments as part of the study but deferred a decision in applying these adjustments to the Plan Commission and/or the Town Council. Also, the incorporation of the Housing Equivalent Option was also deferred to the Plan Commission and/or the Town Council for their decision.
3. Following the State Code [IC 36-7-4-1340(a)], RIF collection will start six months after approval of the ordinance. The funds collected will be kept in a "Recreation Impact Fee" line item of the Town's Budget.
4. The Town of Bargersville should establish criteria, as policy, for the acceptance of land donations for park use and/or open space. Also, the Town of Bargersville, through its Parks Department, will address, annually, the distribution priorities of the RIF revenues.
5. The Town's Park and Recreation Master Plan Update will reflect the standards and goals established as part of this study.
6. Collection of the RIF will occur when new residential building permits are pulled. As an option, Recreation Impact Fee payments can be established using an installment plan as per IC 36-7-4-1324.
7. Reporting of RIF's transactions will be done annually noting recreation impact fees collected and the disbursements for recreation infrastructure components used as part of the impact fee calculations used during the RIF ordinance period.
8. A new RIF update study will be considered annually but the update study should begin at the end the fourth year of the RIF ordinance allowing time for there to be a smooth transition between the retiring ordinance and the newly adopted ordinance.

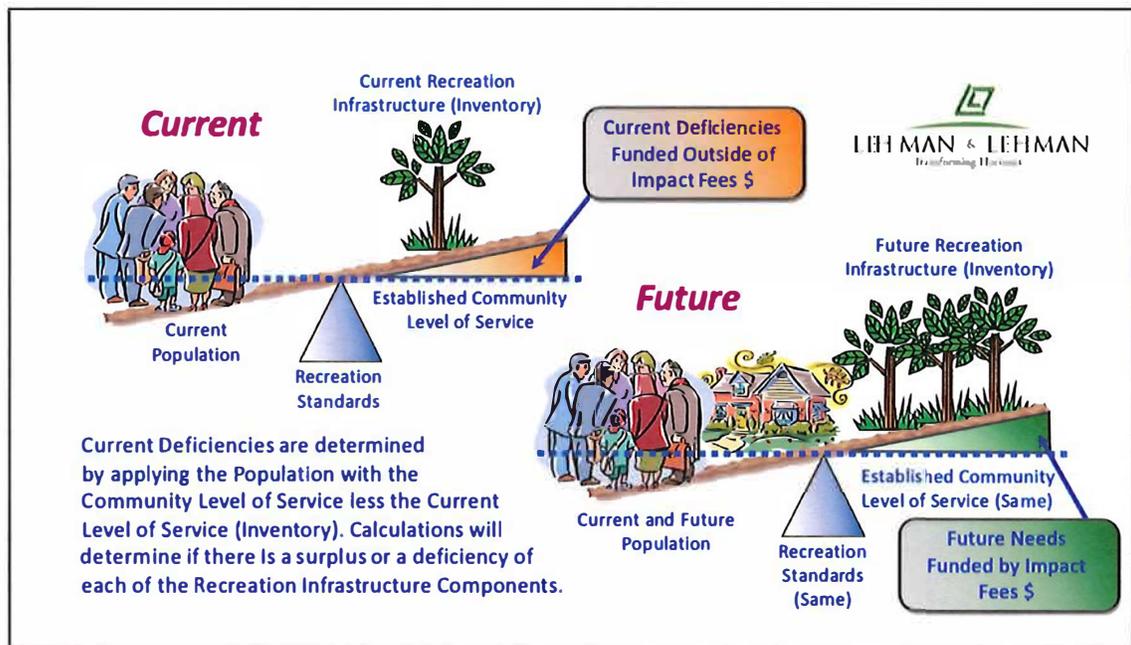


Recreation Impact Fee Study Process

The process of defining a Recreation Impact Fee for a community involves a series of steps. Those steps include the following:

1. Establish the Park Impact Fee Advisory Committee
2. Define the Impact Zone
3. Collect current census populations and trends
4. Inventory the current recreation infrastructure for land and facilities (Current Level of Service)
5. Establish Community Level of Service for recreation land and facilities
6. Analyze housing building permits and trends (both inside Town limits and within the planning area)
7. Analyze current deficiencies and 10-year infrastructure needs based on Community Level of Service and projected population forecasts
8. Determine costs for meeting current deficiencies and future needs based on Community Level of Service
9. **Recreation Impact Fees (RIF) = Future Recreation Infrastructure Need Costs / Projected 10-year Residential Building Permits**
(As per IC 36-7-4-1321 which states that the Impact Fee = Impact Costs – Non-Local Revenues – Impact Deductions / 10-Year Forecast Building Permits)
10. Prepare a Zone Improvement Plan
11. Recommendations to the Park Advisory Commission Board and the Plan Commission
12. Ordinance for Town Council's Review and Adoption

Figure 3 – Community Level of Service Illustration



Population and Residential Development Trends

The Town of Bargersville has experienced significant population growth in recent years since the housing downturn in the last decade. The current growth rate of residential development within the Town of Bargersville (as well as most of Indiana) has been slowly and steadily coming back and is having positive impact by the current economic conditions. Since then, the Town has continued to grow at a faster pace prior to the downturn. It is still anticipated that residential development growth will continue over the next 10 years. This study will look at various sources to determine the new residential growth rate over the next ten years. Keep in mind that these projections will be reviewed and updated when this Zone Improvement Plan is updated in the next five years per IC 36-7-4-1340(b) along with the tracking of the 2020 Census.

During the course of this study the Consultant worked closely with the Town Planning Department to review upcoming residential developments in both the Bargersville Planning Jurisdiction as well as existing developments where growth remains.

Trends in Residential Building Growth

Various population projection resources were reviewed including that of the Building Department and U.S. Census, past sixteen-year trends in new residential building permits, as well as another population growth model discussed below. Future Growth of the Town will follow the land use patterns and zoning densities as per the Town's Comprehensive Plan. The Town of Bargersville's Zoning Plan was used as a resource to evaluate growth in, and adjacent to, the Town limits.

Parcel Growth by Development Population Projections

The Growth Model adopted by the Advisory Committee was termed Parcel Growth by Development Model. This model is based on the following:

- Acknowledgment of existing developments and growth projections within the current corporate limits
- Identification of land parcels within the current corporate limits of the Town whose projected land use is residential development
- The Town's own growth strategies are factored into the growth model
- Growth will occur with stimulation of other developments and infrastructure

The analysis examined residential development capacities based on the actual densities of the planned development or the densities permitted in the Town's Zoning Ordinance. It is noted that the growth analysis scenarios used do not reflect the intentions of the existing landowners or the intention of the Town regarding annexation.

The Consultant worked with the Town and created an inventory of development parcels within the Comprehensive Plan's Planning Boundaries; more particularly within the current Corporate Limits. Following the defined Future Land Use Plan, of the Comprehensive Plan, each residential development parcel had a development density (housing units per acre) applied to the parcel to determine what "build out" potential each parcel could carry. Besides the un-development parcels, existing developments that have not been completely built out were also inventoried for this growth analysis.

The Analysis process of this growth model involved the Consultant and Town's planning staff going through each of the un-developed parcels plus the existing developments and subdivisions to determine how much could be built out (by percentage) over the next ten years. By applying a different percentage to each parcel different scenarios of growth were generated.

For planning purposes the Consultant, Planning Staff and Advisory Committee analyzed the potential future

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populations of the Town based on the Future Land Use Map and the known housing developments in and around the Town. Land tract parcels were drawn on an aerial map (Figure 4) of the Town and study area.

Figure 4 (below) illustrates the planning area and the residential growth potential for the Town. This area covers the Impact Fee Zone of only the Planning Jurisdictional Limits of the Town. Note that this study map included the area of the Extra-Territorial Jurisdiction (the shaded area southeast of the Town) that was released back to Johnson County by the Town during the course of the 2017 RIF study.

TOWN OF BARGERSVILLE 2021 RECREATION IMPACT FEE MAP

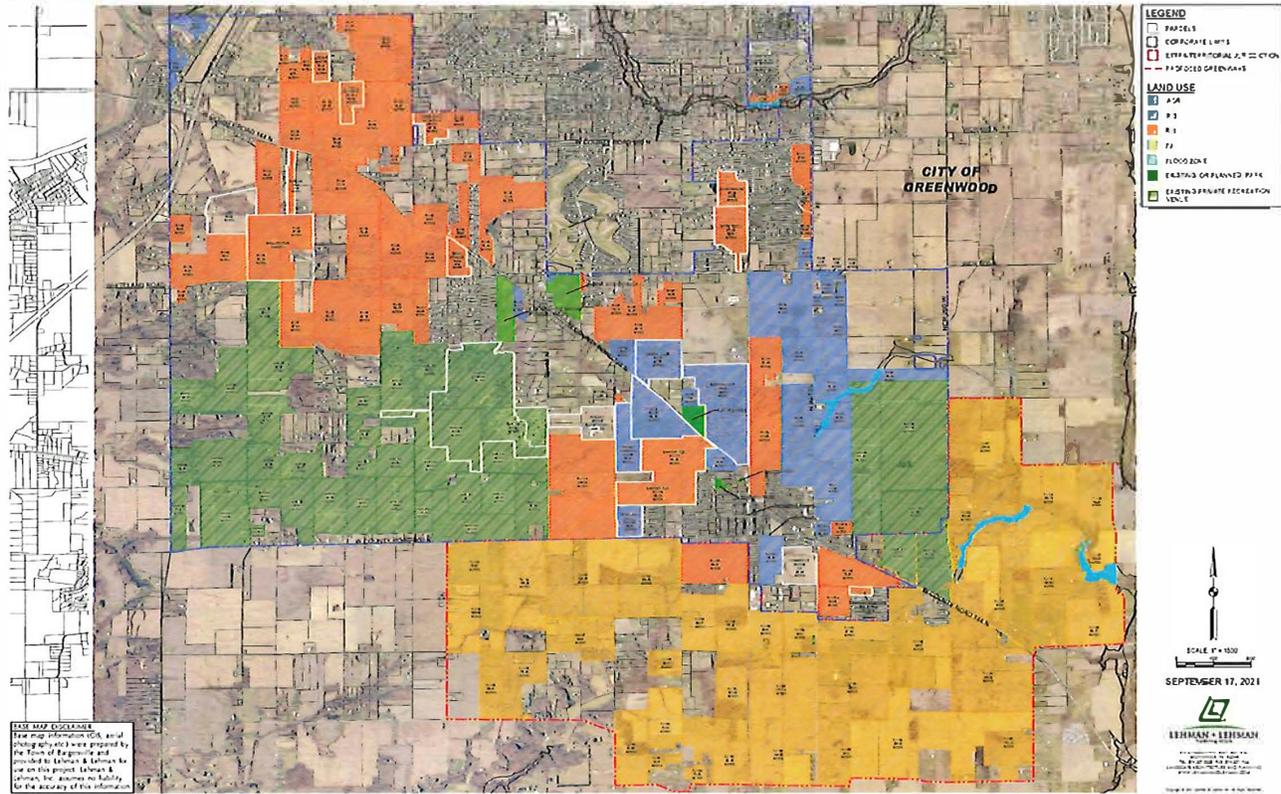


Figure 4 – Bargersville Residential Growth Potential (Only within the Planning Jurisdictional Limits)
Source: Town of Bargersville development resources and interactions with Town Staff and Consultant
(Larger version of the above map available at the Town’s Planning Department.)

Population Growth Potential of Planning Area

The following work sheets illustrate the residential growth potential. Table 1 identifies undeveloped land parcels, its acreage, land use zone, the parcels’ potential for residential units, and related populations. The Town Planning Department provided a residential density based on the GIS information of existing residential developments in Bargersville. Developable areas of each parcel were calculated with regard to flood plain and typical site infrastructure areas (i.e., retention areas, street right of ways, etc.). The remaining columns identify the 10-year growth potential (as a percentage) and the relative number of residential units and populations. The 2020 Census information of 2.71 persons per household was applied to project populations.

Bargersville Recreation Zone Improvement Plan Study

Town of Bargersville – Potential Residential Growth Work Sheet – PROPOSED LAND USE CALCULATIONS

Table 1 – Bargersville Potential Residential Growth Work Sheet of Undeveloped Land Parcels

Compiled by: Lehman & Lehman, Inc. Including information provided by the Town of Bargersville

Zone	AGR	R-R	R-1	R-2	R-3	R-4	C-R2	PUD
Lot Size	87,120 sf lots (2 acres)	87,120 sf lots (2 acres)	20,000 sf lots (0.46 acres)	17,000 sf lots (0.275 acres)	8,000 sf lots (0.184 acres)	4,000 sf lots (0.092 acres)	6,000 sf lots (0.138 acres)	To Be Determined through other Planning
Units/Acre	0.50	0.50	2.18	3.63	5.45	10.89	7.26	

****Note: Net Developable Area is based on 20% of land being used for Infrastructure**

2021 Census Pop. / Household = 2.71

Updated: 15-Sep-21

Map Parcel ID	Acres (Approx)	Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over net 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES
R3-1	18.82	0.00	15.05	R-3	5.45	82	222	0%	0	0	In the Town	
R3-2	14.93	0.00	11.95	R-3	5.45	65	176	0%	0	0	In the Town	
R1-3	21.74	0.00	17.39	R-R	0.50	9	24	0%	0	0	In the Town	
R1-4	134.57	0.00	107.66	R-R	0.50	54	146	0%	0	0	In the Town	
R1-5	10.73	0.00	8.58	R-1	2.18	19	51	0%	0	0	In the Town	
R1-6	6.76	0.00	5.41	R-1	2.18	12	32	0%	0	0	In the Town	
R1-7	15.82	0.00	12.66	R-1	2.18	28	75	0%	0	0	In the Town	
R1-8	18.29	0.00	14.63	R-R	0.50						In the Town	LUSTER MINOR SUBD.
R1-9	42.61	0.00	34.08	R-R	0.50	17	46	0%	0	0	In the Town	
R1-10	42.36	0.00	33.89	R-R	0.50	17	46	0%	0	0	In the Town	
R1-10a	43.26	0.00	34.60	R-R	0.50						In the Town	S&S ESTATES SUBD. (partial) - see Table 2
R1-11	84.59	0.00	67.67	R-1	2.18	148	400	0%	0	0	In the Town	
R1-12	48.83	0.00	39.06	R-1	2.18	85	231	0%	0	0	In the Town	
R1-13	29.71	0.00	23.77	R-1	2.18						In the Town	ShineLight Meadows - see Table 2
C3-15			0.00	C-3	0.00						In the Town	Commercial
R1-16a			0.00	NA	0.00						In the Town	Not developable - Flood plain
R1-16b			0.00	C-3	0.00						In the Town	Commercial
C3-17			0.00	C-3	0.00						In the Town	Commercial
R1-18	41.34	0.00	33.07	R-1	2.18	72	195	0%	0	0	In the Town	
R1-19	70.34	0.00	56.27	R-1	2.18	123	332	0%	0	0	In the Town	
R1-20	8.79	0.00	7.03	R-1	2.18	15	42	0%	0	0	In the Town	
R1-21	27.48	0.00	21.98	R-1	2.18	48	130	0%	0	0	In the Town	
C4-22			0.00	C-4	0.00						In the Town	WHITE RIVER COMMERCIAL
R1-23	17.64	0.00	14.11	R-1	2.18						In the Town	JORDAN SUBD. - see Table 2
R1-24	111.60	0.00	89.28	R-1	2.18	195	527	0%	0	0	In the Town	
R1-25	74.14	0.00	59.32	R-1	2.18	129	350	15%	19	53	In the Town	
R2-26	34.35	0.00	27.48	R-2	3.63						In the Town	SHADOWWOODS SUBD. - see Table 2
C3-27			0.00	C-3	0.00						In the Town	Commercial
C3-28			0.00	C-3	0.00						In the Town	Commercial
R2-29	56.61	0.00	45.29	R-2	3.63						In the Town	WYNCREST - see Table 2
R1-30			0.00	C-3	0.00						In the Town	Commercial
C3-31			0.00	C-3	0.00						In the Town	Commercial
R1-32	19.63	0.00	15.71	R-1	2.18	34	93	0%	0	0	In the Town	
R1-33	41.81	0.00	33.45	AGR	0.50	17	45	0%	0	0	In the Town	
R3-34			0.00	C-4	0.00						In the Town	Commercial
R1-35	70.30	0.00	56.24	R-1	2.18	123	332	0%	0	0	In the Town	
R1-36			0.00	AGR	0.50						In the Town	Mallow Run Winery & Sycamore at Mallow Run
R1-37			0.00	AGR	0.50						In the Town	Mallow Run Winery & Sycamore at Mallow Run
R1-38	79.45	0.00	63.56	R-1	2.18	139	375	0%	0	0	In the Town	
R1-39	83.05	0.00	66.44	R-1	2.18	145	393	0%	0	0	In the Town	
R1-40	36.61	0.00	29.29	R-1	2.18	64	173	0%	0	0	In the Town	
R1-41	25.92	0.00	20.74	R-1	2.18	45	122	25%	11	31	In the Town	
R1-42	18.34	0.00	14.67	R-1	2.18	1	3	100%	1	3	In the Town	
R1-43	54.49	0.00	43.59	R-1	2.18	95	258	15%	14	39	In the Town	
R1-44	26.02	0.00	20.82	R-1	2.18						In the Town	SEGO WOODS SUBD. - see Table 2
R1-45	4.96	0.00	3.97	R-1	2.18	9	23	0%	0	0	In the Town	
AGR-46	79.87	0.00	63.90	AGR	0.50	32	87	0%	0	0	In the Town	
R1-47	57.84	0.00	46.27	R-1	2.18	101	273	0%	0	0	In the Town	
R1-48	83.27	0.00	66.61	R-1	2.18	145	394	0%	0	0	In the Town	
R1-49	92.38	0.00	73.91	R-1	2.18	161	437	0%	0	0	In the Town	
R1-50	56.73	0.00	45.38	R-1	2.18	99	268	0%	0	0	In the Town	
R1-51	33.98	0.00	27.19	R-1	2.18	59	161	70%	41	112	In the Town	
R3-52			0.00	NA	0.00						In the Town	Not to be included (low density)
R3-53			0.00	NA	0.00						In the Town	Gas substation
R1-54	2.99	0.00	2.40	R-1	2.18	2	5	90%	2	5	In the Town	
R1-55	14.13	0.00	11.30	R-1	2.18	25	67	25%	6	17	In the Town	
R1-56	16.57	0.00	13.26	R-1	2.18	29	78	25%	7	20	In the Town	
R1-57	16.35	0.00	13.08	R-1	2.18	29	77	35%	10	27	In the Town	
R1-58	88.13	0.00	70.51	R-1	2.18	154	417	25%	38	104	In the Town	
C3-59			0.00	C-3	0.00						In the Town	Commercial
C3-60			0.00	C-3	0.00						In the Town	Commercial
C3-60a	12.57	0.00	10.06	PUD	10.00	101	273	100%	101	273	In the Town	SOUTH GROVE LANDING (Commercial)
C3-60b			0.00	C-3	0.00						In the Town	Commercial
R3-66	58.62	0.00	46.90	R-1	2.18	102	277	25%	26	69	In the Town	
AGR-67	46.22	0.00	36.98	AGR	0.50	18	50	0%	0	0	In the Town	
AGR-68	84.68	0.00	67.74	AGR	0.50	34	92	0%	0	0	In the Town	
AGR-69	89.48	0.00	71.59	AGR	0.50	36	97	0%	0	0	In the Town	
AGR-70	63.67	0.00	50.93	AGR	0.50	25	69	0%	0	0	In the Town	
AGR-71	38.79	0.00	31.03	AGR	0.50	16	42	0%	0	0	In the Town	
AGR-72	95.76	0.00	76.61	AGR	0.50	38	101	0%	0	0	In the Town	
AGR-73	69.71	0.00	55.77	AGR	0.50	28	76	0%	0	0	In the Town	
AGR-74	166.94	0.00	133.55	PUD	0.00						In the Town	ABERDEEN SUBD. - see Table 2
R3-75	67.69	0.00	54.15	R-3	5.45						In the Town	SADOLE CLUB SUBD. - see Table 2
R3-75a	21.19	0.00	19.35	R-3	5.45	105	286	0%	0	0	In the Town	
R3-76	164.94	0.00	131.95	R-3	5.45						In the Town	MORNINGSIDE SUBD. - see Table 2
R3-76a	7.93	0.00	6.34	R-3	5.45	35	94	0%	0	0	In the Town	
R1-77	51.49	0.00	41.19	R-1	2.18	90	243	0%	0	0	In the Town	
C3-78			0.00	C-3	0.00						In the Town	Commercial
R1-79	114.25	0.00	91.40	R-1	2.18	199	540	40%	80	216	In the Town	
C3-80			0.00	C-3	0.00						In the Town	Commercial
C3-81			0.00	C-3	0.00						In the Town	Portion of Parcel FEMA Flood Zone
C3-82			0.00	C-3	0.00						In the Town	Portion of Parcel FEMA Flood Zone
C3-83			0.00	C-3	0.00						In the Town	Portion of Parcel FEMA Flood Zone
C3-84			0.00	C-3	0.00						In the Town	Portion of Parcel FEMA Flood Zone

Bargersville Recreation Zone Improvement Plan Study

Town of Bargersville – Potential Residential Growth Work Sheet – PROPOSED LAND USE CALCULATIONS

Table 1 – Bargersville Potential Residential Growth Work Sheet of Undeveloped Land Parcels

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Units / Acre	0.50	0.50	2.18	3.63	5.45	10.89	7.26	

**Note: Net Developable Areas based on 20% of land being used for Infrastructure

2021 Census Pop. / Household = 2,711

Updated: 15-Sep-21

Map Parcel ID	Acres (Approx.)	Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES
AGR-85	171.37	0.00	137.10	AGR	0.50	69	186	0%	0	0	In the Town	
AGR-86			0.00	AGR	0.50						In the Town	Portion of Parcel FEMA Flood Zone
RR-87	278.60	0.00	222.88	R-R	0.50	111	302	0%	0	0	Future Jurs.	
AGR-88	29.95	0.00	23.96	AGR	0.50	12	32	0%	0	0	In the Town	
AGR-89	37.51	0.00	30.01	AGR	0.50	15	41	0%	0	0	In the Town	
AGR-90	84.44	0.00	67.55	AGR	0.50	34	92	0%	0	0	In the Town	
AGR-91	119.38	0.00	95.50	AGR	0.50	48	129	0%	0	0	In the Town	
AGR-92	43.49	0.00	34.79	AGR	0.50	17	47	0%	0	0	In the Town	
AGR-93	34.53	0.00	27.62	AGR	0.50	14	37	0%	0	0	In the Town	
AGR-94	5.85	0.00	4.68	AGR	0.50	2	6	0%	0	0	In the Town	
AGR-95	40.67	0.00	32.53	AGR	0.50	16	44	0%	0	0	In the Town	
AGR-96	69.87	0.00	55.90	AGR	0.50	28	76	0%	0	0	In the Town	
AGR-97	63.58	0.00	54.86	AGR	0.50	27	74	0%	0	0	In the Town	
AGR-98	26.49	0.00	21.19	AGR	0.50	11	29	0%	0	0	In the Town	
AGR-99	29.57	0.00	23.65	AGR	0.50	12	32	0%	0	0	In the Town	
AGR-100	60.67	0.00	48.54	AGR	0.50	24	66	0%	0	0	In the Town	
C3-101a			0.00	C-3	0.00						In the Town	Commercial
C3-101b			0.00	C-3	0.00						In the Town	Commercial
AGR-102	44.69	0.00	35.75	AGR	0.50	18	48	0%	0	0	In the Town	
AGR-103	78.89	0.00	63.12	AGR	0.50	32	86	0%	0	0	In the Town	
AGR-104	96.07	0.00	76.86	AGR	0.50	38	104	0%	0	0	In the Town	
AGR-105	25.41	0.00	20.33	AGR	0.50	10	28	0%	0	0	In the Town	
AGR-106	101.50	0.00	81.20	PUD	0.00						In the Town	ABERDEEN PUD - see Table 2
AGR-107	48.10	0.00	38.48	AGR	0.50	19	52	0%	0	0	In the Town	
AGR-108	97.24	0.00	77.79	AGR	0.50	39	105	0%	0	0	In the Town	
AGR-109	103.01	0.00	82.41	AGR	0.50						In the Town	ABERDEEN PUD - see Table 2
AGR-110	62.31	0.00	49.85	AGR	0.50	25	68	0%	0	0	In the Town	
AGR-111	48.25	0.00	38.60	AGR	0.50	19	52	20%	4	10	In the Town	
AGR-112	67.68	0.00	54.14	AGR	0.50	27	73	20%	5	15	In the Town	
AGR-113			0.00	R-1	2.18						In the Town	WALNUT GROVE ELEMENTARY SCHOOL (see map)
R1-114	246.34	0.00	197.07	R-1	2.18	430	1,164	10%	43	116	In the Town	
R3-115	88.18	0.00	70.54	R-3	5.45						In the Town	SADDLE CLUB SOUTH SUBD. - see Table 2
R3-116	52.49	0.00	41.99	R-3	5.45						In the Town	WALNUT COMMONS SUBD. - see Table 2
R1-116a	1.88	0.00	1.50	R-1	2.18	3	9	0%	0	0	In the Town	
R1-117	83.40	0.00	66.72	PUD	0.00						In the Town	SAWYER WALK PUD - see Table 2
R3-118	18.85	0.00	15.08	R-3	5.45	82	223	0%	0	0	In the Town	
R1-119	85.01	0.00	68.00	PUD	0.00						In the Town	SAWYER WALK PUD - see Table 2
R3-119a	30.52	0.00	24.42	R-3	5.45	133	361	0%	0	0	In the Town	
AGR-120	101.55	0.00	81.24	AGR	0.50	41	110	0%	0	0	In the Town	
AGR-121			0.00	AGR	0.50						Future Jurs.	
AGR-122			0.00	AGR	0.50						Future Jurs.	
RR-123			0.00	R-R	0.50						Future Jurs.	Portion of Parcel FEMA Flood Zone
RR-124			0.00	R-R	0.50						Future Jurs.	Portion of Parcel FEMA Flood Zone
RR-125			0.00	R-R	0.50						Future Jurs.	
RR-126			0.00	R-R	0.50						Future Jurs.	Portion of Parcel FEMA Flood Zone
RR-127			0.00	R-R	0.50						Future Jurs.	
RR-128			0.00	R-R	0.50						Future Jurs.	Portion of Parcel FEMA Flood Zone
RR-129			0.00	R-R	0.50						Future Jurs.	Portion of Parcel FEMA Flood Zone
RR-130			0.00	R-R	0.50						Future Jurs.	
RR-131			0.00	R-R	0.50						Future Jurs.	
RR-132			0.00	R-R	0.50						Future Jurs.	
RR-133			0.00	R-R	0.50						Future Jurs.	
RR-134			0.00	R-R	0.50						Future Jurs.	
RR-135			0.00	R-R	0.50						Future Jurs.	
R3-135a	38.43	0.00	30.74	R-3	5.45	168	454	85%	142	386	In the Town	
RR-136			0.00	R-R	0.50						Future Jurs.	
RR-137			0.00	R-R	0.50						Future Jurs.	
RR-138			0.00	R-R	0.50						Future Jurs.	
RR-139			0.00	R-R	0.50						Future Jurs.	
RR-140	72.87	0.00	58.30	R-1	2.18	127	344	30%	38	103	In the Town	
RR-141a	34.45	0.00	27.54	R-1	2.18	60	163	80%	48	130	In the Town	
RR-141b	7.01	0.00	5.61	R-1	2.18	12	33	85%	10	28	In the Town	
RR-142			0.00	R-R	0.50						Future Jurs.	
RR-143			0.00	R-R	0.50						Future Jurs.	
RR-144			0.00	R-R	0.50						Future Jurs.	
RR-145			0.00	R-R	0.50						Future Jurs.	
RR-146			0.00	R-R	0.50						Future Jurs.	
RR-147			0.00	R-R	0.50						Future Jurs.	
RR-148			0.00	R-R	0.50						Future Jurs.	
RR-149			0.00	R-R	0.50						Future Jurs.	
RR-150			0.00	R-R	0.50						Future Jurs.	
RR-151			0.00	R-R	0.50						Future Jurs.	
RR-152			0.00	R-R	0.50						Future Jurs.	
RR-153			0.00	R-R	0.50						Future Jurs.	
RR-154			0.00	R-R	0.50						Future Jurs.	
RR-155			0.00	R-R	0.50						Future Jurs.	
RR-156			0.00	R-R	0.50						Future Jurs.	
RR-157			0.00	R-R	0.50						Future Jurs.	
RR-158			0.00	R-R	0.50						Future Jurs.	
RR-159			0.00	R-R	0.50						Future Jurs.	
RR-160			0.00	R-R	0.50						Future Jurs.	
Totals	5,870		4,696			5,173	14,019	12.53%	648	1,756		

Table 1 – Bargersville Potential Residential Growth Work Sheet

Bargersville Recreation Zone Improvement Plan Study

Similarly, *Table 2* identifies the existing, or planned residential developments within the Town. These existing subdivisions currently contain vacant lots for development. The Town provided this inventory information to the Consultant for inclusion with this analysis. In the same fashion as the analysis in *Table 1* assumptions were made on these developments' 10-year build out.

Existing Residential Developments Inventory

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Bargersville

Residential Development	Total Lots or Units	Unbuilt Lots or Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
Aberdeen Section 1	18	10	27	100%	10	27
Aberdeen PUD	267	253	686	50%	127	343
Claybourne	32	2	5	100%	2	5
Commerce Grove	450	450	1,220	90%	405	1,098
Country Meadows (Sec. 2)	52	0	0	100%	0	0
Country Meadows (Sec. 4)	18	0	0	100%	0	0
Hickory Estates	43	6	16	100%	6	16
Highland Knoll	94	58	157	100%	58	157
Jordan Subdivision (R1-23)	3	3	8	100%	3	8
Kerrington Proper (Sec. 3)	37	6	16	100%	6	16
Kinder Run	5	0	0	100%	0	0
Luster Minor	4	2	5	100%	2	5
Morningside Subd. (R3-76)	387	96	260	100%	96	260
Parkview Estates (Farm)	9	0	0	100%	0	0
Ratliff Subdivision (R1-13)	10	2	5	100%	2	5
Shinlight Meadows	6	6	16	100%	6	16
S&S Estates	4	4	11	100%	4	11
Saddle Club Sub. (R3-75)	140	0	0	100%	0	0
Saddle Club South	179	124	336	100%	124	336
Sawyer Walk PUD	417	417	1,130	85%	354	961
Sego Woods (R1-44)	6	1	3	100%	1	3
Serenity Woods (Sec. 2)	9	2	5	100%	2	5
Shadowood (Sec. 1)	52	0	0	100%	0	0
Shadowood Subd. (R2-26)	56	0	0	100%	0	0
Somerset - The Manor (Sec. 1)	48	0	0	100%	0	0
Somerset - The Manor (Sec. 2)	77	0	0	100%	0	0
Somerset - The Reserve (Sec. 2)	36	0	0	100%	0	0
Walnut Commons	94	229	621	100%	229	621
Wyncrest (R2-29)	95	0	0	100%	0	0
Wyncrest (Sec. 1)	61	0	0	100%	0	0
TOTALS:	2,709	1,671	4,528	97.50%	1,437	3,894

Table 2 – Bargersville Potential Residential Growth Work Sheet of Existing Developments

Bargersville Recreation Zone Improvement Plan Study



Potential Residential Growth Summary Forecast

From the analysis and work sessions with the Planning Staff of the Town the following is the projection of residential growth over the next 10 years. Also, it should be noted that the assumed population at the end of 2020 (9,560 persons) was factored by the Planning Staff and provided to the Consultant. The findings indicate that the Town will grow by 5,650 by the year 2030 for a total population of 15,210. *Table 3* below highlights this summary information.

Town of Bargersville – Potential Residential Growth

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Bargersville

Potential Residential Growth	Potential Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
Pot. Residential Build Out (undeveloped parcels)	5,173	14,019	12.53%	648	1,756
Existing Residential Developments	1671	4,528	97.50%	1,437	3,894
Total Estimated Residential Growth	6,844	18,547	30.47%	2,085	5,650
Estimated 2020 Population of Bargersville:		9,560			9,560
Buildout TOTALS:		28,107		Projected 2030 TOTALS:	15,210

Table 3 – Potential Residential Growth Summary



Bargersville Recreation Zone Improvement Plan Study

Figure 5 illustrates the historic data of annual residential building permits for the last 20 years along with a trend forecast from that time period.

Annual Residential Building Permits

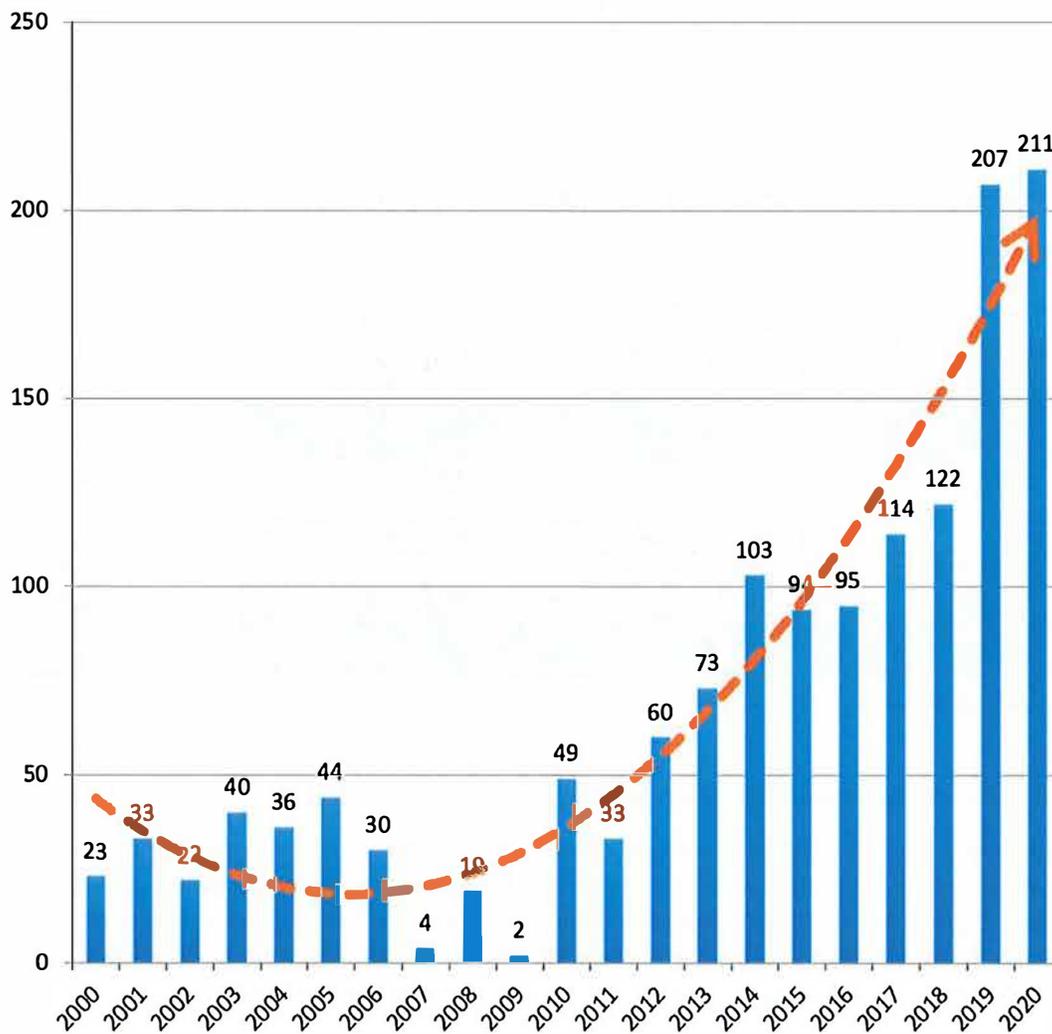


Figure 5 – Annual Residential Building Permits from 2000-2020 for Town of Bargersville

Source: Town of Bargersville



Expectations of Population Growth / Residential Building Permit Projections

From the previous analysis the population growth forecast over the next 10 years is tabulated in the following tables and includes projected new residential building permits applying the 2.71 persons per household established in 2020 Census. The following *Table 4* illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

Town of Bargersville Population

9/27/21

Current and Projected – All Development Potential (within the Town Limits)

Population Scenario

2021 Persons per Household = 2.71

	2000	2010	2020	2021	2022	2023
Total Town of Bargersville	4,758	6,796	9,560	10,038	10,540	11,067
Annual Growth Rate (Est.)				5.00%	5.00%	5.00%
Households (at 2.71 / house)	1,756	2,508	3,528	3,704	3,889	4,084
Total New Households				176	185	194
Growth / Year (Persons)				478	502	527

Year	New Building Permits	New Pop.
2021	176	478
2022	185	502
2023	194	527
2024	204	553
2025	214	581
2026	204	553
2027	212	574
2028	221	600
2029	231	627
2030	242	656
Total:	2,085	5,650
Average:	208	565

9,560	2024	2025	2026	2027	2028	2029	2030
Total Town of Bargersville	11,620	12,201	12,754	13,328	13,928	14,554	15,210
Annual Growth Rate (Est.)	5.00%	5.00%	4.53%	4.50%	4.50%	4.50%	4.50%
Households (at 2.71 / house)	4,288	4,502	4,706	4,918	5,139	5,371	5,613
Total New Households	204	214	204	212	221	231	242
Growth Per Year (Persons)	553	581	553	574	600	627	656

4.75% = assumed average annual growth rate

Table 4 – Current and Projected Population and Building Permit Growth

Included in the above table is a projected annual growth rate for the next 10-years within the Impact Zone. It does project an annual growth rate that best matches the growth strategies in the previous section of this study. The overall growth projection is 2,085 residential units (5,650 persons) with an annual ten-year growth rate of 4.75%. This growth assumes that other development infrastructure components (public utilities, roads, drainage, etc.) will be implemented in advance, or in conjunction with, the residential developments.

Note that since Recreation Impact Fees cannot be collected until six months after the ordinance is approved the revenue calculations for building permits will not include those projected in the six months after the ordinance approval.



Bargersville Recreation Zone Improvement Plan Study

Following is *Figure 6* that illustrates the historical growth of the Town and the projected growth over the coming ten years.

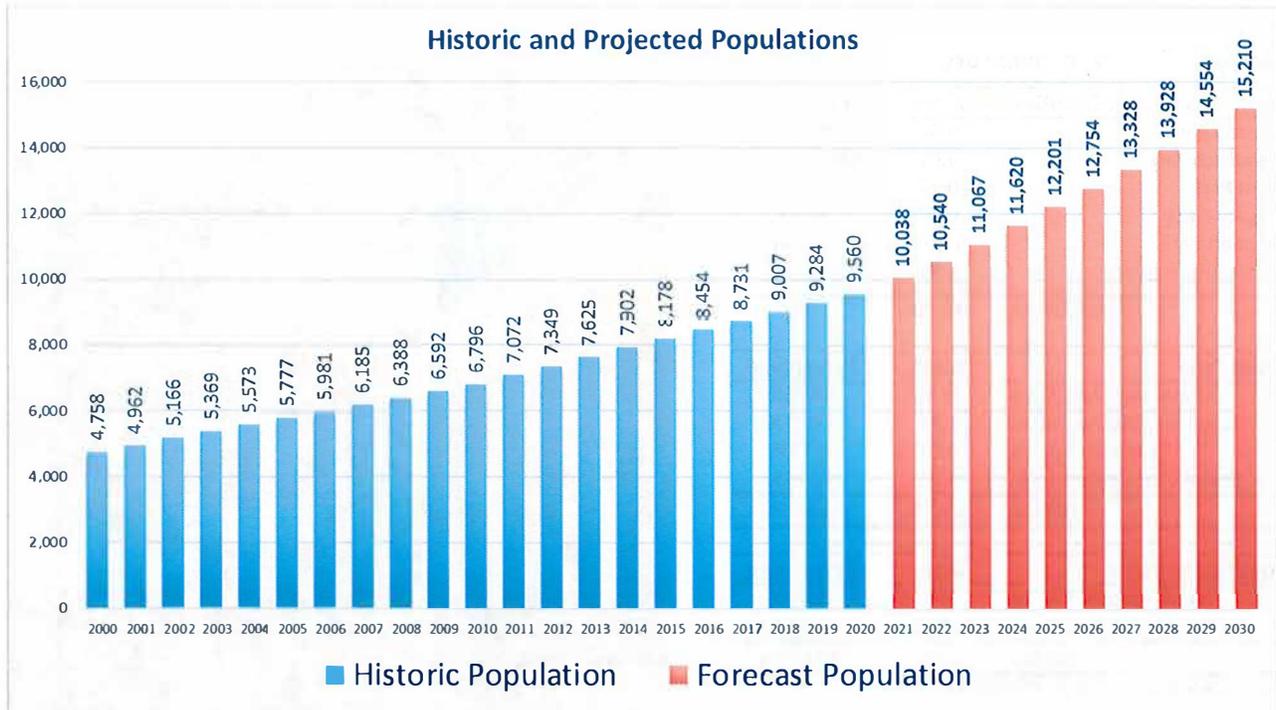


Figure 6 – Historic and Projected Population of the Town of Bargersville

Existing Park Land Facilities

Park Sites and Acreage Needed

Bargersville’s Five Year Park Master Plan Update (in-progress) categorized parks as block, neighborhood, community or special parks, depending on the size of the park and the population that the park is intended to serve. The park types can also be defined by not only the acres but also by the components found in the parks themselves. The following definitions are consistent with those found in the current Park and Recreation Master Plan Update.

Definitions:

- **Block Park** – A small park located within residential areas that serves concentrated or limited population. Typical size is less than 5 acres of land.
- **Neighborhood Park** – An area that provides recreation opportunities within walking distance of residents. Typical size is between 5 and 50 acres of land.
- **Community Park** – An area that provides recreation opportunities for two or more neighborhoods. Typical size is between 51 and 400 acres of land.
- **Special Park** – An area that provides recreation resources and opportunities to all local communities as well as those within the local region. This park type could be a preservation area as well as linear trail and greenway system. Typical size is 100+ acres of land.

Bargersville Recreation Zone Improvement Plan Study

Table 5, Park Site Inventory, provides an inventory of the parks, their acres, type and location within the existing impact zone. The aerial photograph to the right illustrates the locations of the five (5) park sites within the community.

Bargersville – Park Inventory

Park Department Facilities	Acres	Park Type
Switzer Park	0.50	Neighborhood
Windisch Park	3.09	Neighborhood
Witt Park	0.14	Neighborhood
Legacy Plaza	0.07	Block
Kephart Park	19.50	Community
Trails & Greenways	5.91	Special
SUBTOTAL	29.20	

Park Type	Acres	Percentage
Community Park Acres	19.50	66.78%
Neighborhood Park Acres	3.73	12.77%
Block Park Acres	0.07	0.23%
Special / Linear Park Acres	5.91	20.22%
TOTALS	29.20	100.00%

Developed Parks	Acres	Percentage
Developed Park Acres	9.70	33.22%
Undeveloped Park Acres	19.50	66.78%
TOTALS	29.20	100.00%

Totals Do Not Include "Other"/"School" Facilities Acres

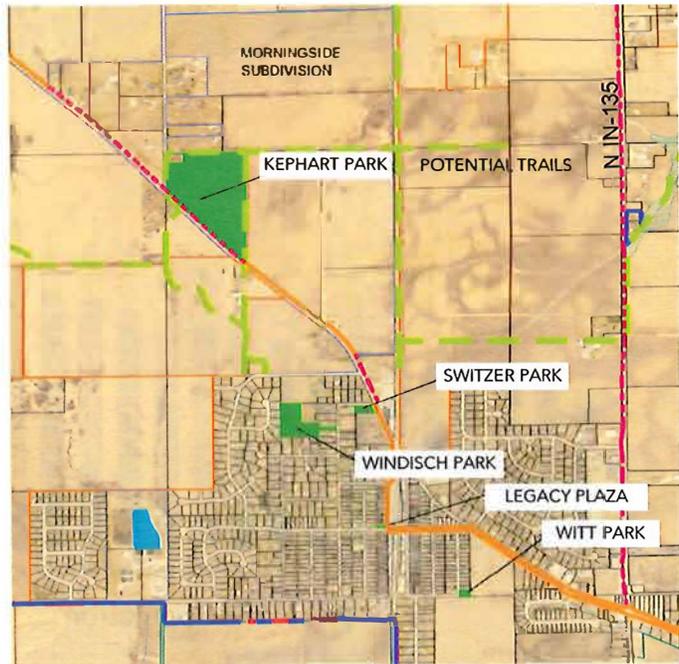


Table 5 – Park Site Inventory

There are standards that exist for the amount of acres of various park/open space lands for each of the above park types. The total existing Town park acreage (*not including parks in existing subdivisions, open space on school properties*) equals 29.20 acres. There are two reasons that existing recreation components and parks found in existing subdivisions are not included in this tally: 1) these recreation and open spaces are not part of the Town’s Park System and 2) these facilities were sized and developed for use by the residents of that particular development and were not intended for usage by the overall community. When applying the current population against the acreage inventory it calculates out to a current level of service of 2.91 acres per 1,000 persons (refer to **Table 6**). It should be noted that additional parkland was added in 2017 to the inventory with Kephart Park that greatly enhanced the current level of service.

The Advisory Committee recommended, for the purpose of this study, that the Bargersville Community Level of Service for Park and Open Space land be established at 8.00 acres per 1,000 persons. While this is a significant increase from the 2017 Community Level of Service standard (5.0 / 1000 persons) it was the desire of the Committee to increase this standard with this study.

The following **Table 6** illustrates the surpluses and deficiencies of land for park and open space purposes for one Impact Zone. The upper portion of the table illustrates how each park type acres would be analyzed individually. Note that the standards used, in Column D, are typical for communities in Indiana. This standard combinations equals 8.00 acres / 1,000 persons. The bottom portion of the table indicates the Bargersville Community Level of Service of 8.00 acres / 1,000. Based on the current 2021 inventory and applying the 8.00 acres / 1,000 persons (the current 2021 population) there is a deficiency of 51.10 acres in 2021. And, in order to meet the standard for the projected population there will be a need for an additional 92.48 acres of park and open space in 2030.

Bargersville Recreation Zone Improvement Plan Study

Bargersville – Recreation Impact Fee – Park System Analysis

LAND INVENTORY – CURRENT LEVEL OF SERVICE

1-Nov-21

Town Wide Analysis							Estimated 2021and Projected Populations =	10,038	15,210
A	B	C	D	E	F	G	H		
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2021 Surplus or Deficiency	2030 Needed if current deficiency IS met		
Block Park	1 to 5	0.07	0.50	0.01	5.02	(4.95)	(7.54)		
Neighborhood Park	4 to 15	3.73	1.50	0.37	15.06	(11.33)	(19.09)		
Community Park	10 to 70	19.50	5.00	1.94	50.19	(30.69)	(56.55)		
Special / Linear Parks	2.00	5.91	1.00	0.59	10.04	(4.13)	(9.31)		
Total Surplus or Deficiency		29.20	8.00	2.91	80.30	(51.10)	(92.48)		

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) =	2.91
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LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Bargersville Acres Standard						2030 Pop.
I	J	K	L	M	N	O
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2021 Acreage Needs	2021 Surplus or Deficiency	2030 Acreage Needs	2030 Needed if current deficiency IS met
Total Surplus or Deficiency	29.20	8.00	80.30	(51.10)	121.68	(92.48)

Suggestion standard acres / 1,000 persons -----^

Table 6 – Land Inventory – Current Level of Service and Community Level of Service

Using the school sites to help meet future park needs will help to reduce both the total cost of the park system and the amount of the impact fee needed to help pay for the system. This strategy is also consistent with the fact that the Town and the School District continue to work cooperatively with each other, developing land jointly and sharing facilities whenever possible for the mutual benefit of the Town and the School District. Such intergovernmental cooperation has led to the development of schools and parks adjacent to one another. In this way, for example, the same ball field might be used during school hours for physical education classes and during non-school hours for Town-sponsored league play.

The Town and the School Board should give consideration in the establishment of formal Memoranda of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Bargersville's community.

It is also important to note that in order to satisfy requirements in the State impact fee legislation, the Town would not be able to use money collected from the proposed impact fee to help pay for acreage needed to overcome a current deficiency. With respect to land acquisition, money generated by the impact fee can be used only toward acquiring the various acreage needed to meet the deficiencies resulting from projected population growth.

Existing Infrastructure of Recreation Facilities

Park Facilities and Current Level of Service [IC 36-7-4-1318 (b)(2)]

In order to know whether existing park and recreation facilities are adequate to meet the needs of the current population, the Town established standards for the amount of various types of facilities needed to serve a given amount of population. The desirable local standards for the various types of facilities are stated in the column titled "Bargersville Community Level of Service" in the following table.

For example, the Town has established a standard for multi purpose fields that calls for one (1) multi purpose fields for every 8,000 persons. Refinements were given on the standards for each recreation facility component from that of the previous Master Plan Update. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in *Appendix E: Park and Recreation Infrastructure Inventory*. [IC 36-7-4-1318 (b)(1)]

In tallying the recreation facilities the Advisory Committee included both the facilities of the Bargersville Parks and Recreation as well as those other recreation facilities serving the public found within the community. These two inventories are tallied and included in *Table 7* [IC 36-7-4-1318 (b)(2)]. The recreation facility standards were updated from the previous five-year master plan. New standards were established for the additional recreation facilities added to this list. State and/or National standards were used as a reference but much analysis was done as to the current inventory and the community needs for each of the facilities.

The application of the local standard to the current population enables the current need to be established and surpluses or deficiencies calculated. The various columns in the top of *Table 7* show:

1. *The recreation facility component being considered (Column A)*
2. *The standard for the number of persons that each facility should serve (Column B)*
3. *Total existing number of each type of recreational facility (i.e. baseball fields, softball fields, basketball courts, tennis courts, etc.) in both the Park System as well as public facilities in the community (Columns E and F)*
4. *The needed number of each facility type based on application of the standard to the present population (Column H)*
5. *The surplus or deficiency of each facility relative to current population, based on the applicable standard (Column J)*

For example, referring to basketball goals in *Table 7*, there are four (4) basketball goals as part of the Park System (Column E) and an additional twelve (12) basketball goals in the community (Column F). In meeting the current Community Level of Service, the Town should have 2.01 basketball goals (Column H). If you applied only the park system's inventory there would be a surplus of 1.99 basketball goals. Yet there is a total of 16.00 basketball goals that exist in the community (adding together the park system and the community inventories – Column G). This analysis will be important in applying priorities to each of the recreation components.

The Consultant worked with the Park Staff in establishing priorities of recreation components. These priorities were established based on the Park Department's perception, user feedback from the community, etc. along with which components might best benefit in the inclusion of the Recreation Impact Fees. The priority ranking was "A"-Top Priority, "B"-High Priority, and "C"-Low Priority. The Advisory Committee and Park Department selected two (2) infrastructure components as the "A" priorities that were **Trails** and **Park Acres**. Those priorities are illustrated in the grey lines in the following table. These were the same two priorities from the previous study.

Bargersville Recreation Zone Improvement Plan Study

The following **Table 7** represents the Facility Inventory and Needs projections for the current and future populations. This table is the inventory and needs for the Impact Zone and it indicates the Bargersville Recreation Standards, the current number of facility components, the needed component number based on both current and future populations and the surplus or deficiency of the recreation component. This table also includes the parkland (acres) component.

Bargersville – Recreation Impact Fee – Park System Analysis

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

One Impact Zone Area														10,038 = Estimated 2021 Pop.	15,210 = Projected 2030 Pop.
A	B	C	D	E	F	G	H	I	J	K	L	M	N	Priority (Per Park Dept.)	
Facility	Bargersville Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.	Total Inventory of Facilities	Community Level of Service (2021 pop.)	2021 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2021 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2030 Population	2030 Needed If current deficiency is met	2030 Needs (Community Level of Service)		
Baseball Diamonds	1/10,000	0.10	0.00	0.00	2.00	2.00	1.00	(1.00)	1.00	1.00	1.52	(0.52)	0.52		
Softball Diamonds	1/10,000	0.10	0.00	0.00	2.00	2.00	1.00	(1.00)	1.00	1.00	1.52	(0.52)	0.52		
Multi Purpose Fields	1/8,000	0.13	0.00	0.00	3.00	3.00	1.25	(1.25)	1.25	1.75	1.90	(0.65)	0.65		
Soccer Fields	1/4,000	0.25	0.00	0.00	3.00	3.00	2.51	(2.51)	2.51	0.49	3.80	(1.29)	1.29		
Tennis Courts	1/10,000	0.10	0.00	0.00	20.00	20.00	1.00	(1.00)	1.00	19.00	1.52	(0.52)	0.52		
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	2.00	2.00	0.13	(0.13)	0.13	1.87	0.19	(0.06)	0.06		
Basketball Goals (outdoors)	1/5,000	0.20	0.40	4.00	12.00	16.00	2.01	1.99	0.00	13.99	3.04	0.96	0.00		
Volleyball Courts (outdoors)	1/15,000	0.07	0.10	1.00	0.00	1.00	0.67	0.33	0.00	0.33	1.01	(0.01)	0.01		
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.00	0.00	0.00	0.00	0.25	(0.25)	0.25	(0.25)	0.38	(0.13)	0.13		
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	0.50	(0.50)	0.50	(0.50)	0.76	(0.26)	0.26		
Park Shelters	1/5,000	0.20	0.10	1.00	0.00	1.00	2.01	(1.01)	1.01	(1.01)	3.04	(1.03)	1.03		
Park Restrooms	1/4,000	0.25	0.00	0.00	0.00	0.00	2.51	(2.51)	2.51	(2.51)	3.80	(1.29)	1.29		
Interpretive Center	1/30,000	0.03	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17		
Environmental Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.20	(0.20)	0.20	(0.20)	0.30	(0.10)	0.10		
Outdoor Entertainment Venue	1/60,000	0.02	0.00	0.00	0.00	0.00	0.17	(0.17)	0.17	(0.17)	0.25	(0.09)	0.09		
Recreation Centers (Neighborhood)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.13	(0.13)	0.13	(0.13)	0.19	(0.06)	0.06		
Playgrounds (Comm./Destination)	1/15,000	0.07	0.00	0.00	0.00	0.00	0.67	(0.67)	0.67	(0.67)	1.01	(0.34)	0.34		
Playgrounds (Neighborhood)	1/30,000	0.03	0.30	3.00	12.00	15.00	0.33	2.67	0.00	14.67	0.51	2.49	0.00		
Skating Rinks (hockey)	1/100,000	0.01	0.00	0.00	0.00	0.00	0.10	(0.10)	0.10	(0.10)	0.15	(0.05)	0.05		
Skating Area (non-hockey)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.13	(0.13)	0.13	(0.13)	0.19	(0.06)	0.06		
Swim. Pool / Aquatics Facilities	1/30,000	0.03	0.00	0.00	1.00	1.00	0.33	(0.33)	0.33	0.67	0.51	(0.17)	0.17		
Sprayground / Splash Pad	1/25,000	0.04	0.00	0.00	0.00	0.00	0.40	(0.40)	0.40	(0.40)	0.61	(0.21)	0.21		
Golf Course 18-hole	1/50,000	0.02	0.00	0.00	1.00	1.00	0.20	(0.20)	0.20	0.80	0.30	(0.10)	0.10		
Driving Range	1/70,000	0.01	0.00	0.00	0.00	0.00	0.14	(0.14)	0.14	(0.14)	0.22	(0.07)	0.07		
Disc Golf (18-holes)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17		
Dog Park Area	1/50,000	0.01	0.00	0.00	0.00	0.00	0.20	(0.20)	0.20	(0.20)	0.30	(0.10)	0.10		
Maintenance Facilities (Hub)	1/30,000	0.02	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17		
Maintenance Facilities (Satellite)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17		
Multi-use / Nature Pathways (miles)	1 mile / 1,750	0.57	0.51	5.07	0.00	5.07	5.74	(0.66)	0.66	(0.66)	8.69	(2.96)	2.96	A	
Park / Open Space Acres	8.00 ac / 1,000	8.00	2.91	29.20	0.00	29.20	80.30	(51.10)	51.10	(51.10)	70.58	(92.48)	92.48	A	

* Current Facilities Data updated from information provided by the Park Department.

DEVELOPMENT PRIORITY:

Top Priority A
High Priority B

Table 7 – Facilities Inventory and Needs

The Advisory Committee reviewed and established new standards, or Community Level of Service, to reflect the desired needs of the various recreational infrastructure components. These standards are based on current assumptions of the needs of the community so they need to be reviewed annually by the Park Advisory Commission Board. Current facilities not part of the Park System but found within the zone were also noted. Many of these non-park system components serve a need in the level of service. Therefore, the standards used reflect the impact of the majority of all recreation infrastructure components to the level of service found within the community. Again, only the inventory of the Park System was used in determining the current deficiencies and future needs reflected in the Recreation Impact Fee analysis.

As was suggested with the park land inventory, it is again recommended that the Town, the School Board and other recreation providers give consideration in the establishment of formal Memoranda of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Bargersville's community. It was noted, in this study, that many of the school facilities used by Bargersville students are located outside of the Town's boundaries. Such collaboration between the School District and the Town may best be achieved with school facilities within the Bargersville Planning District.

For the purposes of this study analysis the current and future needs and their related costs were leveraged using the prioritized recreation components.

Bargersville Recreation Zone Improvement Plan Study

Park Facilities – Community Level of Service [IC 36-7-4-1318 (b)(3)]

Summary of Park Facilities Analysis

The number and types of recreational facilities needed currently and in the future were determined using the standards established earlier in the plan and applied to only those components found within the Park System. To overcome current deficiencies the Town needs to add the recreation components listed under current deficiencies over the next ten-year period through funding outside of Recreation Impact Fees. (Note the recreation components have been arranged by priority.)

To meet the 2030 projected growth and factoring in that the current deficiencies will be met, the Town will need to add to its Park System the recreation components listed under future needs over the next ten-year period, using RIF proceeds. (Note the components have been listed in priority groupings in *Table 8*.)

Current Deficiencies and Future Needs

Current Deficiencies and Future Needs			
<i>Current Deficiencies (2021)</i>		<i>Future Needs (2030)</i>	
"A" Priorities	Number	"A" Priorities	Number
Multi-use / Nature Pathways (miles)	0.66	Multi-use / Nature Pathways (miles)	2.96
Park / Open Space Acres	51.10	Park / Open Space Acres	92.48
Remaining Priorities		Remaining Priorities	
Baseball Diamonds	1.00	Baseball Diamonds	0.52
Softball Diamonds	1.00	Softball Diamonds	0.52
Multi Purpose Fields	1.25	Multi Purpose Fields	0.65
Soccer Fields	2.51	Soccer Fields	1.29
Tennis Courts	1.00	Tennis Courts	0.52
Running / Walking Track (Comm)	0.13	Running / Walking Track (Comm)	0.06
Basketball Goals (outdoors)	0.00	Basketball Goals (outdoors)	0.00
Volleyball Courts (outdoors)	0.00	Volleyball Courts (outdoors)	0.01
Skate/Bike Park (Neighborhood)	0.25	Skate/Bike Park (Neighborhood)	0.13
Climbing / Challenge Elements	0.50	Climbing / Challenge Elements	0.26
Park Shelters	1.01	Park Shelters	1.03
Park Restrooms	2.51	Park Restrooms	1.29
Interpretive Center	0.33	Interpretive Center	0.17
Environmental Center	0.20	Environmental Center	0.10
Outdoor Entertainment Venue	0.17	Outdoor Entertainment Venue	0.09
Recreation Centers (Neighborhood)	0.13	Recreation Centers (Neighborhood)	0.06
Playgrounds (Comm./Destination)	0.67	Playgrounds (Comm./Destination)	0.34
Playgrounds (Neighborhood)	0.00	Playgrounds (Neighborhood)	0.00
Skating Rinks (hockey)	0.10	Skating Rinks (hockey)	0.05
Skating Area (non-hockey)	0.13	Skating Area (non-hockey)	0.06
Swim. Pool / Aquatics Facilities	0.33	Swim. Pool / Aquatics Facilities	0.17
Sprayground / SplashPad	0.40	Sprayground / SplashPad	0.21
Golf Course 18-hole	0.20	Golf Course 18-hole	0.10
Driving Range	0.14	Driving Range	0.07
Disc Golf (18-holes)	0.33	Disc Golf (18-holes)	0.17
Dog Park Area	0.20	Dog Park Area	0.10
Maintenance Facilities (Hub)	0.33	Maintenance Facilities (Hub)	0.17
Maintenance Facilities (Satellite)	0.33	Maintenance Facilities (Satellite)	0.17

Bargersville Recreation Zone Improvement Plan Study

Acres Needed for New Facilities – Community Level of Service

The new recreation components that will fill both the current deficiencies and future needs will require land area for their development. Keep in mind that the new components can be sited within existing parkland as well as in new parkland. The following table (Table 9) indicates the approximate acreage required for each of the deficient recreation components in one Impact Zone. In addition, the prioritized groupings of the recreation components have been summarized at the bottom of the table.

When applying the size needs for all of the recreation components the current deficiencies will require approximately 113.13 acres (3.06 acres of "A" Priorities not including the new land component). The future needs for all of the recreation components will require approximately 136.56 acres (including the future need of park acres) with 13.56 acres of "A" Priorities. (Note: the purpose of this table is to illustrate the amount of land space required to accommodate the recreation facility. Thus, the reason for not including the land component in the totals).

Bargersville – Recreation Impact Fee – Park System Analysis

ACREAGE NEEDS FOR RECREATION COMPONENTS

Recreation Components	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2021 Facility Needs	2021 Acres Needed	2030 Facility Needs	2030 Acres Needs of Future Populations	Priorities (Per Dept.)
A	B	C	D	E	F	G	H
Baseball Diamonds	3.23	3.71	1.00	3.73	0.52	1.92	
Softball Diamonds	2.25	2.59	1.00	2.60	0.52	1.34	
Multi Purpose Fields	2.07	2.38	1.25	2.99	0.65	1.54	
Soccer Fields	0.17	0.20	2.51	0.49	1.29	0.25	
Tennis Courts	2.07	2.38	1.00	2.39	0.52	1.23	
Running / Walking Track (Comm)	0.20	0.23	0.13	0.03	0.06	0.01	
Basketball Goals (outdoors)	0.10	0.12	0.00	0.00	0.00	0.00	
Volleyball Courts (outdoors)	0.35	0.40	0.00	0.00	0.01	0.01	
Skate/Bike Park (Neighborhood)	0.10	0.12	0.25	0.03	0.13	0.01	
Climbing / Challenge Elements	0.10	0.12	0.50	0.06	0.26	0.03	
Park Shelters	0.10	0.12	1.01	0.12	1.03	0.12	
Park Restrooms	1.50	1.73	2.51	4.33	1.29	2.23	
Interpretive Center	3.00	3.45	0.33	1.15	0.17	0.59	
Environmental Center	1.50	1.73	0.20	0.35	0.10	0.18	
Outdoor Entertainment Venue	0.50	0.58	0.17	0.10	0.09	0.05	
Recreation Centers (Neighborhood)	0.30	0.35	0.13	0.04	0.06	0.02	
Playgrounds (Comm./Destination)	0.15	0.17	0.67	0.12	0.34	0.06	
Playgrounds (Neighborhood)	2.00	2.30	0.00	0.00	0.00	0.00	
Skating Rinks (hockey)	0.26	0.30	0.10	0.03	0.05	0.02	
Skating Area (non-hockey)	15.00	17.25	0.13	2.16	0.06	1.12	
Swim. Pool / Aquatics Facilities	0.50	0.58	0.33	0.19	0.17	0.10	
Sprayground / SplashPad	0.15	0.17	0.40	0.07	0.21	0.04	
Golf Course 18-hole	135.00	155.25	0.20	31.17	0.10	16.06	
Driving Range	30.00	34.50	0.14	4.95	0.07	2.55	
Disc Golf (18-holes)	0.10	0.12	0.33	0.04	0.17	0.02	
Dog Park Area	3.00	3.45	0.20	0.69	0.10	0.36	
Maintenance Facilities (Hub)	2.00	2.30	0.33	0.77	0.17	0.40	
Maintenance Facilities (Satellite)	1.00	1.15	0.33	0.38	0.17	0.20	
Multi-use / Nature Pathways (miles)	4.01	4.61	0.66	3.06	2.96	13.63	A
Park / Open Space Acres	N/A	N/A	51.10	51.10	92.48	92.48	A
Total Park Acres Needed to Accommodate ALL of the Recreation Components				113.13		136.56	
Total Acres Needed to Accommodate "A" Priority Components (not including new park acres)				3.06		13.63	
Total Acres Needed to Accommodate the Remaining Components (not including new park acres)				58.97		30.45	

Table 9 – Acreage Needs for Recreation Components

Community Level of Service Needs and Cost Estimates

The cost estimates of the recreational amenities required to overcome both the current deficiencies and future needs were estimated by establishing facility costs for each of the recreation components. The information in *Table 10* illustrates the estimated costs required for both the current deficiencies and future needs. Note, the grey shaded lines are the recommended "A" priorities to be applied to the recreation impact fee calculations. Again, remember that current deficiencies cannot use Recreation Impact Fee resources, whereas *future needs* can use Impact Fees resources.

Facility Needs – Costs for One Impact Zone

Bargersville – Recreation Impact Fee – Park System Analysis

FACILITY NEEDS – COSTS

11/1/21

One Zone – Town Wide Analysis (All Facilities)							10,038	= Estimated 2021 Pop.	15,210	= Projected 2030 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2030 Deficiency	Costs Needed to Remove 2030 Deficiency				Priorities (Per the Town)	
Baseball Diamonds	0.00	\$ 80,000	1.00	\$ 80,304	0.52	\$ 41,378					
Softball Diamonds	0.00	\$ 60,000	1.00	\$ 60,228	0.52	\$ 31,033					
Multi Purpose Fields	0.00	\$ 90,000	1.25	\$ 112,928	0.65	\$ 58,187					
Soccer Fields	0.00	\$ 90,000	2.51	\$ 225,855	1.29	\$ 116,374					
Tennis Courts	0.00	\$ 45,000	1.00	\$ 45,171	0.52	\$ 23,275					
Running / Walking Track (Comm)	0.00	\$ 150,000	0.13	\$ 18,821	0.06	\$ 9,698					
Basketball Goals (outdoors)	4.00	\$ 20,000	0.00	\$ -	0.00	\$ -					
Volleyball Courts (outdoors)	1.00	\$ 7,500	0.00	\$ -	0.01	\$ 105					
Skate/Bike Park (Neighborhood)	0.00	\$ 150,000	0.25	\$ 37,643	0.13	\$ 19,396					
Climbing / Challenge Elements	0.00	\$ 40,000	0.50	\$ 20,076	0.26	\$ 10,344					
Park Shelters	1.00	\$ 75,000	1.01	\$ 75,570	1.03	\$ 77,583					
Park Restrooms	0.00	\$ 100,000	2.51	\$ 250,950	1.29	\$ 129,305					
Interpretive Center	0.00	\$ 500,000	0.33	\$ 167,300	0.17	\$ 86,203					
Environmental Center	0.00	\$ 750,000	0.20	\$ 150,570	0.10	\$ 77,583					
Outdoor Entertainment Venue	0.00	\$ 750,000	0.17	\$ 125,475	0.09	\$ 64,652					
Recreation Centers (Neighborhood)	0.00	\$ 850,000	0.13	\$ 106,654	0.06	\$ 54,955					
Playgrounds (Comm./Destination)	0.00	\$ 150,000	0.67	\$ 100,380	0.34	\$ 51,722					
Playgrounds (Neighborhood)	3.00	\$ 75,000	0.00	\$ -	0.00	\$ -					
Skating Rinks (hockey)	0.00	\$ 2,500,000	0.10	\$ 250,950	0.05	\$ 129,305					
Skating Area (non-hockey)	0.00	\$ 300,000	0.13	\$ 37,643	0.06	\$ 19,396					
Swim. Pool / Aquatics Facilities	0.00	\$ 4,500,000	0.33	\$ 1,505,700	0.17	\$ 775,830					
Sprayground / SplashPad	0.00	\$ 200,000	0.40	\$ 80,304	0.21	\$ 41,378					
Golf Course 18-hole	0.00	\$ 5,000,000	0.20	\$ 1,003,800	0.10	\$ 517,220					
Driving Range	0.00	\$ 750,000	0.14	\$ 107,550	0.07	\$ 55,416					
Disc Golf (18-holes)	0.00	\$ 15,000	0.33	\$ 5,019	0.17	\$ 2,586					
Dog Park Area	0.00	\$ 400,000	0.20	\$ 80,304	0.10	\$ 41,378					
Maintenance Facilities (Hub)	0.00	\$ 750,000	0.33	\$ 250,950	0.17	\$ 129,305					
Maintenance Facilities (Satellite)	0.00	\$ 450,000	0.33	\$ 150,570	0.17	\$ 77,583					
Multi-use / Nature Pathways (miles)	5.07	\$ 211,200	0.66	\$ 140,283	2.96	\$ 624,211				A	
Park / Open Space Acres	29.20	\$ 30,000	51.10	\$ 1,533,084	92.48	\$ 2,774,412				A	
TOTALS				\$ 6,724,081		\$ 6,039,813					
				Cost of Facilities Needed to Remove Current Deficiency (2017):	\$ 6,724,081						
				Cost of Facilities Needed to Accommodate Future Development (2026):	\$ 6,039,813						
				Total Facility Costs:	\$ 12,763,894						

Applied Summary:	Current	2030 Pop.
	Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2030 Deficiency
"A" Priorities Components	\$ 1,673,368	\$ 3,398,623
Remaining Priorities Components	\$ 5,050,714	\$ 2,641,190

Table 10 – Cost of Recreation Components to Overcome Current Deficiencies and Future Needs

Bargersville Recreation Zone Improvement Plan Study

The component cost estimates were based on current construction estimates and those of actual projects. They are broad estimates at this point in time since there are many variables to consider. The current (2021) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$6,724,081 and if included in the RIF calculations would need to be completed within the next ten years (2030).

The component cost estimates for future (2030) needs, including ALL of the recreation components, total \$6,039,813. Costs for ALL current deficiencies AND future recreation facility needs total \$12,763,894. In the same manner the Prioritized Groupings were summarized at the bottom of the previous table. The current deficiencies (2021) for the "A" Priorities would be \$1,673,368. The "A" Priority components cost estimates for the future (2030) needs would be \$3,398,623.

Recreation Impact Fee Scenario

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. **Table 11** lists each scenario and its current deficiency dollar amount and its future need dollar amount. The table then lists what the impact fee amount would be for each identified scenario. This calculation applies the total 10-year projected residential building permits (2,085 residential building permits) into the costs of the recreation components to determine a "gross" Recreation Impact Fee amount (without any applied deductions). The last two columns of **Table 11** show the ratio of the current deficiencies (what the Town will be responsible for outside of RIF dollars) and the future needs (or available RIF dollars).

Recreation Impact Fee Scenario Analysis

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Forecast 10-Year Residential Building Permits Total: **2,085**

11/1/21

Recreation Components Included In Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%
Remaining Priorities Components	B	\$ 5,050,714	\$ 2,641,190	\$ 1,267	65.7%	34.3%
		\$ 6,724,081	\$ 6,039,813			
Baseball Diamonds		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Softball Diamonds		\$ 60,228	\$ 31,033	\$ 15	66.0%	34.0%
Multi Purpose Fields		\$ 112,928	\$ 58,187	\$ 28	66.0%	34.0%
Soccer Fields		\$ 225,855	\$ 116,374	\$ 56	66.0%	34.0%
Tennis Courts		\$ 45,171	\$ 23,275	\$ 11	66.0%	34.0%
Running / Walking Track (Comm)		\$ 18,821	\$ 9,698	\$ 5	66.0%	34.0%
Basketball Goals (outdoors)		\$ -	\$ -	\$ -		
Volleyball Courts (outdoors)		\$ -	\$ 105	\$ 0	0.0%	100.0%
Skate/Bike Park (Neighborhood)		\$ 37,643	\$ 19,396	\$ 9	66.0%	34.0%
Climbing / Challenge Elements		\$ 20,076	\$ 10,344	\$ 5	66.0%	34.0%
Park Shelters		\$ 75,570	\$ 77,583	\$ 37	49.3%	50.7%
Park Restrooms		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Interpretive Center		\$ 167,300	\$ 86,203	\$ 41	66.0%	34.0%
Environmental Center		\$ 150,570	\$ 77,583	\$ 37	66.0%	34.0%
Outdoor Entertainment Venue		\$ 125,475	\$ 64,652	\$ 31	66.0%	34.0%
Recreation Centers (Neighborhood)		\$ 106,654	\$ 54,955	\$ 26	66.0%	34.0%
Playgrounds (Comm./Destination)		\$ 100,380	\$ 51,722	\$ 25	66.0%	34.0%
Playgrounds (Neighborhood)		\$ -	\$ -	\$ -		
Skating Rinks (hockey)		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Skating Area (non-hockey)		\$ 37,643	\$ 19,396	\$ 9	66.0%	34.0%
Swim. Pool / Aquatics Facilities		\$ 1,505,700	\$ 775,830	\$ 372	66.0%	34.0%
Sprayground / SplashPad		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Golf Course 18-hole		\$ 1,003,800	\$ 517,220	\$ 248	66.0%	34.0%
Driving Range		\$ 107,550	\$ 55,416	\$ 27	66.0%	34.0%
Disc Golf (18-holes)		\$ 5,019	\$ 2,586	\$ 1	66.0%	34.0%
Dog Park Area		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Maintenance Facilities (Hub)		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Maintenance Facilities (Satellite)		\$ 150,570	\$ 77,583	\$ 37	66.0%	34.0%
Multi-use / Nature Pathways (miles)	A	\$ 140,283	\$ 624,211	\$ 299	18.3%	81.7%
Park / Open Space Acres	A	\$ 1,533,084	\$ 2,774,412	\$ 1,331	35.6%	64.4%
All Components		\$ 6,724,081	\$ 6,039,813	\$ 2,897	52.7%	47.3%
"A" Priority Items:		\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%

Table 11 – Recreation Impact Fee Scenarios

Bargersville Recreation Zone Improvement Plan Study

Table 12 provides a summary of the Applied Recreation Components ("A" Priorities) that will be applied in the Recreation Impact Fee calculations.

Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

11/1/21

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross)	Ratio (Town Share)	Ratio (RIF Share)
Multi-use / Nature Pathways (miles)	A	\$ 140,283	\$ 624,211	\$ 299	18.3%	81.7%
Park / Open Space Acres	A	\$ 1,533,084	\$ 2,774,412	\$ 1,331	35.6%	64.4%
Priority "A" Components		\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%

Table 12 – Recreation Impact Fee Scenario Summary of "A" Priorities

Recommended Recreation Impact Fee

Funding for Current Deficiencies Based on Community Level of Service

[IC 36-7-4-1318(c)(3)]

Again, Recreation Impact Fees cannot be used to cover the costs of identified current deficiencies. The noted current deficient recreation components have been listed in Table 13 along with each project's funding sources and projected cost budget.

The current deficiencies of the selected "A" Priority components total \$1,673,368. The Consultant worked with the Town Staff and Advisory Committee regarding the various funding sources that could be used to fund the current deficiencies. It was determined that the Town acknowledges current deficiencies and their related costs and shall strategically focus on the funding of the deficiencies over the next 10 years. Table 13 outlines the funding sources and their applied distribution. The funding sources and their related percentage of distribution include Grants (25.03%), Park Capital Improvement Budget (15.42%), Town Economic Development Fund (13.74%), and TIF (45.81%). Additional funding sources are not anticipated at this time.

Town of Bargersville – Park and Recreation Department Forecast Funding for Current Recreation Component Deficiencies

1-Nov-21

Prepared by: Town of Bargersville and Lehman & Lehman, Inc.

Project Description	Quantities		Project Amount		Funding Source(s)						
	Needs	Costs	Grants	Park Capital Improvement Budget	Town Econ. Development Fund	Donations	Bonds	TIF	Other	TOTALS	
Multi-use / Nature Pathways (miles)	0.66	\$ 140,283	\$ 112,227	\$ 28,057						\$ 140,283	
Park / Open Space Acres	51.10	\$ 1,533,084	\$ 306,617	\$ 229,963	\$ 229,963			\$ 766,542		\$ 1,533,084	
		\$ 1,673,368	\$ 418,843	\$ 258,019	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,673,368	
			10 Year Total =	\$ 418,843	\$ 258,019	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,673,368
			10 Year Annual Average =	\$ 41,884	\$ 25,802	\$ 22,996	\$ -	\$ -	\$ 76,654	\$ -	\$ 167,337
			Funding Sources Percentages =	25.03%	15.42%	13.74%	0.00%	0.00%	45.81%	0.00%	100.00%

Table 13 – Funding Sources for Current Deficiencies

Bargersville Recreation Zone Improvement Plan Study

Analysis of Non-Local Revenue and Impact Deductions

Following IC 36-7-4-1321 the Recreation Impact Fee Formula is as follows:

Recreation Impact Fee =

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr. Residential Building Permits

- **Impact Costs** = Cost estimate [made at time of study] needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** = Reasonable estimate [made at time of study] of revenues that will be received from any source other than a governmental source that will be used in the Impact Zone
- **Impact Deduction** = Reasonable estimate [made at time of study] of revenues from taxes levied and charges & fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the Impact Zone
- **10-Year Building Permits** = Forecast of residential building permits projected in the next ten year period

Non-Local Revenue Deductions

From the analysis and work with the Town there were no “Non-Local Revenues” anticipated to be used to cover the current deficiencies of the RIF calculations.

Impact Deductions

Recreation Impact Fees cannot be used to fund current deficiencies. From **Table 13**, four funding sources are noted for the current deficiencies. Those funding sources include Grants, Park Capital Improvement Budget, Town Economic Development Fund, and TIF. Grants and TIF, as a funding source, have limited roots to property taxes and other residential sources. However, the Park Capital Improvement Budget Funds along with the Town Economic Development Fund are funding sources that comes from property taxes and other residential sources. **Table 13** outlines the disbursements of the funds on an annual basis as defined by the implementation year noted in **Table 14**.

Town of Bargersville – Park and Recreation Department								1-Nov-21	
Forecast Annual Funding for Current Recreation Component Deficiencies								Prepared by: Town of Bargersville and Lehman & Lehman, Inc.	
	A	B	C	D	E	F	G	H	
RIF YEARS	Grants	Park Capital Improvement Budget	Town Econ. Development Fund	Donations	Bonds	TIF	Other	TOTALS	FUND TOTALS (B, C, E)
2021								\$ -	
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 112,227	\$ 28,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,283	\$ 28,057
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 306,617	\$ 229,963	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,533,084	\$ 229,963
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-2030 TOTALS	\$ 418,843	\$ 258,019	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,673,368	\$ 258,019

Table 14 – Forecast Annual Funding for Current Deficiencies

The impact of these funding sources will be based on the number of households within the Town. The following **Table 15** establishes the cumulative households (column A) of the Town over the next 10 years with the projected growth of households each year as noted in column B. The cumulative of the new household growth is noted in column C. The costs that affect residential property tax of the current deficiency for the next 10 years

Bargersville Recreation Zone Improvement Plan Study

are noted in column D. The table indicates the calculated amounts of the funding of current deficiency per household (columns E, G, and H). The totals of those three columns are multiplied by the cumulative New Households (column C) to determine the impact deductions for each year of the 10-year RIF period as noted in column I. The total **Impact Deduction** amount is determined to be **\$103,382**.

Town of Bargersville – Park and Recreation Department									
Impact Deduction Calculations									
Prepared by: Town of Bargersville and Lehman & Lehman, Inc.									
RIF Years	A Cumulative Households	B New Households (Annual)	C New Households (Cumulative)	D Costs to Remove Current Deficiency	E Cost / Household for Park Cap. Imp. Budget	F Cost / Household for Town TIF	G Cost / Household Town Econ. Development Funds	H Impact Deductions (Cum. From Bond Issue New Households)	I Totals of Impact Deductions for the New Households
2020	3,528								
2021	3,704	176	176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	3,889	185	362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	4,084	194	556	\$ 28,057	\$ 6.87	\$ -	\$ -	\$ -	\$ 3,820
2024	4,288	204	760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	4,502	214	975	\$ 459,925	\$ 51.08	\$ -	\$ 51.08	\$ -	\$ 99,562
2026	4,706	204	1,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	4,918	212	1,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	5,139	221	1,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	5,371	231	1,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	5,613	242	2,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		2,085		\$ 487,982					\$ 103,382
NOTES:	Cumulative households over 10 year period	Projected new households over 10 year period	Cumulative Totals of New Household Growth over 10-Yr. Period	Budgeted portion from the implementation schedule	Cost Per household to remove existing defic. Using Park Cap. Imp. Budget	There is not Residential Impact in the generation of Town TIF	Cost Per household to remove existing defic. Using Town Econ. Develop. Funds	Cost Per household to remove existing defic. Bond Issue Funding	Costs applied to new households for current deficiencies [E + G + H times C]
Total Impact Deduction for Columns E, G, H times cumulative number of New Households: \$ 103,382									

Table 15 – Impact Deduction Calculations

Recreation Impact Fee

As shown in *Table 16* the total estimated cost of improvements (“A” Priorities) needed to accommodate projected future growth is \$1,673,368 (Adjusted Impact Costs which include the Impact Deductions of \$103,382 and Non-Local Revenues of \$0.00). Therefore, the Recreation Impact Fee is calculated as indicated in *Table 16*. Using this formula, the result is a recommended Impact Fee of \$1,580.

This recommended Recreation Impact Fee assumes that there will be a growth in housing permits at an average of 208 units per year over the next ten years (2021-2030). There will be the need to perform an update to this recreation impact fee study and ordinance by or before 2025.

RIF Housing Equivalent – Some communities have included as a part of their RIF Ordinance a Housing Equivalent to the established recreation impact fee. The 2017 RIF Ordinance for Bargersville did include this option. The Advisory Committee did not have a recommendation on this Housing Equivalent option and deferred of including it in the Ordinance to the Plan Commission and the Town Council. A sample of how the Optional Housing Equivalent could be applied can be found at the bottom of *Table 16a*.

Bargersville Recreation Zone Improvement Plan Study

Bargersville – Recreation Impact Fee – Park System Analysis

IMPACT FEE CALCULATIONS

1-Nov-2021

Recommended Recreation Impact Fee – Town of Bargersville

Selected "A" Priorities: Trails and Park / Open Space Acres

Costs Needed to Remove Current Deficiency = \$	1,673,368
Projected Costs / Year (2021 to 2030) = \$	167,337

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee

	2030 Population
Projected 2030 Populations =	15,210
Number of Expected Residential Building Permits in the next 10 years =	2,085
<i>Impact Costs</i> Needed to Meet Future (2030) Needs =	\$ 3,398,623
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2030) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2030) Needs =	\$ (103,382)
Adjusted Future Needs Costs =	\$ 3,295,241
Projected Recreation Impact Fee = \$ 1,580	

Table 16 – Recommended Recreation Impact Fee Calculations

Housing Equivalents (Option)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 1,580
Two - Family Dwelling Unit (per dwelling unit)	95%	\$ 1,501
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	\$ 1,027
Two Bedrooms	85%	\$ 1,343
Three Bedrooms or Larger	100%	\$ 1,580
Mobile Home	65%	\$ 1,027

Table 16a – Housing Equivalents (Option)

Bargersville Recreation Zone Improvement Plan Study

Annual Inflationary Adjustments

In order to keep pace with the increase of construction costs several other communities have adopted their Recreation Impact Fee Ordinance with a stepped increase over the ten-year period. Other communities have adopted an annual inflationary adjustment factor. One of the factors used in the Indianapolis-Carmel-Anderson Metropolitan Statistical area is the Gross Domestic Product (GDP).

The Bureau of Economic Analysis has calculated the Annual percentage change from 2001 to 2015. The following **Table 17** and Chart in **Figure 7** illustrate this annual change. There has been a trend from approximately 5.0% (in 2001-02) to 4.0% in 2015.

Fips	Area	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
26900	Indianapolis-Carmel-Anderson, IN (Metropolitan Statistical Area)	2.80%	4.30%	7.70%	4.30%	5.60%	4.30%	3.70%	-0.50%	4.10%	2.40%	2.90%	5.10%	4.80%	3.90%

Table 17 – Percentage Change of GDP from 2001 to 2015

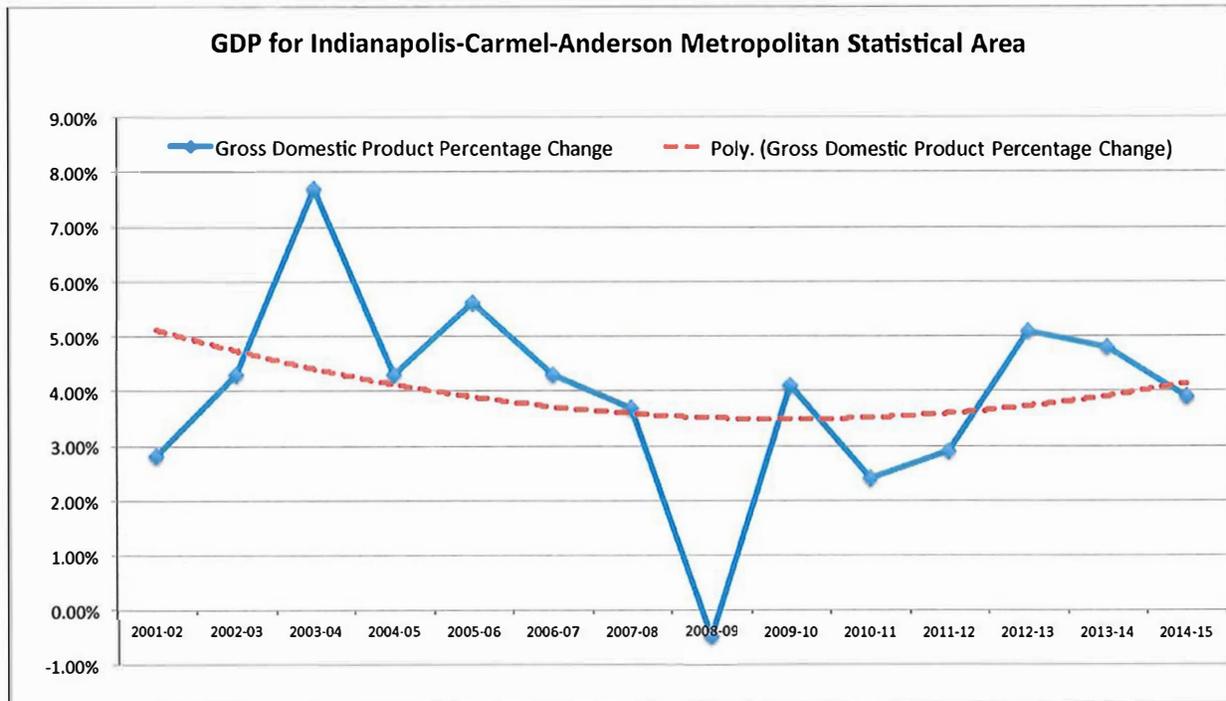


Figure 7 – Graphic Percentage Change of GDP from 2001 to 2015 and Trend Line

Annual Revenue Forecasts

The collection of Recreation Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the Town. Assuming that the Town Council will approve the RIF ordinance the end of December 2021 the six-month period will end in approximately July 2022. Based on this there will no RIF collections during the remainder of 2021 (Collections can continue under the old RIF Ordinance). **Table 18** and **Figure 8** illustrate the projected revenue for Recreation Impact Fees with and without an annual adjustment applied. For purposes of illustrations a 3% annual adjustment was applied in the following table and figure. The Advisory Committee did make a recommendation on this matter of RECOMMENDING applying an annually adjustment to the Recreation Impact Fee.

Bargersville Recreation Zone Improvement Plan Study

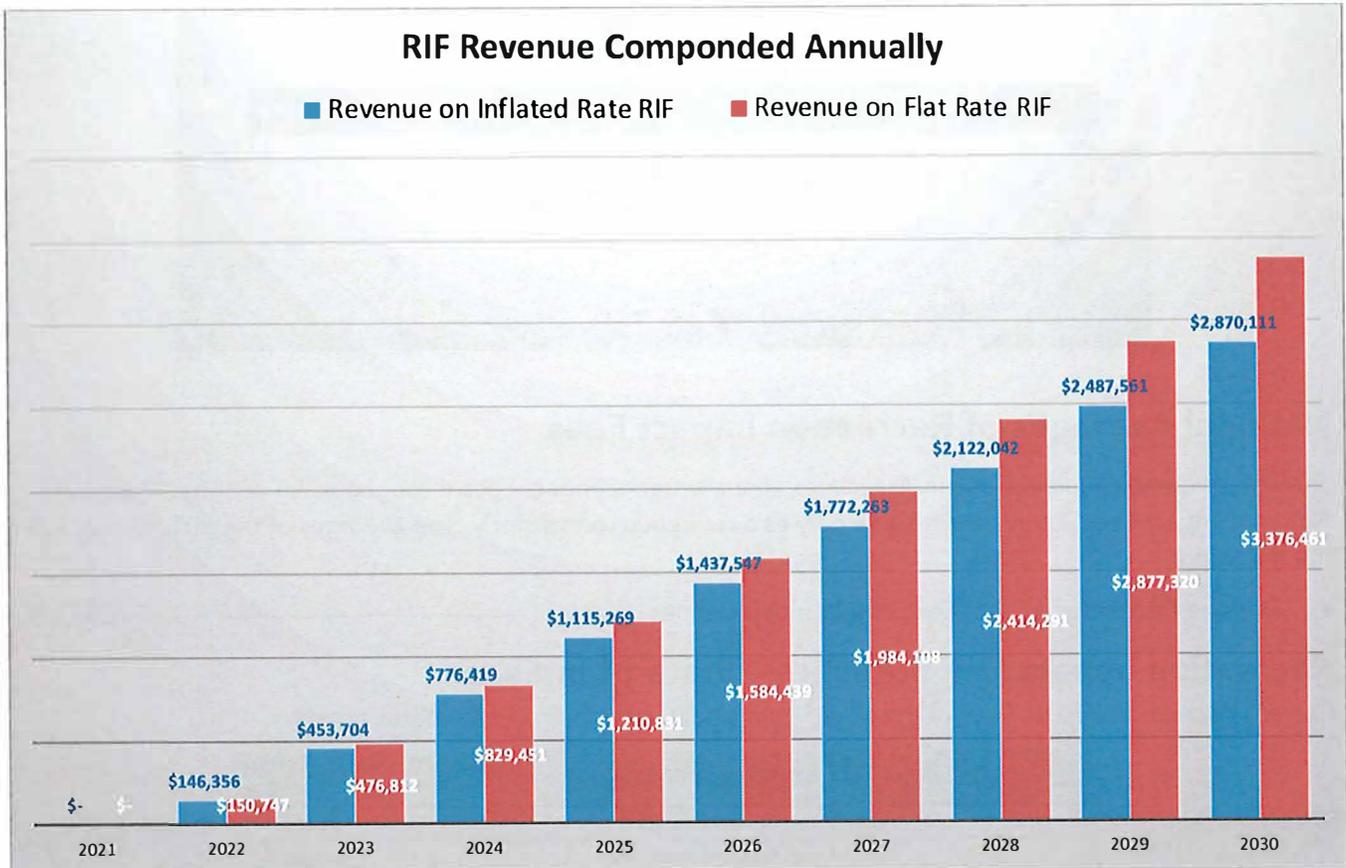


Figure 8 – Recreation Impact Fee Revenues Graph

Projected Future Annual Collections of Recreation Impact Fees

	2021 **	2022 **	2023	2024	2025	2026	2027	2028	2029	2030
*Projected New Residential Building Permits:	176	185	194	204	214	204	212	221	231	242
Applied RIF: \$	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580
** Projected Recreation Impact Fee Collections	\$ -	\$ 146,356	\$ 307,348	\$ 322,715	\$ 338,851	\$ 322,278	\$ 334,716	\$ 349,779	\$ 365,519	\$ 382,550
** Cumulative RIF Gained:	\$ -	\$ 146,356	\$ 453,704	\$ 776,419	\$ 1,115,269	\$ 1,437,547	\$ 1,772,263	\$ 2,122,042	\$ 2,487,561	\$ 2,870,111
Applied RIF: \$	1,580	1,580	1,628	1,677	1,727	1,779	1,832	1,887	1,944	2,002
** Projected RIF with 3.0% Gross Domestic Product Factor:	\$ -	\$ 150,747	\$ 326,065	\$ 352,639	\$ 381,380	\$ 373,608	\$ 399,669	\$ 430,184	\$ 463,028	\$ 499,141
** Cumulative RIF Gained with Inflation:	\$ -	\$ 150,747	\$ 476,812	\$ 829,451	\$ 1,210,831	\$ 1,584,439	\$ 1,984,108	\$ 2,414,291	\$ 2,877,320	\$ 3,376,461

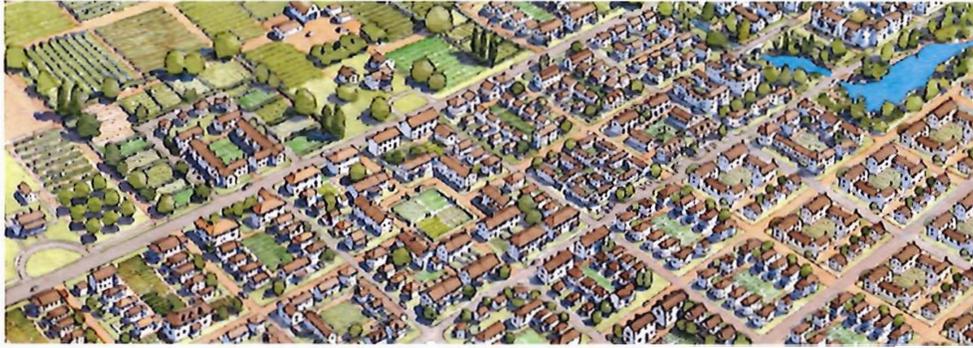
** NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table. It is assumed that under the new RIF ordinance there will be no collections made in 2021 and only 6 months of 2022. (assuming Ordinance approval in December 2021)

Table 18 – Recreation Impact Fee Revenue 10-Year Projection

Donations or In Lieu Of Impact Fee Components

As is being experienced in other communities that have Recreation Impact Fee ordinances, residential developers sometimes prefer to have the option to develop noted recreation components themselves and receive credit against impact fee charges. It was felt that both the multi-use trails and the land/open space are components where credit against Recreation Impact Fees could be considered. The Town will need to develop the policy for such credit considerations.

Bargersville Recreation Zone Improvement Plan Study



National Averages of Recreation Impact Fees

The firm of *Clancy Mullen, Duncan Associates* annually tracks Impact Fees throughout the country. Their 2012 *National Impact Fee Survey* results serve only as a reference to this study. The averages of the 2012 survey found the following:

- Average Recreation Impact Fees of 271 municipalities -----\$2,774

Recreation Impact Fee Statistics – State of Indiana

Current Recreation Impact Fees of the noted municipalities (with ordinance dates noted).

MUNICIPALITY	RECREATION IMPACT FEE
City of Carmel (ordinance 2019)	\$2,981
City of Crown Point (ordinance 2017)	\$1,159
City of Fishers (ordinance 2016)	\$1,667
City of Greenfield (ordinance 2019)	\$1,313
City of Greenwood (ordinance 2020)	\$1,590
City of Noblesville (ordinance 2019)	\$2,118
City of Portage (ordinance 2017)	\$1,159
City of Shelbyville (ordinance 2019)	\$1,005
City of Valparaiso (ordinance 2019)	\$1,448
City of Westfield (ordinance 2018)	\$1,440
Town of Avon (ordinance 2017)	\$1,095
Town of Danville (ordinance 2021)	\$1,117
Town of Brownsburg (ordinance 2018)	\$1,191
Town of Chesterton (ordinance 2019)	\$994
Town of Cicero (ordinance 2017)	\$604
Town of Franklin (ordinance 2016)	\$367
Town of McCordsville (ordinance 2018)	\$832
Town of Plainfield (ordinance 2017)	\$1,289
Town of Schererville (ordinance 2018)	\$2,172
Town of St. Johns (ordinance 2018)	\$1,886
Town of Whitestown (ordinance 2016)	\$953
Town of Zionsville (ordinance 2011)	\$1,221
Average Recreation Impact Fees of the above noted communities =	\$1,346

Town of Bargersville's Recommended 2021 RIF = \$1,580

Table 19 – Indiana Recreation Impact Fee Statistics

Bargersville Recreation Zone Improvement Plan Study

Implementation Schedule – For Raising Current Deficiencies to Community Level of Service [IC 36-7-4-1318(c)(1)(2)]

The following Table (Table 20) represents a proposed implementation schedule to meet the baseline of service for the identified current deficiencies. At the bottom of this table is a summary of all recreation components. Only the recreation components related and factored into the Recreation Impact Fee are summarized on an annual basis.

Current Deficiencies Implementation – Non-Recreation Impact Fees													Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.	
Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Multi-use / Nature Pathways (miles)	\$ 211,200	0.66	\$ 140,283			\$ 140,283								
Park / Open Space Acres	\$ 30,000	51.10	\$ 1,533,084					\$ 1,533,084						
Current Deficiency Total:				\$ -	\$ -	\$ 140,283	\$ -	\$ 1,533,084	\$ -					
IMPLEMENTATION PER YEAR:				Multi-use / Nature Pathways (miles)				Park / Open Space Acres						
				0.66				51.10						
<small>The following park sites / facilities are suggested to facilitate the deficient recreational components:</small> LOCATIONS OF COMPONENTS: Multi-use / Nature Pathways (miles) Various Locations Park / Open Space Acres TBD														

Table 20 – Implementation Schedule for Current Deficiencies

The Advisory Committee recommends that the 10-year implementation schedule begins in 2023 with the trails and park acres in 2025. The locations of these components will be determined by the Park Advisory Commission Board and the Town Administration based on land availability, need, and priorities of the Park Master Plan.

Implementation Schedule – Future Anticipated Needs Based on Community Level of Service [IC 36-7-4-1318(b)(4)(5)]

The following Table (Table 21) represents a proposed implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Recreation Impact Fees.

Future Needs Implementation – Recreation Impact Fees													Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.	
Recreation Component	Component Unit Cost	Future Need	Component Costs	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Multi-use / Nature Pathways (miles)	\$ 211,200	2.94	\$ 620,390			\$ 300,000	\$ 320,390							
Park / Open Space Acres	\$ 30,000	89.16	\$ 2,674,850				\$ 400,000	\$ 500,000			\$ 600,000	\$ 600,000	\$ 574,850	
Future Needs Total:				\$ -	\$ -	\$ 300,000	\$ 720,390	\$ 500,000	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 574,850	
IMPLEMENTATION PER YEAR:				Multi-use / Nature Pathways (miles)				Park / Open Space Acres						
				1.42				19.33						
								16.67						
								20.00						
								20.00						
								19.16						
<small>The following park sites / facilities are suggested to facilitate the future need recreational components:</small> LOCATIONS OF COMPONENTS: Multi-use / Nature Pathways (miles) Various Locations Park / Open Space Acres TBD														

**** Note: Future Needs and Component Costs were adjusted for Impact Deductions in the above table.**

Table 21 – Implementation Schedule for Future Needs

The Advisory Committee recommends that the implementation for future needs be done starting in 2023 and continuing implementation with available RIF funding through 2030. The implementation of the various recreation components is suggested over the 10-year period. The funding resource for these future need items will come from the collected Recreation Impact Fees. The implementation of the various infrastructure components will be based on the available funds from the collected recreation impact fees. The location of the various components will be determined by the Park Advisory Commission Board and the Town Administration based on land availability, growth in specific areas, need, and priorities of the Park Master Plan.

Appendix E (in that Table's footer) lists several project sites and locations that have been identified by the Town. These projects could apply to both the current and future need infrastructure components noted in Tables 20 and 21 above. Again, the collected dollars from recreation impact fees for this ordinance can only be used for the two (2) infrastructure components: Multi-use / Nature Pathways/Trails and Park / Open Space Acres. No other recreation infrastructure was included in the calculations in determining the recreation impact fee.

Bargersville Recreation Zone Improvement Plan Study

Summary of Impact Fee Study

The following previously illustrated tables summarize the previously presented inventory, need analysis, and cost projections for this study.

Town of Bargersville Population
Current and Projected – All Development Potential (within the Town Limits)

9/27/21

Population Scenario

2021 Persons per Household = **2.71**

	2000	2010	2020	2021	2022	2023
Total Town of Bargersville	4,758	6,796	9,560	10,038	10,540	11,067
Annual Growth Rate (Est.)				5.00%	5.00%	5.00%
Households (at 2.71 / house)	1,756	2,508	3,528	3,704	3,889	4,084
Total New Households				176	185	194
Growth / Year (Persons)				478	502	527

Year	New Building Permits	New Pop.
2021	176	478
2022	185	502
2023	194	527
2024	204	553
2025	214	581
2026	204	553
2027	212	574
2028	221	600
2029	231	627
2030	242	656
Total:	2,085	5,650
Average:	208	565

9,560	2024	2025	2026	2027	2028	2029	2030
Total Town of Bargersville	11,620	12,201	12,754	13,328	13,928	14,554	15,210
Annual Growth Rate (Est.)	5.00%	5.00%	4.53%	4.50%	4.50%	4.50%	4.50%
Households (at 2.71 / house)	4,288	4,502	4,706	4,918	5,139	5,371	5,613
Total New Households	204	214	204	212	221	231	242
Growth Per Year (Persons)	553	581	553	574	600	627	656

4.75% = assumed average annual growth rate

Table 4

Bargersville – Recreation Impact Fee – Park System Analysis

LAND INVENTORY – CURRENT LEVEL OF SERVICE

1-Nov-21

Town Wide Analysis								Estimated 2021 and Projected Populations =	
								10,038	15,210
A	B	C	D	E	F	G	H		
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2021 Surplus or Deficiency	2030 Needed if current deficiency IS met		
Block Park	1 to 5	0.07	0.50	0.01	5.02	(4.95)	(7.54)		
Neighborhood Park	4 to 15	3.73	1.50	0.37	15.06	(11.33)	(19.09)		
Community Park	10 to 70	19.50	5.00	1.94	50.19	(30.69)	(56.55)		
Special / Linear Parks	2.00	5.91	1.00	0.59	10.04	(4.13)	(9.31)		
Total Surplus or Deficiency		29.20	8.00	2.91	80.30	(51.10)	(92.48)		

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space
the Acres Standard per 1,000 persons would be (includes current population) = **2.91**

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Bargersville Acres Standard						2030 Pop.	
						15,210	
I	J	K	L	M	N	O	
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2021 Acreage Needs	2021 Surplus or Deficiency	2030 Acreage Needs	2030 Needed if current deficiency IS met	
Total Surplus or Deficiency		29.20	8.00	80.30	(51.10)	121.68	(92.48)

Suggestion standard acres / 1,000 persons -----^

Table 6

Bargersville Recreation Zone Improvement Plan Study

Bargersville - Recreation Impact Fee - Park System Analysis

FACILITY NEEDS - COSTS

11/1/21

One Zone - Town Wide Analysis (All Facilities)							10,038	= Estimated 2021 Pop.	15,210	= Projected 2030 Pop.	Priorities (Per the Town)
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2030 Deficiency	Costs Needed to Remove 2030 Deficiency					
Baseball Diamonds	0.00	\$ 80,000	1.00	\$ 80,304	0.52	\$ 41,378					
Softball Diamonds	0.00	\$ 60,000	1.00	\$ 60,228	0.52	\$ 31,033					
Multi Purpose Fields	0.00	\$ 90,000	1.25	\$ 112,928	0.65	\$ 58,187					
Soccer Fields	0.00	\$ 90,000	2.51	\$ 225,855	1.29	\$ 116,374					
Tennis Courts	0.00	\$ 45,000	1.00	\$ 45,171	0.52	\$ 23,275					
Running / Walking Track (Comm)	0.00	\$ 150,000	0.13	\$ 18,821	0.06	\$ 9,698					
Basketball Goals (outdoors)	4.00	\$ 20,000	0.00	\$ -	0.00	\$ -					
Volleyball Courts (outdoors)	1.00	\$ 7,500	0.00	\$ -	0.01	\$ 105					
Skate/Bike Park (Neighborhood)	0.00	\$ 150,000	0.25	\$ 37,643	0.13	\$ 19,396					
Climbing / Challenge Elements	0.00	\$ 40,000	0.50	\$ 20,076	0.26	\$ 10,344					
Park Shelters	1.00	\$ 75,000	1.01	\$ 75,570	1.03	\$ 77,583					
Park Restrooms	0.00	\$ 100,000	2.51	\$ 250,950	1.29	\$ 129,305					
Interpretive Center	0.00	\$ 500,000	0.33	\$ 167,300	0.17	\$ 86,203					
Environmental Center	0.00	\$ 750,000	0.20	\$ 150,570	0.10	\$ 77,583					
Outdoor Entertainment Venue	0.00	\$ 750,000	0.17	\$ 125,475	0.09	\$ 64,652					
Recreation Centers (Neighborhood)	0.00	\$ 850,000	0.13	\$ 106,654	0.06	\$ 54,955					
Playgrounds (Comm / Destination)	0.00	\$ 150,000	0.67	\$ 100,380	0.34	\$ 51,722					
Playgrounds (Neighborhood)	3.00	\$ 75,000	0.00	\$ -	0.00	\$ -					
Skating Rinks (hockey)	0.00	\$ 2,500,000	0.10	\$ 250,950	0.05	\$ 129,305					
Skating Area (non-hockey)	0.00	\$ 300,000	0.13	\$ 37,643	0.06	\$ 19,396					
Swim. Pool / Aquatics Facilities	0.00	\$ 4,500,000	0.33	\$ 1,505,700	0.17	\$ 775,830					
Sprayground / SplashPad	0.00	\$ 200,000	0.40	\$ 80,304	0.21	\$ 41,378					
Golf Course 18-hole	0.00	\$ 5,000,000	0.20	\$ 1,003,800	0.10	\$ 517,220					
Driving Range	0.00	\$ 750,000	0.14	\$ 107,550	0.07	\$ 55,416					
Disc Golf (18-holes)	0.00	\$ 15,000	0.33	\$ 5,019	0.17	\$ 2,586					
Dog Park Area	0.00	\$ 400,000	0.20	\$ 80,304	0.10	\$ 41,378					
Maintenance Facilities (Hub)	0.00	\$ 750,000	0.33	\$ 250,950	0.17	\$ 129,305					
Maintenance Facilities (Satellite)	0.00	\$ 450,000	0.33	\$ 150,570	0.17	\$ 77,583					
Multi-use / Nature Pathways (miles)	5.07	\$ 211,200	0.66	\$ 140,283	2.96	\$ 624,211					
Park / Open Space Acres	29.20	\$ 30,000	51.10	\$ 1,533,084	92.48	\$ 2,774,412					
TOTALS							\$ 6,724,081		\$ 6,039,813		
Cost of Facilities Needed to Remove Current Deficiency (2017):							\$ 6,724,081		\$ 6,039,813		
Cost of Facilities Needed to Accommodate Future Development (2026):							\$ 6,039,813		\$ 6,039,813		
Total Facility Costs:							\$ 12,763,894				

Table 10

Recreation Impact Fee Scenario Analysis

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Forecast 10-Year Residential Building Permits Total: 2,085

11/1/21

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%
Remaining Priorities Components	B	\$ 5,050,714	\$ 2,641,190	\$ 1,267	65.7%	34.3%
		\$ 6,724,081	\$ 6,039,813			
Baseball Diamonds		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Softball Diamonds		\$ 60,228	\$ 31,033	\$ 15	66.0%	34.0%
Multi Purpose Fields		\$ 112,928	\$ 58,187	\$ 28	66.0%	34.0%
Soccer Fields		\$ 225,855	\$ 116,374	\$ 56	66.0%	34.0%
Tennis Courts		\$ 45,171	\$ 23,275	\$ 11	66.0%	34.0%
Running / Walking Track (Comm)		\$ 18,821	\$ 9,698	\$ 5	66.0%	34.0%
Basketball Goals (outdoors)		\$ -	\$ -	\$ -	-	-
Volleyball Courts (outdoors)		\$ -	\$ 105	\$ 0	0.0%	100.0%
Skate/Bike Park (Neighborhood)		\$ 37,643	\$ 19,396	\$ 9	66.0%	34.0%
Climbing / Challenge Elements		\$ 20,076	\$ 10,344	\$ 5	66.0%	34.0%
Park Shelters		\$ 75,570	\$ 77,583	\$ 37	49.3%	50.7%
Park Restrooms		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Interpretive Center		\$ 167,300	\$ 86,203	\$ 41	66.0%	34.0%
Environmental Center		\$ 150,570	\$ 77,583	\$ 37	66.0%	34.0%
Outdoor Entertainment Venue		\$ 125,475	\$ 64,652	\$ 31	66.0%	34.0%
Recreation Centers (Neighborhood)		\$ 106,654	\$ 54,955	\$ 26	66.0%	34.0%
Playgrounds (Comm / Destination)		\$ 100,380	\$ 51,722	\$ 25	66.0%	34.0%
Playgrounds (Neighborhood)		\$ -	\$ -	\$ -	-	-
Skating Rinks (hockey)		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Skating Area (non-hockey)		\$ 37,643	\$ 19,396	\$ 9	66.0%	34.0%
Swim. Pool / Aquatics Facilities		\$ 1,505,700	\$ 775,830	\$ 372	66.0%	34.0%
Sprayground / SplashPad		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Golf Course 18-hole		\$ 1,003,800	\$ 517,220	\$ 248	66.0%	34.0%
Driving Range		\$ 107,550	\$ 55,416	\$ 27	66.0%	34.0%
Disc Golf (18-holes)		\$ 5,019	\$ 2,586	\$ 1	66.0%	34.0%
Dog Park Area		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Maintenance Facilities (Hub)		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Maintenance Facilities (Satellite)		\$ 150,570	\$ 77,583	\$ 37	66.0%	34.0%
Multi-use / Nature Pathways (miles)	A	\$ 140,283	\$ 624,211	\$ 299	18.3%	81.7%
Park / Open Space Acres	A	\$ 1,533,084	\$ 2,774,412	\$ 1,331	35.6%	64.4%
All Components		\$ 6,724,081	\$ 6,039,813	\$ 2,897	52.7%	47.3%
"A" Priority Items:		\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%

Table 11

Bargersville Recreation Zone Improvement Plan Study

Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

11/1/21

Recreation Components Included In Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross)	Ratio (Town Share)	Ratio (RIF Share)
Multi-use / Nature Pathways (miles)	A	\$ 140,283	\$ 624,211	\$ 299	18.3%	81.7%
Park / Open Space Acres	A	\$ 1,533,084	\$ 2,774,412	\$ 1,331	35.6%	64.4%
Priority "A" Components		\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%

Table 12

Bargersville – Recreation Impact Fee – Park System Analysis

IMPACT FEE CALCULATIONS

1-Nov-2021

Recommended Recreation Impact Fee – Town of Bargersville

Selected "A" Priorities: Trails and Park / Open Space Acres

Costs Needed to Remove Current Deficiency =	\$ 1,673,368
Projected Costs / Year (2021 to 2030) =	\$ 167,337

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee

	2030 Population
Projected 2030 Populations =	15,210
Number of Expected Residential Building Permits in the next 10 years =	2,085
<i>Impact Costs</i> Needed to Meet Future (2030) Needs =	\$ 3,398,623
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2030) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2030) Needs =	\$ (103,382)
Adjusted Future Needs Costs =	\$ 3,295,241
Projected Recreation Impact Fee =	\$ 1,580

Table 16

Projected Future Annual Collections of Recreation Impact Fees

	2021 **	2022 **	2023	2024	2025	2026	2027	2028	2029	2030
*Projected New Residential Building Permits:	176	185	194	204	214	204	212	221	231	242
Applied RIF: \$	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580
** Projected Recreation Impact Fee Collections:	\$ -	\$ 146,356	\$ 307,348	\$ 322,715	\$ 338,851	\$ 322,278	\$ 334,716	\$ 349,779	\$ 365,519	\$ 382,550
** Cumulative RIF Gained:	\$ -	\$ 146,356	\$ 453,704	\$ 776,419	\$ 1,115,269	\$ 1,437,547	\$ 1,772,263	\$ 2,122,042	\$ 2,487,561	\$ 2,870,111
Applied RIF: \$	1,580	1,580	1,677	1,727	1,779	1,832	1,887	1,944	2,002	2,062
** Projected RIF with 3.0% Gross Domestic Product Factor:	\$ -	\$ 150,747	\$ 326,065	\$ 352,639	\$ 381,380	\$ 473,608	\$ 399,669	\$ 430,184	\$ 463,028	\$ 499,141
** Cumulative RIF Gained with Inflation:	\$ -	\$ 150,747	\$ 476,812	\$ 829,451	\$ 1,210,831	\$ 1,584,439	\$ 1,984,108	\$ 2,414,291	\$ 2,877,320	\$ 3,376,461

** NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table. It is assumed that under the new RIF ordinance there will be no collections made in 2021 and only 6 months of 2022 (assuming Ordinance approval in December 2021)

Table 18

Bargersville Recreation Zone Improvement Plan Study

Current Deficiencies Implementation – Non-Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi-use / Nature Pathways (miles)	\$ 211,200	0.66	\$ 140,283			\$ 140,283							
Park / Open Space Acres	\$ 30,000	51.10	\$ 1,533,084					\$ 1,533,084					
Current Deficiency Total: \$ 1,673,368				\$ -	\$ -	\$ 140,283	\$ -	\$ 1,533,084	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:				Multi-use / Nature Pathways (miles)				Park / Open Space Acres					
				0.66				51.10					
The following park sites / facilities are suggested to facilitate the 2021-2030 recreation components:													
LOCATIONS OF COMPONENTS:				Multi-use / Nature Pathways (miles)				Various Locations					
								TBD					

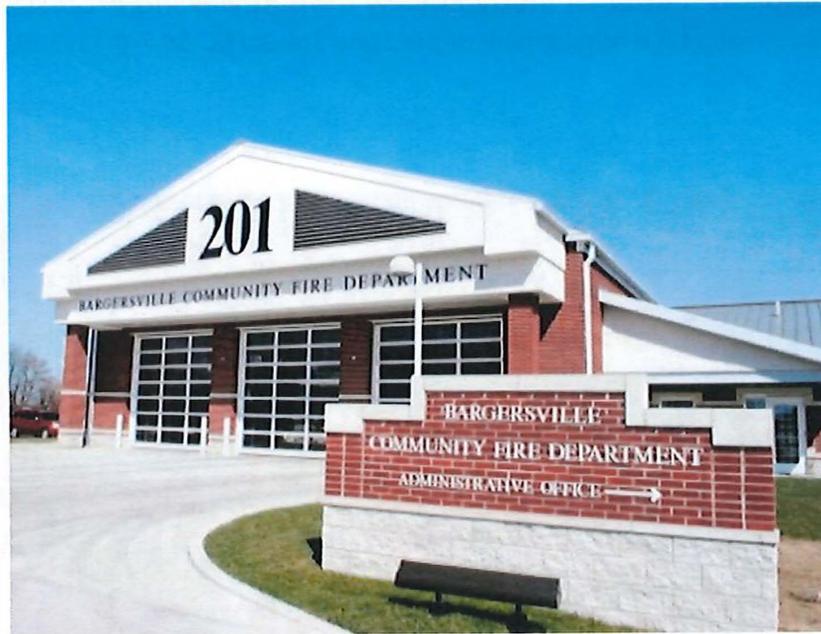
Table 20

Future Needs Implementation – Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Future Need	Component Costs	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi-use / Nature Pathways (miles)	\$ 211,200	2.94	\$ 620,390			\$ 300,000	\$ 320,390						
Park / Open Space Acres	\$ 30,000	89.16	\$ 2,674,850				\$ 400,000	\$ 500,000			\$ 600,000	\$ 600,000	\$ 574,850
Future Needs Total: \$ 3,295,241				\$ -	\$ -	\$ 300,000	\$ 720,390	\$ 500,000	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 574,850
IMPLEMENTATION PER YEAR:				Multi-use / Nature Pathways (miles)				Park / Open Space Acres					
				1.42				13.33					
								16.67					
								20.00					
								20.00					
								19.16					
The following park sites / facilities are suggested to facilitate the future needed recreation components:													
LOCATIONS OF COMPONENTS:				Multi-use / Nature Pathways (miles)				Various Locations					
								TBD					
								TBD					
								TBD					

Table 21



Appendix

- *Appendix A: Indiana Code (IC) 36-7-4-1300*
- *Appendix B: Fixed Assets / Capital Improvements over the years 2017-2021
(This information is a requirement of the State Statute [IC 36-7-4-1318 (b)(6)])*
- *Appendix C: Summary of Bargersville Park Department Revenues 2017-2021
(This information is a requirement of the State Statute [IC 36-7-4-1318 (c)(3)])*
- *Appendix D: Summary of Bargersville Park Department Recreation Impact Fee Revenues and Expenditures 2018-2021*
- *Appendix E: Impact Fee One Zone Recommendation Logic*
- *Appendix F: Park and Recreation Infrastructure Inventory*
- *Appendix G: Letter of Study Review from Reviewing Professional Engineer
(This information is a requirement of the State Statute [IC 36-7-4-1318(d)])*



Appendix A: INDIANA CODE (IC) 36-7-4-1300

INDIANA SERIES IMPACT FEES
INDIANA CODE (IC) 36-7-4-1300

Assembled by:



LEHMAN & LEHMAN

Transforming Horizons
Landscape Architects and Planners
Mishawaka, Indiana 46544

Bargersville Recreation Zone Improvement Plan Study

INDIANA SERIES IMPACT FEES

INDIANA CODE (IC) 36-7-4-1300

IC 36-7-4-1300

Sec. 1300.

This series (sections 1300 through 1399 of this chapter) may be cited as follows: 1300 SERIES IMPACT FEES. As added by P.L.221-1991, Sec.1.

IC 36-7-4-1301

Sec. 1301.

As used in this series, "community level of service" means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

As added by P.L.221-1991, Sec.2.

IC 36-7-4-1302

Sec. 1302.

As used in this series, "current level of service" means a quantitative measure of service provided by existing infrastructure to support existing development.

As added by P.L.221-1991, Sec.3.

IC 36-7-4-1303

Sec. 1303.

As used in this series, "development" means an improvement of any kind on land.

As added by P.L.221-1991, Sec.4.

IC 36-7-4-1304

Sec. 1304.

(a) As used in this series, "fee payer" means the following:

- (1) A person who has paid an impact fee.
- (2) A person to whom a person who paid an impact fee has made a written assignment of rights concerning the impact fee.
- (3) A person who has assumed by operation of law the rights concerning an impact fee.

(b) As used in this series, "person" means an individual, a sole proprietorship, a partnership, an association, a corporation, a fiduciary, or any other entity. As added by P.L.221-1991, Sec.5.

IC 36-7-4-1305

Sec. 1305.

(a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

(b) As used in this Section, "capital costs" means the costs incurred to provide additional infrastructure to serve new development, including the following:

- (1) Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.
- (2) Directly related land acquisition costs, including costs incurred for the following:
 - (A) Purchases of interests in land.
 - (B) Court awards or settlements.
 - (C) Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.
- (3) Directly related debt service, subject to Section 1330 of this chapter.
- (4) Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting attorney, and other professional fees, as limited by Section 1330 of this chapter. As added by P.L.221-1991, Sec.6.

IC 36-7-4-1306

Sec. 1306.

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As used in this series, "impact fee ordinance" means an ordinance adopted under Section 1311 of this chapter. *As added by P.L.221-1991, Sec.7.*

IC 36-7-4-1307

Sec. 1307.

As used in this series, "impact zone" means a geographic area designated under Section 1315 of this chapter. *As added by P.L.221-1991, Sec.8.*

IC 36-7-4-1308

Sec. 1308.

As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
 - (A) a sanitary sewer system or wastewater treatment facility;
 - (B) a park or recreational facility;
 - (C) a road or bridge;
 - (D) a drainage or flood control facility; or
 - (E) a water treatment, water storage, or water distribution facility;
- (2) are:
 - (A) owned solely for a public purpose by:
 - (i) a unit; or
 - (ii) a corporation created by a unit; or
 - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located. The term includes site improvements or interests in real property needed for a facility listed in subdivision (1). *As added by P.L.221-1991, Sec.9.*

IC 36-7-4-1309

Sec. 1309.

As used in this series, "infrastructure type" means any of the following types of infrastructure covered by an impact fee

ordinance:

- (1) Sewer, which includes sanitary sewerage and wastewater treatment facilities.
- (2) Recreation, which includes parks and other recreational facilities.
- (3) Road, which includes public ways and bridges.
- (4) Drainage, which includes drains and flood control facilities.
- (5) Water, which includes water treatment, water storage, and water distribution facilities.

As added by P.L.221-1991, Sec.10.

IC 36-7-4-1310

Sec. 1310.

As used in this series, "infrastructure agency" means a political subdivision or an agency of a political subdivision responsible for acquiring, constructing, or providing a particular infrastructure type. *As added by P.L.221-1991, Sec.11.*

IC 36-7-4-1311

Sec. 1311.

- (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.
- (b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this Section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.
- (c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee

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ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

- (1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and
 - (2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.
- (d) An ordinance adopted under this Section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.
- (e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:
- (1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:
 - (A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;
 - (B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and
 - (C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(6) or other governing statutes

requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.

- (2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under Section 1321(d) of this chapter if an impact fee ordinance is in effect. *As added by P.L.221-1991, Sec.12.*

IC 36-7-4-1312

Sec. 1312.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.
- (b) Before the adoption of an impact fee ordinance under Section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:
 - (1) be appointed by the executive of the unit;
 - (2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and
 - (3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under Section 1311 of this chapter.
- (c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.
- (d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact

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fee ordinance under Section 1311 of this chapter.

As added by P.L.221-1991, Sec.13.

IC 36-7-4-1313

Sec. 1313.

This series does not prohibit a unit from doing any of the following:

- (1) Imposing a charge to pay the administrative, plan review, or inspection costs associated with a permit for development.
- (2) Imposing, pursuant to a written commitment or agreement and as a condition or requirement attached to a development approval or authorization (including permitting or zoning decisions), an obligation to dedicate, construct, or contribute goods, services, land or interests in land, or infrastructure to a unit or to an infrastructure agency. However, if the unit adopts or has already adopted an impact fee ordinance under Section 1311 of this chapter the following apply:
 - (A) The person dedicating, contributing, or providing an improvement under this subsection is entitled to a credit for the improvement under Section 1335 of this chapter.
 - (B) The cost of complying with the condition or requirement imposed by the unit under this subdivision may not exceed the impact fee that could have been imposed by the unit under Section 1321 of this chapter for the same infrastructure.
- (3) Imposing new permit fees, charges, or assessments or amending existing permit fees, charges, or assessments. However, the permit fees, charges, or assessments must meet the requirements of Section 1311 (e) (1) (A), 1311 (e) (1) (B), and 1311 (e) (1) (C) of this chapter. As added by P.L.221-1991, Sec.14.

IC 36-7-4-1314

Sec. 1314.

- (a) Except as provided in subsection (b), an impact fee ordinance must apply to any development:
 - (1) that is in an impact zone; and
 - (2) for which a unit may require a structural building permit.
- (b) An impact fee ordinance may not apply to an improvement that does not create a need for additional infrastructure, including the erection of a sign, the construction of a fence, or the interior renovation of a building not resulting in a change in use. As added by P.L.221-1991, Sec.15.

IC 36-7-4-1315

Sec. 1315.

- (a) An impact fee ordinance must establish an impact zone, or a set of impact zones, for each infrastructure type covered by the ordinance. An impact zone established for a particular infrastructure type is not required to be congruent with an impact zone established for a different infrastructure type.
- (b) An impact zone may not extend beyond the jurisdictional boundary of an infrastructure agency responsible for the infrastructure type for which the impact zone was established, unless an agreement under IC 36-1-7 is entered into by the infrastructure agencies.
- (c) If an impact zone, or a set of impact zones, includes a geographic area containing territory from more than one (1) planning and zoning jurisdiction, the applicable legislative bodies and infrastructure agencies shall enter into an agreement under IC 36-1-7 concerning the collection, division, and distribution of the fees collected under the impact fee ordinance. As added by P.L.221-1991, Sec.16.

IC 36-7-4-1316

Sec. 1316.

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A unit must include in an impact zone designated under Section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous. *As added by P.L.221-1991, Sec.17.*

IC 36-7-4-1317

Sec. 1317.

A unit must identify in the unit's impact fee ordinance the infrastructure agency that is responsible for acquiring, constructing, or providing each infrastructure type included in the impact fee ordinance. *As added by P.L.221-1991, Sec.18.*

IC 36-7-4-1318

Sec. 1318.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.
- (b) Each zone improvement plan must contain the following information:
 - (1) A description of the nature and location of existing infrastructure in the impact zone.
 - (2) A determination of the current level of service.
 - (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.

- (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
 - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision. The plan must indicate the proposed timing and sequencing of infrastructure installation.
 - (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
 - (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
 - (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and
 - (3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:
 - (A) Adopting or increasing the following:
 - (i) The county adjusted gross income tax.
 - (ii) The county option income tax.
 - (iii) The county economic development income tax.
 - (iv) The annual license excise surtax.
 - (v) The wheel tax.
 - (B) Imposing the property tax rate per one hundred dollars (\$100) of assessed

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valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

- (C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.
- (D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.
- (d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b) (1),(b) (2),(b) (5), and (c) (2).
- (e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under Section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.
- (f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:
 - (1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and

- (2) after the effective date of the impact fee ordinance the unit continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees. *As added by P.L.221-1991, Sec.19.*

IC 36-7-4-1319

Sec. 1319.

- (a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.
- (b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period. *As added by P.L.221-1991, Sec.20.*

IC 36-7-4-1320

Sec. 1320.

- (a) An impact fee ordinance must include:
 - (1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or
 - (2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.
- (b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees

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that allows fee payers to accurately predict the impact fees that will be imposed on new development. *As added by P.L.221-1991, Sec.21.*

IC 36-7-4-1321

Sec. 1321.

- (a) An impact fee schedule or formula described in Section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this Section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.
- (b) As used in this Section, "impact costs" means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.
- (c) As used in this Section, "non-local revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:
 - (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and
 - (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.
- (d) As used in this Section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types

to serve a development:

- (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.
- (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
 - (A) An applicable infrastructure agency.
 - (B) A governmental entity.
 - (C) A not-for-profit corporation created for governmental purposes. Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.
- (e) An impact fee on a development may not exceed:
 - (1) impact costs; minus
 - (2) the sum of non-local revenues and impact deductions. *As added by P.L.221-1991, Sec.22.*

IC 36-7-4-1322

Sec. 1322.

- (a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:
 - (1) the date the fee payer obtains an improvement location permit for the development; or
 - (2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit's zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

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- (b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:
- (1) The date on which the fee payer obtains an improvement location permit for the development.
 - (2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.
- (c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.
- (d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under: (1) subsection (a) (1) or (b) (1) may not be increased for the period of the improvement location permit's validity; and
- (e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.
- (f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.
- (g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:
- (1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and
 - (2) the development satisfies all of the following criteria:
 - (A) The development is zoned for commercial or industrial use before January 1, 1991.
 - (B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.
 - (C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.
 - (D) A structural building permit is issued for the development not more than four (4) years after the effective date of the impact fee ordinance.
 - (E) The development is part of a common scheme of development that:
 - (i) involves land that is contiguous;

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- (ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;
 - (iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);
 - (iv) has been diligently pursued since January 1, 1991;
 - (v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and
 - (vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.
- (h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:
- (1) entered into before January 1, 1991; and
 - (2) executed in consideration of zoning amendments or annexations requested by the fee payer.

As added by P.L.221-1991, Sec.23.

IC 36-7-4-1323

Sec. 1323.

- (a) Except as provided in Section 1324 of this chapter, an impact fee assessed in compliance with Section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.
- (b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with Section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.
- (c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development but before the issuance of the structural building permit for part or all of the development:
 - (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
 - (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development. *As added by P.L.221-1991, Sec. 24.*

IC 36-7-4-1324

Sec. 1324.

- (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this Section:
 - (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;
 - (2) the first installment may not become due

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and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and

- (3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.
- (b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.
- (c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is imposed.
- (d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount. *As added by P.L.221-1991, Sec. 25.*

IC 36-7-4-1325

Sec. 1325.

- (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses associated with a fee not later than ten (10) years after the fee or the prorated portion of the

impact fee first becomes due and payable.

- (b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued. For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.
- (c) A lien acquired by a unit under this Section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.
- (d) A lien acquired by a unit under this Section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.
- (e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.
- (f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:
 - (1) on a form prescribed by the impact fee ordinance; and
 - (2) issued by a person designated in the impact fee ordinance. *As added by P.L.221-1991, Sec.26.*

IC 36-7-4-1326

Sec. 1326.

- (a) An impact fee ordinance may provide for a reduction in an impact fee for housing development that provides sale or rental housing, or both, at a price that is affordable to

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an individual or a family earning less than eighty percent (80%) of the median income for the county in which the housing development is located. If the housing development comprises more than one (1) residential unit, the impact fee reduction shall apply only to the residential units that are affordable to an individual or a family earning less than eighty percent (80%) of the median income of the county.

- (b) If the impact fee ordinance provides for a reduction in an impact fee under subsection (a), the ordinance must:
- (1) contain a schedule or formula that sets forth the amount of the fee reduction for various types of housing development specified in subsection (a);
 - (2) require that, as a condition of receiving the fee reduction, the owner execute an agreement that:
 - (A) is binding for a period of at least five (5) years on the owner and subsequent owners; and
 - (B) limits the tenancy of residential units receiving the fee reduction to individuals or families who at the time the tenancy is initiated are earning less than eighty percent (80%) of the median income of the county;
 - (3) contain standards to be used in determining if a particular housing development specified in subsection (a) will receive a fee reduction; and
 - (4) designate a board or an official of the unit to conduct the hearing required by subsection (c).
- (c) A fee reduction authorized by this Section must be approved by a board or official of the unit at a public hearing. *As added by P.L.221-1991, Sec.27.*

IC 36-7-4-1327

Sec. 1327. An impact fee ordinance must provide a procedure through which the fee reduction decision

made under Section 1326 of this chapter may be appealed by the following persons:

- (1) The person requesting the fee reduction.
- (2) An infrastructure agency responsible for infrastructure of the applicable type for the impact zone in which the impact fee reduction is granted. *As added by P.L.221-1991, Sec.28.*

IC 36-7-4-1328

Sec. 1328.

A unit that provides a fee reduction under Section 1326 of this chapter shall pay into the account or accounts established for the impact zone in which the fee was reduced an amount equal to the amount of the fee reduction. *As added by P.L.221-1991, Sec.29.*

IC 36-7-4-1329

Sec. 1329.

- (a) A unit imposing an impact fee shall establish a fund to receive amounts collected under this series.
- (b) Money in a fund established under subsection (a) at the end of the unit's fiscal year remains in the fund. Interest earned by the fund shall be deposited in the fund.
- (c) The fiscal officer of the unit shall manage the fund according to the provisions of this series. The fiscal officer shall annually report to the unit's plan commission and to each infrastructure agency responsible for infrastructure in an impact zone. The report must include the following:
 - (1) The amount of money in accounts established for the impact zone.
 - (2) The total receipts and disbursements of the accounts established for the impact zone.
- (d) A separate account shall be established in the fund for each impact zone established by the unit and for each infrastructure type within each zone. Interest earned by an account shall be deposited in that account. *As added by P.L.221-1991, Sec.30.*

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IC 36-7-4-1330

Sec. 1330.

An impact fee collected under this series shall be used for the following purposes:

- (1) Providing funds to an infrastructure agency for the provision of new infrastructure that:
 - (A) is necessary to serve the new development in the impact zone from which the fee was collected; and
 - (B) is identified in the zone improvement plan.
- (2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish the impact fee ordinance.
- (3) Payment of a refund under Section 1332 of this chapter.
- (4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1). *As added by P.L.221-1991, Sec.31.*

IC 36-7-4-1331

Sec. 1331.

- (a) An infrastructure agency shall, within the time described in the zone improvement plan, construct infrastructure for which:
 - (1) a zone improvement plan has been adopted;
 - (2) an impact zone has been established; and
 - (3) an impact fee has been collected.
- (b) A unit may amend the unit's zone improvement plan, including the time provided in the plan for construction of infrastructure, only if the amount of expenditures provided for the construction of infrastructure in the original plan does not decrease in any year and the benefit to the overall impact zone does not decrease because of the amendment. *As added by P.L.221-1991, Sec.32.*

IC 36-7-4-1332

Sec. 1332.

- (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:
 - (1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:
 - (A) twenty-four (24) months after the time described in Section 1331 of this chapter; or
 - (B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;
 - (2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or
 - (3) has failed within the earlier of:
 - (A) six (6) years after issuance of the structural building permit; or
 - (B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected; to make reasonable progress toward completion of the specific infrastructure for which the impact fee was imposed or thereafter fails to make reasonable progress toward completion.
- (b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.
- (c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for

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impact fee payments paid in installments.

- (d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under Section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.
- (f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this Section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.
- (g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.
- (h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. As added by P.L.221-1991, Sec.33.

IC 36-7-4-1333

Sec. 1333.

- (a) A person against whom an impact fee has been

assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee. However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

- (1) pay the impact fee; or
 - (2) bring an appeal under this Section; before the unit issues a structural building permit for the development for which the impact fee was assessed.
- (b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:
 - (1) the fee payer prevails;
 - (2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and
 - (3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.
 - (c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person. The form must require the petitioner to specify:
 - (1) a description of the new development on which the impact fee has been assessed;
 - (2) all facts related to the assessment of the impact fee; and
 - (3) the reasons the petitioner believes that the amount of the impact fee assessed is

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erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

- (d) A unit's impact fee review board shall prescribe a form for a response by a unit to a petition for review under this Section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:
 - (1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and
 - (2) the reasons the unit believes that the amount of the fee assessed is correct.
- (e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d) . The board shall immediately forward a copy of the response form to the petitioner.
- (f) An impact fee review board shall:
 - (1) review the petition and the response submitted under this Section; and
 - (2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.
- (g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.
- (h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined. *As added by*

P.L.221-1991, Sec.34.

IC 36-7-4-1334

Sec. 1334.

An impact fee ordinance must set forth the reasons for which an appeal of the amount of an impact fee may be made. The impact fee ordinance must provide that an appeal of the amount of an impact fee may be made for the following reasons:

- (1) A fact assumption used in determining the amount of an impact fee is incorrect.
- (2) The amount of the impact fee is greater than the amount allowed under Sections 1320, 1321, and 1322 of this chapter. *As added by P.L.221-1991, Sec.35.*

IC 36-7-4-1335

Sec. 1335.

- (a) As used in this Section, "improvement" means an improvement under Section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:
 - (1) That is to be used for at least one (1) of the infrastructure purposes specified in Section 1309 of this chapter.
 - (2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.
 - (3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.
 - (4) That is or will be:
 - (A) public property; or
 - (B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.
 - (5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.

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- (6) That either:
- (A) allows the removal of a component of infrastructure planned for the impact zone;
 - (B) is a useful addition to the zone improvement plan; or
 - (C) is reasonably likely to be included in a future zone improvement plan for the impact zone.
- (7) That is:
- (A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:
 - (i) applicable infrastructure agency; or
 - (ii) unit that imposed the impact fee; or
 - (B) required to be constructed or furnished under a written commitment that:
 - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
 - (ii) concerns the use or developing of the development against which the impact fee is imposed; and
 - (iii) is made under Section 613, 614, or 921 of this chapter.
- (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
- (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
 - (2) an improvement.
- (c) A fee payer is entitled to a credit under this Section for infrastructure or an improvement that:
- (1) is constructed or furnished relative to a development after January 1, 1989; and
 - (2) meets the requirements of this Section.
- (d) The amount of a credit allowed under this Section shall be determined at the date the impact fee is assessed. However, if an assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:
- (1) determined by the:
 - (A) person constructing or providing the infrastructure or improvement; and
 - (B) applicable infrastructure agency; and
 - (2) equal to the sum of the following:
 - (A) The cost of constructing or providing the infrastructure or improvement.
 - (B) The fair market value of land, real property interests, and site improvements provided.
- (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d) . However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this Section. *As added by P.L.221-1991, Sec.36.*

IC 36-7-4-1336

Sec. 1336.

- (a) If the parties cannot agree on the cost or fair market value under Section 1335(d) of this chapter, the fee payer or the person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which

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the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under Section 1334 of this chapter or may be made under this Section.

- (b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this Section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this Section for determination of a credit amount. The board shall issue instructions for completion of the form.
- (d) Immediately after receiving a timely filed petition under this Section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.
- (e) The impact fee review board shall:
 - (1) review a petition and response filed under this Section; and
 - (2) determine the amount of the credit not later than thirty (30) days after the response is filed.
- (f) A fee payer aggrieved by a final determination of an impact fee review board under this Section:
 - (1) may appeal to the circuit or superior court of the county in which the unit is located; and
 - (2) is entitled to a trial de novo. *As added by P.L.221-1991, Sec.37.*

IC 36-7-4-1337

Sec. 1337.

An impact fee ordinance shall do the following:

- (1) Establish a method for reasonably allocating credits to fee payers in situations in which the person providing infrastructure or an improvement is not the fee payer.
- (2) Allow the person providing infrastructure or an improvement to designate in writing a reasonable and administratively feasible method of allocating credits to future fee payers. *As added by P.L.221-1991, Sec.38.*

IC 36-7-4-1338

Sec. 1338.

- (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee ordinance must do the following:
 - (1) Set the terms the members shall serve on the board.
 - (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.
- (b) An impact fee review board must consist of the following members:
 - (1) One (1) member who is a real estate broker licensed in Indiana.
 - (2) One (1) member who is an engineer licensed in Indiana.
 - (3) One (1) member who is a certified public accountant.
- (c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:
 - (1) The board shall fix a reasonable time for the hearing of appeals.

Bargersville Recreation Zone Improvement Plan Study

- (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
- (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
- (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this subdivision, the board has all the powers of the official of the unit from which the appeal is taken.
- (5) The board shall decide a matter that the board is required to hear:
 - (A) at the hearing at which the matter is first presented; or
 - (B) at the conclusion of the hearing on the matter, if the matter is continued.
- (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
- (7) The board shall make written findings of fact to support the board's decision. *As added by P.L.221-1991, Sec.39.*

IC 36-7-4-1339

Sec. 1339.

- (a) This Section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.
- (b) A person may seek to:
 - (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
 - (2) obtain a declaration of rights, status, or other legal relations under the ordinance.
- (c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact zone may be

challenged under this Section on any of the following grounds:

- (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
- (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
- (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under Section 1318 (c) of this chapter.
- (4) The unit has not complied with the requirements of Section 1318(f) of this chapter.
- (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
- (6) The impact fee ordinance imposes fees on new development that will not create a need for additional infrastructure.
- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance. *As added by P.L.221-1991, Sec.40. Amended by P.L.1-1998, Sec.206.*

IC 36-7-4-1340

Sec. 1340.

- (a) An impact fee ordinance may take effect not

Bargersville Recreation Zone Improvement Plan Study

earlier than six (6) months after the date on which the impact fee ordinance is adopted by a legislative body.

- (b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series. *As added by P.L.221-1991, Sec.41.*

IC 36-7-4-1341

Sec. 1341.

A unit may not prohibit or delay new development to wait for the completion of all or a part of the process necessary for the development, adoption, or updating of an impact fee. *As added by P.L.221-1991, Sec.42.*

IC 36-7-4-1342

Sec. 1342.

The general assembly finds that the powers of a local governmental unit to permit and provide for infrastructure are not limited by the provisions of this chapter except as expressly provided in this chapter. *As added by P.L.221-1991, Sec.43.*

Bargersville Recreation Zone Improvement Plan Study

Appendix B:

Fixed Assets / Capital Improvements over the years 2017-2021

[IC 36-7-4-1318 (b)(6)]

The following table illustrates the Fixed Assets / Capital Improvements implemented by the Bargersville Parks from 2017 to 2021. This information was provided by the Town of Bargersville.

Infrastructure Expenditure Description and Location	Revenue/Fund Source	Amount (Approx.)	Year	Year Total
Water Utilities - Windisch, Switzer, Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 469.99	2017	
Windisch - Fence staining	Repairs and Maint - Non-Bldg Improv	\$ 2,800.00	2017	
Landscaping Maintenance & Mowing - all parks	Repairs and Maint - Land & Buildings	\$ 21,002.60	2017	
Signage - Witt	Repairs and Maint - Non-Bldg Improv	\$ 7,145.00	2017	
Signage - Kephart	Advertising, Promo, Legal Notices	\$ 1,215.00	2017	
Pet waste bags - Windisch	Operating Supplies	\$ 111.52	2017	
Algae cleaner - Legacy Plaza	Operating Supplies	\$ 47.98	2017	
Paint for waste cans - all parks	Operating Supplies	\$ 11.94	2017	
Install pumps - Legacy Plaza	Repairs and Maint - Equipment	\$ 2,300.00	2017	
Hardware for playground repair - Witt	Operating Supplies	\$ 310.00	2017	
Pavers - Legacy Plaza	CAP - Infrastructure	\$ 1,376.00	2017	
			2017 Total	\$ 36,790.03
Water Utilities - Windisch, Switzer, Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 431.27	2018	
Landscaping Maintenance & Mowing - all parks	Repairs and Maint - Non-Bldg Improv	\$ 21,887.90	2018	
Gazebo repairs - Switzer	Repairs and Maint - Land & Buildings	\$ 5.46	2018	
Frames for Story Walk - Windisch	Repairs and Maint - Non-Bldg Improv	\$ 4,328.67	2018	
Algae cleaner - Legacy Plaza	Operating Supplies	\$ 24.47	2018	
Picnic tables - Windisch	Repairs and Maint - Non-Bldg Improv	\$ 3,372.26	2018	
Playground equipment - Windisch and Witt	CAP - Machinery & Equip	\$ 100,900.03	2018	
Grass Seed - all parks	Operating Supplies	\$ 231.42	2018	
Pet waste bags - Windisch	Operating Supplies	\$ 87.57	2018	
			2018 Total	\$ 131,269.05
Water Utilities - Windisch, Switzer, Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 569.88	2019	
Fence post repair - Windisch	Repairs and Maint - Land & Buildings	\$ 15.76	2019	
Stone for walking path - Windisch	Repairs and Maint - Non-Bldg Improv	\$ 303.78	2019	
Landscaping Maintenance & Mowing - all parks	Repairs and Maint - Non-Bldg Improv	\$ 21,115.00	2019	
Dogs on leash signage - Windisch	Advertising, Promo, Legal Notices	\$ 50.39	2019	
Grass Seed - Windisch	Operating Supplies	\$ 85.00	2019	
Repair benches and lights - Switzer & Witt	Repairs and Maint - Non-Bldg Improv	\$ 302.50	2019	
Gazebo repairs - Switzer	Repairs and Maint - Land & Buildings	\$ 23.34	2019	
Plant markers - Windisch	Operating Supplies	\$ 32.50	2019	
Water pump repairs - Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 2.86	2019	
Trash can and lid - Windisch	Operating Supplies	\$ 618.42	2019	
Plant labels - Windisch	Operating Supplies	\$ 45.33	2019	
Pavers - Legacy Plaza	CAP - Infrastructure	\$ 109.25	2019	
Plants - Windisch	Operating Supplies	\$ 78.06	2019	
Stain gazebo and benches - Switzer	Repairs and Maint - Non-Bldg Improv	\$ 625.00	2019	
Pressure washing - Switzer	Repairs and Maint - Non-Bldg Improv	\$ 1,185.00	2019	
Install fence - Windisch	Repairs and Maint - Land & Buildings	\$ 273.08	2019	
Park Rules sign - Windisch	Advertising, Promo, Legal Notices	\$ 174.58	2019	
Dogs on leash signage - Windisch	Advertising, Promo, Legal Notices	\$ 25.00	2019	
Mulch - Witt	Repairs and Maint - Non-Bldg Improv	\$ 33.00	2019	
Trash cans and lids	Operating Supplies	\$ 2,029.72	2019	
Trash bags	Operating Supplies	\$ 110.88	2019	
			2019 Total	\$ 27,808.33
Water Utilities - Windisch, Switzer, Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 409.89	2020	
Fence repair - Windisch	Repairs and Maint - Non-Bldg Improv	\$ 1,225.00	2020	
Carved eagle - Windisch	Repairs and Maint - Non-Bldg Improv	\$ 750.00	2020	
Gloss for eagle - Windisch	Repairs and Maint - Non-Bldg Improv	\$ 55.06	2020	
Orange fence - Windisch	Operating Supplies	\$ 65.98	2020	
Rules sign - Witt	Advertising, Promo, Legal Notices	\$ 100.00	2020	
Lap sign - Windisch	Advertising, Promo, Legal Notices	\$ 25.00	2020	
Pet waste bags - Windisch	Operating Supplies	\$ 36.49	2020	
Fence repair - Windisch	Repairs and Maint - Non-Bldg Improv	\$ 150.00	2020	
Crack seal paths and lots - Windisch, Switzer	Repairs and Maint - Non-Bldg Improv	\$ 3,798.00	2020	
Repair basketball court - Switzer	Repairs and Maint - Non-Bldg Improv	\$ 4,960.00	2020	
Clean pavers - Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 390.00	2020	
Landscaping Maintenance & Mowing - all parks	Repairs and Maint - Non-Bldg Improv	\$ 16,585.00	2020	
			2020 Total	\$ 28,550.42
Water Utilities - Windisch, Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 288.46	2021	
Repairs to eagle statue	Repairs and Maint - Non-Bldg Improv	\$ 19.64	2021	
Pavers - Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 103.75	2021	
Landscaping Maintenance & Mowing - all parks	Repairs and Maint - Non-Bldg Improv	\$ 14,750.73	2021	
Pet disposal station - Witt	Operating Supplies	\$ 259.00	2021	
Playground equipment inspection - Windisch, Switzer, Witt	Other Professional Services	\$ 700.00	2021	
Pet waste bags - Windisch, Witt	Operating Supplies	\$ 204.39	2021	
Pergola repairs - Windisch	Repairs and Maint - Land & Buildings	\$ 89.48	2021	
Replace pump - Legacy Plaza	Repairs and Maint - Equipment	\$ 173.98	2021	
Playground equipment part repairs - Windisch, Witt	Repairs and Maint - Equipment	\$ 188.95	2021	
Mulch - Legacy Plaza	Repairs and Maint - Non-Bldg Improv	\$ 67.00	2021	
			2021 Total	\$ 16,845.38
TOTAL		\$ 241,263		

Bargersville Recreation Zone Improvement Plan Study

Appendix C:

Summary of Bargersville Park Department Revenues 2017-2021

[IC 36-7-4-1318 (c)(3)]

The following table illustrates the Park Department Revenues from 2017 to 2021. This information was provided by the Town of Bargersville. Note that 2021 is incomplete information for this current year.

Town of Bargersville – Park Department						
Park Department Revenues – 2017-2021						
Year	Real Property Tax Income	Auto Excise Tax	FIT (Financial) Tax	Commercial Vehicle Tax	Contributions (Construction)	TOTALS
2017	\$282,907.41	\$25,461.32	\$73.29	\$245.43	\$1,075.00	\$309,762.45
2018	\$271,799.37	\$14,299.27	\$60.19	\$205.40	\$89,875.20	\$376,239.43
2019	\$266,993.66	\$30,186.49	\$78.75	\$252.34	\$150,348.80	\$447,860.04
2020	\$87,798.44	\$9,941.71	\$25.71	\$72.18	\$161,006.00	\$258,844.04
2021	\$18,832.59	\$1,746.50	\$4.13	\$13.39	\$125,664.00	\$146,260.61
Totals	\$928,331.47	\$81,635.29	\$242.07	\$788.74	\$527,969.00	\$1,538,966.57
5 Yr. Average	\$185,666.29	\$16,327.06	\$48.41	\$157.75	\$105,593.80	\$307,793.31

Provided by: Town of Bargersville

Appendix D:

Summary of Bargersville Park Department Impact Fee Revenues and Expenditures 2018-2021

The following table illustrates the collected Recreation Impact Fee Revenues and Expenditures (Disbursements) from 2018 to 2021. This information was provided by the Town of Bargersville. Note that 2021 numbers are through October 2021.

Bargersville – Parks Department

8-Nov-21

Past Four (4) Year Infrastructure Improvements of Revenue and Expenditures of Collected Impact Fees (2018 to through Oct 2021) Report

Prepared by: Town of Bargersville and Lehman & Lehman, Inc.

Year	RIF Collections		RIF Disbursements		Fund Net
2018	\$	89,750.20	\$	(748.00)	\$ 89,002.20
2019	\$	150,348.80	\$	-	\$ 150,348.80
2020	\$	161,096.00	\$	-	\$ 161,096.00
2021 (to date)	\$	133,892.00	\$	(70,261.18)	\$ 63,630.82
2018-2021 Tally	\$	535,087.00	\$	(71,009.18)	\$ 464,077.82

Appendix E:

Impact Fee One Zone Recommendation Logic

An Impact Zone needs to be established for each recreation infrastructure type covered by the ordinance. In studying multi-zone options it usually proves best to **establish a one Impact Fee Zone**. Refer to the below example of a one-zone vs. multi-zone option:

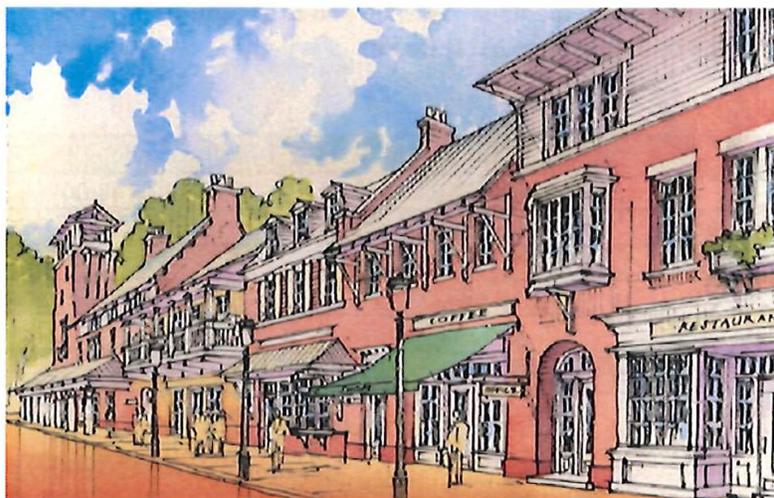
EXAMPLE

- Say one zone has 10 softball fields existing within it. The recreation standards when applied to the future population of that zone only requires 5 fields.
- Say in the next zone (which has no existing softball fields) when applying the recreation standards to its future population it calculates the need for 3 new fields.

Multiple Zones Sample	Zone A	Zone B
Existing Softball Inventory	10	0
Applied Softball Standard	5	3
Variance of Softball	5	(3)
	Surplus	Deficiency

- If you would have multiple zones (using the above example) you would need to develop an additional 3 softball fields providing a total inventory of 13 (existing plus new) or a total surplus of 5.
- Yet if these two zones would be part of the same the existing inventory of 10 fields would be more than enough with future needs of only 8 fields (5 existing plus 3 new).

One Zone Sample	One Zone
Existing Softball Inventory	10
Applied Softball Standard	8
Variance of Softball	2
	Surplus



Bargersville Recreation Zone Improvement Plan Study

Appendix F: Park and Recreation Infrastructure Inventory

Facility	BARGERSVILLE PARKS - FACILITY INFRASTRUCTURE INVENTORY										OTHER***											
	Town Wide Analysis (All Facilities)					PARKS*					SCHOOLS**					OTHER***						
	Current Facilities in the Park Dept*	Current Facilities within the Comm.**	Total Inventory of Facilities	Windloch Park	Switzer Park	Legacy Plaza	Kephart Park (Undeveloped)	Trails and Greenways	Center Grove High School	Center Grove Middle School	Center Grove Middle School North	Center Grove Elementary School	Sugar Grove Elementary School	North Grove Elementary School	Maple Grove Elementary School	Maple Grove Elementary School (only school within town)	Pleasant Grove Elementary School	Walnut Grove Elementary School	South Central Soccer Academy	Center Grove Banham Football League	Hickory Stick Golf Club	
Baseball Diamonds	0	2	2						1	1												
Softball Diamonds	0	2	2						1	1												
Multi Purpose Fields	0	2	2						1	1												
Soccer Fields	0	3	3						1	1												
Tennis Courts	0	20	20						12	8												
Running / Walking Track (Comm)	0	2	2						1	1												
Basketball Goals (outdoors)	4	16	20		2				1	1												
Volleyball Courts (outdoors)	1	0	1																			
Skate/Bike Park (Neighborhood)	0	0	0																			
Climbing / Challenge Elements	0	0	0																			
Park Shelters	1	0	1		1																	
Park Restrooms	0	0	0																			
Interpretive Center	0	0	0																			
Environmental Center	0	0	0																			
Outdoor Entertainment Venue	0	0	0																			
Recreation Centers (Neighborhood)	0	0	0																			
Playgrounds (Comm./Destination)	0	0	0																			
Playgrounds (Neighborhood)	3	14	17		1																	
Skating Rinks (hockey)	0	0	0																			
Skating Area (non-hockey)	0	0	0																			
Swim. Pool / Aquatics Facilities	0	1	1																			
Sprayground / SplashPad	0	0	0																			
Golf Course 18-hole	0	1	1																			
Driving Range	0	0	0																			
Disc Golf (18-holes)	0	0	0																			
Dog Park Area	0	0	0																			
Maintenance Facilities (Hub)	0	0	0																			
Maintenance Facilities (Satellite)	0	0	0																			
Multi-use / Nature Pathways (miles)	5.07	0.00	5.07	0.20	0.50	0.14	0.07	19.50	4.87	5.91												
Park / Open Space Acres	29.20	0.00	29.20	3.09	0.50	0.14	0.07	19.50	5.91	5.91												

Proposed Development for Kephart Park Includes:

- Climbing/Challenged Elements (1), • Park Shelters (6), • Environmental Ctr. (1), • Outdoor Entertain Venue (1)
- Community Playground (1), • Trails/Pathways (1.36 miles)

Trails / Pathways Summary:

- 2.31 - Existing miles (along West Whiteland Road)
- 2.56 - Existing miles (Constructed 2019-2020 along CR 144, includes sidewalk improvements)
- 3.99 - Future miles (future trails completing gaps in CR 144 and in 135)

* Current Facilities Data. Only Inventory Used to factor current level of service.
 ** Current Facilities Inventory found within the community provided by schools.
 *** Current Facilities Inventory provided by Others.
 (YMCA, & other playgrounds in, or adjacent to, the zone, etc.)

Appendix G: Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, Roy Carlsgaard, P.E., Reviewing Professional Engineer for the Town of Bargersville as per IC 36-7-4-1318(d).

IXOYE

Trail & Greenways Engineering, Inc.
Integrity - Excellence - Performance - Value

November 9, 2021

Bargersville Town Council
Town Hall/Municipal Building
24 North Main Street
Bargersville, Indiana 46106

Re: Review of the proposed Town of Bargersville Recreation Zone Improvement Plan 2021-2030

To whom it may concern:

Please be advised that as a qualified professional engineer licensed to practice engineering in the State of Indiana (Lic.#PE19300561), I have consulted with the Town in its preparation of the Zone Improvement Plan. In accordance with Indiana Code (IC) 36-7-4-1318 Subsection (d):

(d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b)(1), (b)(2), (b)(5), and (c)(2).

which then may be excerpted as:

- (b) Each zone improvement plan must contain the following information:
- (1) A description of the nature and location of existing infrastructure in the impact zone.
 - (2) A determination of the current level of service.
 - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision (4). The plan must indicate the proposed timing and sequencing of infrastructure installation.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
- (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service...

Therefore, I have reviewed the Zone Improvement Plan for the information described above. Per my review, I have found the Zone Improvement Plan to be in accordance with the requirements set forth in subsections (b)(1), (b)(2), (b)(5) and (c)(2) of IC 36-7-4-1318.

Should any member of the Town Council or other interested party have any questions or concerns, please do not hesitate to contact me in this regard.

Sincerely,

IXOYE Trail & Greenways Engineering, Inc.


Roy N. Carlsgaard, P.E.

President

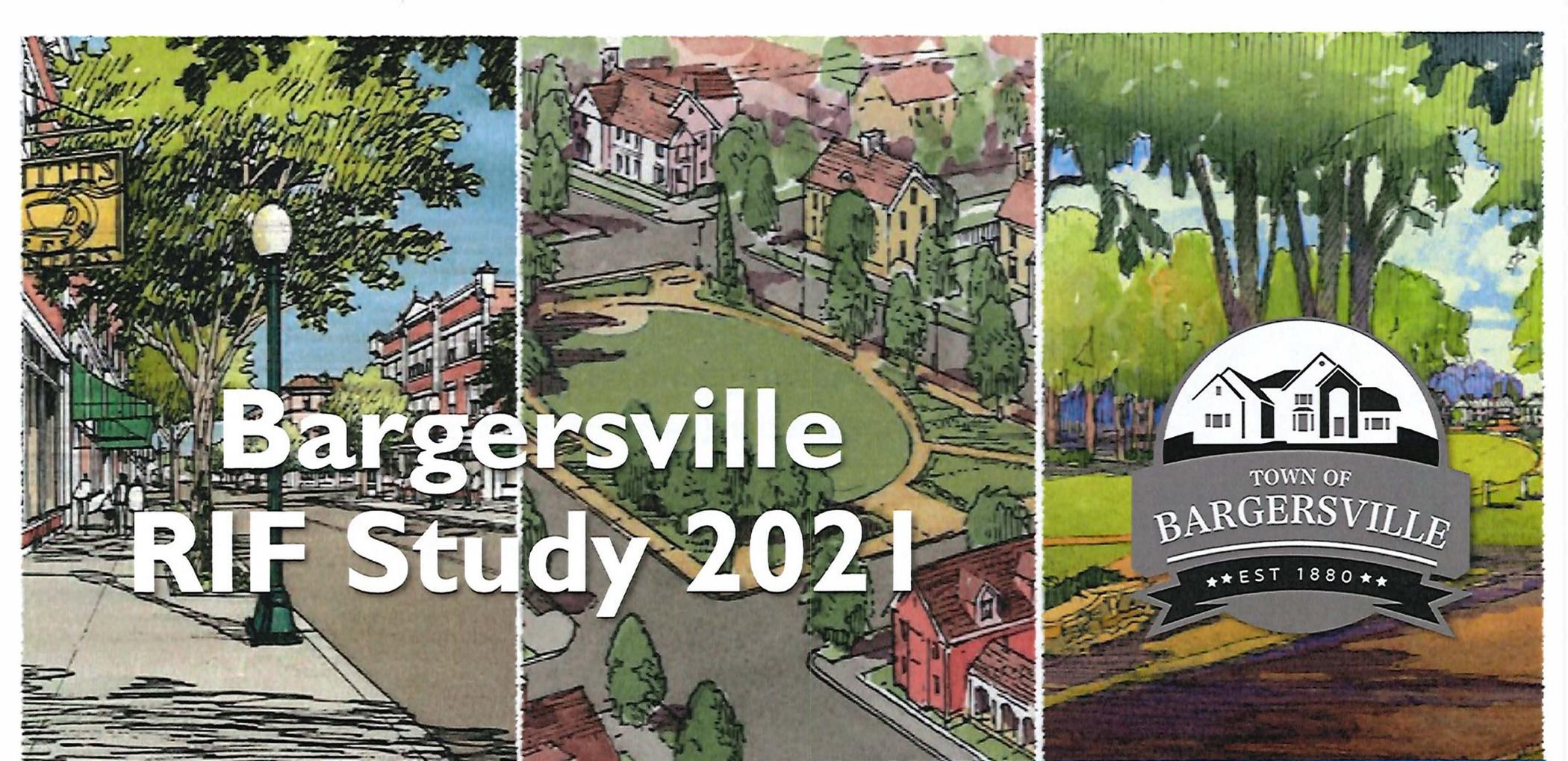
cc: Julie Young, Town Manager
Chuck Lehman, Lehman and Lehman
File

 A Christian Engineering Company 
M 6 1 1 C 3 3

P.O. Box 48 ♦ Bargersville ♦ Indiana ♦ 46106 ♦ 317-840-0026

Bargersville Recreation Zone Improvement Plan Study





Bargersville RIF Study 2021



Final Presentation

November 15, 2021 – Park Advisory Commission Board

November 15, 2021– Plan Commission

November 30, 2021– Town Council – First Reading

December 14, 2021– Town Council – Final / Approval



RIF Advisory Committee

- **James Rumell** (Town Council / Real Estate)
- **Ruth Ann Moore** (Plan Commission)
- **Ronda Ankney** (Parks)
- **Greg Costelow** (Miller Eads)
- **Keith Cecil** (Parks)
- **Ty Rinehart** (Lennar Homes)
- **Jim Parsetich** (Parsetich Homes)

**Thank
You!**

Staff and Consultant:

Julie Young (Town Manager)

Chelsea Fenimore (Town Planner)

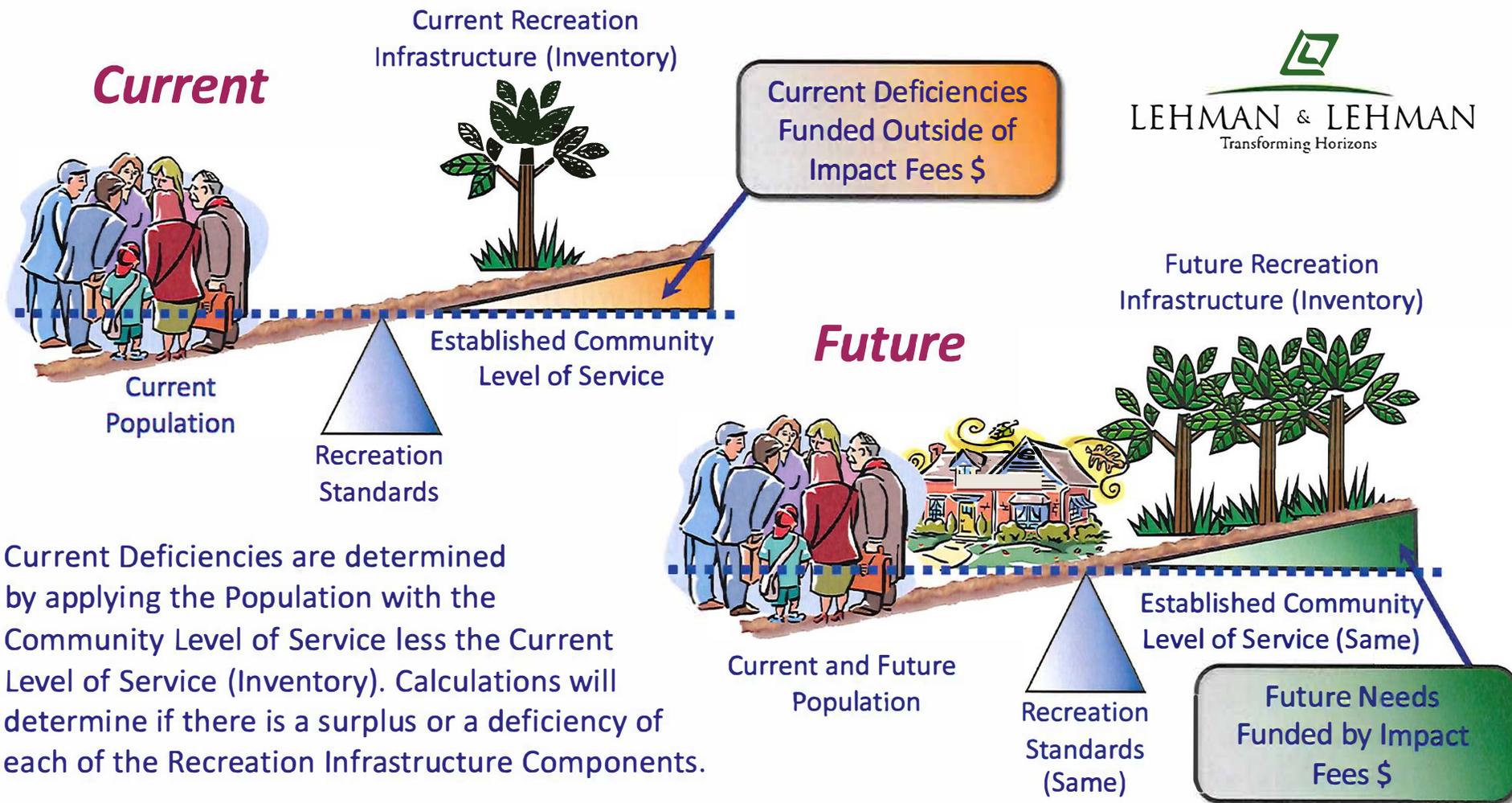
Roy Carlsgaard, PE (Reviewing Engineer)

Chuck Lehman (Lehman & Lehman, Inc. – Consultant)

Formula for determining Recreation Impact Fees

- ***Recreation Impact Fee =***
Impact Costs – Non-Local Revenues –
Impact Deductions / 10-Year Residential
Building Permits
 - **Impact Costs** – Current cost estimate needed to fund projected future infrastructure needs of the next 10-year period
 - **Non-Local Revenue** – Reasonable and current estimate of revenues that will be received from any source other than a governmental source that will be used in the impact zone
 - **Impact Deductions** – Reasonable, and current, estimate of revenues from taxes levied and charges and fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the impact zone
 - **10-Year Building Permits** – Forecast of residential building permits projected in the next 10-year period

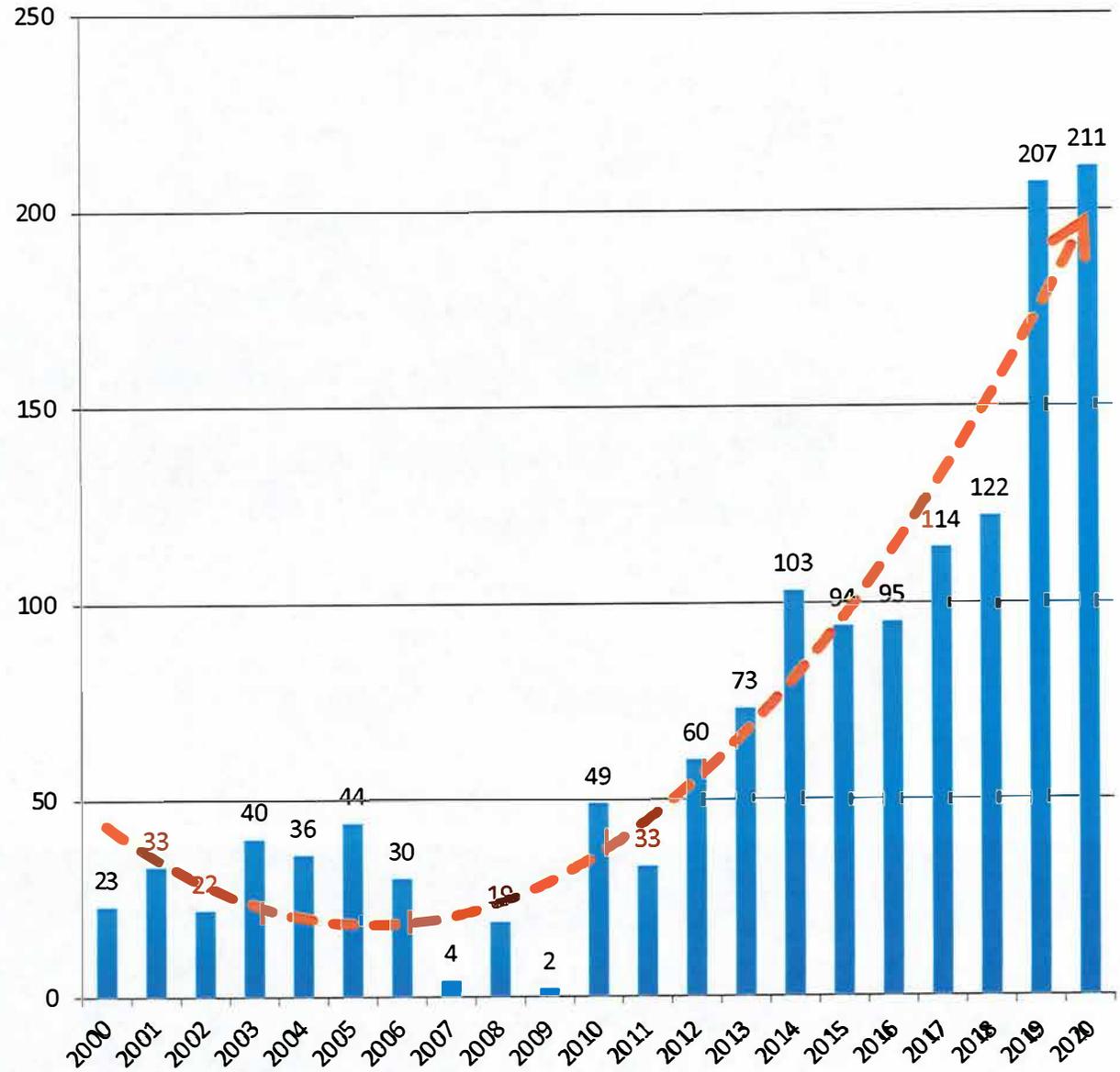
Community Level of Service



Current Deficiencies are determined by applying the Population with the Community Level of Service less the Current Level of Service (Inventory). Calculations will determine if there is a surplus or a deficiency of each of the Recreation Infrastructure Components.

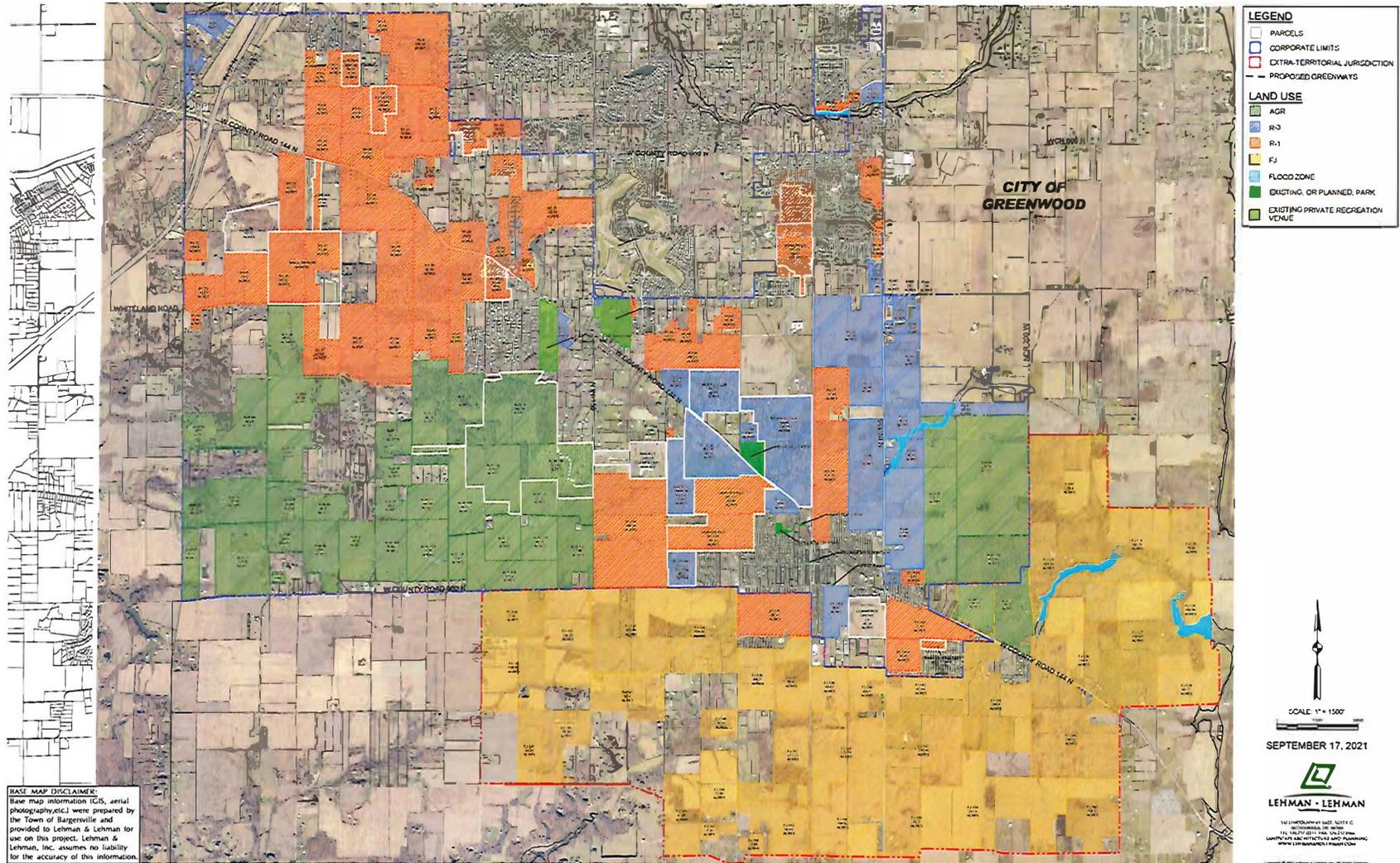
Residential Building Permit History

Annual Residential Building Permits



TOWN OF BARGERSVILLE

2021 RECREATION IMPACT FEE MAP



Residential Growth Projections Map

Parcel Development Forecasts *(parcel sheet shown)*

Town of Bargserville – Potential Residential Growth Work Sheet – PROPOSED LAND USE CALCULATIONS

Table 1 – Bargserville Potential Residential Growth Work Sheet of Undeveloped Land Parcels

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Bargserville

Zone	AGR	R-R	R-1	R-2	R-3	R-4	C-R2	PUD
Lot Size	\$7,120 sf lots (2 acres)	\$7,120 sf lots (2 acres)	20,000 sf lots (0.46 acres)	12,000 sf lots (0.275 acres)	8,000 sf lots (0.184 acres)	4,000 sf lots (0.092 acres)	6,000 sf lots (0.138 acres)	To Be Determined through other Planning
Units / Acre	0.50	0.50	2.18	3.63	5.45	10.89	7.26	

****Note: Net Developable Area is based on 20% of land being used for infrastructure**

2020 Census Pop. / Household = **2.71**

Updated: **15-Sep-21**

Map Parcel ID	Acres (Approx.)	Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES
R3-1	18.82	0.00	15.05	R-3	5.45	82	222	0%	0	0	In the Town	
R3-2	14.93	0.00	11.95	R-3	5.45	65	176	0%	0	0	In the Town	
R1-3	21.74	0.00	17.39	R-R	0.50	9	24	0%	0	0	In the Town	
R1-4	134.57	0.00	107.66	R-R	0.50	54	146	0%	0	0	In the Town	
R1-5	10.73	0.00	8.58	R-1	2.18	19	51	0%	0	0	In the Town	
R1-6	6.76	0.00	5.41	R-1	2.18	12	32	0%	0	0	In the Town	
R1-7	15.82	0.00	12.66	R-1	2.18	28	75	0%	0	0	In the Town	
R1-8	18.29	0.00	14.63	R-R	0.50						In the Town	LUSTER MINOR SUBD.
R1-9	42.61	0.00	34.08	R-R	0.50	17	46	0%	0	0	In the Town	
R1-10	42.36	0.00	33.89	R-R	0.50	17	46	0%	0	0	In the Town	
R1-10a	43.26	0.00	34.60	R-R	0.50						In the Town	S&S ESTATES SUBD. (partial) - see other table
R1-11	84.59	0.00	67.67	R-1	2.18	148	400	0%	0	0	In the Town	
R1-12	48.83	0.00	39.06	R-1	2.18	85	231	0%	0	0	In the Town	
R1-13	29.71	0.00	23.77	R-1	2.18						In the Town	Shinelight Meadows - see other table
C3-15			0.00	C-3	0.00						In the Town	Commercial
R1-16a			0.00	NA	0.00						In the Town	Not developable - Flood plain
R1-16b			0.00	C-3	0.00						In the Town	Commercial
C3-17			0.00	C-3	0.00						In the Town	Commercial
R1-18	41.34	0.00	33.07	R-1	2.18	72	195	0%	0	0	In the Town	
R1-19	70.34	0.00	56.27	R-1	2.18	123	332	0%	0	0	In the Town	
R1-20	8.79	0.00	7.03	R-1	2.18	15	42	0%	0	0	In the Town	
R1-21	27.48	0.00	21.98	R-1	2.18	48	130	0%	0	0	In the Town	
C4-22			0.00	C-4	0.00						In the Town	WHITE RIVER COMMERCIAL
R1-23	17.64	0.00	14.11	R-1	2.18						In the Town	JORDAN SUBD. - see other table

Existing Residential Developments Inventory

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Bartersville

Residential Development	Total Lots or Units	Unbuilt Lots or Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
Aberdeen Section 1	18	10	27	100%	10	27
Aberdeen PUD	267	253	686	50%	127	343
Claybourne	32	2	5	100%	2	5
Commerce Grove	450	450	1,220	90%	405	1,098
Country Meadows (Sec. 2)	52	0	0	100%	0	0
Country Meadows (Sec. 4)	18	0	0	100%	0	0
Hickory Estates	43	6	16	100%	6	16
Highland Knoll	94	58	157	100%	58	157
Jordan Subdivision (R1-23)	3	3	8	100%	3	8
Kerrington Proper (Sec. 3)	37	6	16	100%	6	16
Kinder Run	5	0	0	100%	0	0
Luster Minor	4	2	5	100%	2	5
Morningside Subd. (R3-76)	387	96	260	100%	96	260
Parkview Estates (Far m)	9	0	0	100%	0	0
Ratiff Subdivision (R1-13)	10	2	5	100%	2	5
Shinelight Meadows	6	6	16	100%	6	16
S&S Estates	4	4	11	100%	4	11
Saddle Club Sub. (R3-75)	140	0	0	100%	0	0
Saddle Club South	179	124	336	100%	124	336
Sawyer Walk PUD	417	417	1,130	85%	354	961
Sego Woods (R1-44)	6	1	3	100%	1	3
Serenity Woods (Sec. 2)	9	2	5	100%	2	5
Shadowood (Sec. 1)	52	0	0	100%	0	0
Shadowood Subd. (R2-26)	56	0	0	100%	0	0
Somerset - The Manor (Sec. 1)	48	0	0	100%	0	0
Somerset - The Manor (Sec. 2)	77	0	0	100%	0	0
Somerset - The Reserve (Sec. 2)	36	0	0	100%	0	0
Walnut Commons	94	229	621	100%	229	621
Wyncrest (R2-29)	95	0	0	100%	0	0
Wyncrest (Sec. 1)	61	0	0	100%	0	0
TOTALS:	2,709	1,671	4,528	97.50%	1,437	3,894

Existing Developments Forecasts

Summary of Residential Growth Forecast

Town of Bartersville – Potential Residential Growth

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Bartersville

Potential Residential Growth	Potential Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
Pot. Residential Build Out (undeveloped parcels)	5,173	14,019	12.53%	648	1,756
Existing Residential Developments	1671	4,528	97.50%	1,437	3,894
Total Estimated Residential Growth	6,844	18,547	30.47%	2,085	5,650
Estimated 2020 Population of Bartersville:		9,560			9,560
Buildout TOTALS:		28,107		Projected 2030 TOTALS:	15,210

It is projected over the next 10-year period there will be 2,085 new residential building permits applied through the Town.

This growth will result in additional population of 5,650 persons projecting a 2030 population for the Town of 15,210 persons.

Current and Projected – All Development Potential (within the Town Limits)

2021 Persons per Household = **2.71**

Population Scenario

	2000	2010	2020	2021	2022	2023
Total Town of Bargersville	4,758	6,796	9,560	10,038	10,540	11,067
Annual Growth Rate (Est.)				5.00%	5.00%	5.00%
Households (at 2.71 / house)	1,756	2,508	3,528	3,704	3,889	4,084
Total New Households				176	185	194
Growth / Year (Persons)				478	502	527

Year	New Building Permits	New Pop.
2021	176	478
2022	185	502
2023	194	527
2024	204	553
2025	214	581
2026	204	553
2027	212	574
2028	221	600
2029	231	627
2030	242	656
Total:	2,085	5,650
Average:	208	565

9,560	2024	2025	2026	2027	2028	2029	2030
Total Town of Bargersville	11,620	12,201	12,754	13,328	13,928	14,554	15,210
Annual Growth Rate (Est.)	5.00%	5.00%	4.53%	4.50%	4.50%	4.50%	4.50%
Households (at 2.71 / house)	4,288	4,502	4,706	4,918	5,139	5,371	5,613
Total New Households	204	214	204	212	221	231	242
Growth Per Year (Persons)	553	581	553	574	600	627	656

4.75% = assumed average annual growth rate

The above table represents the annual projected growth with a 10-year average of 4.75% growth per year.

Residential Building Permits Projections

Park Acreage Inventory

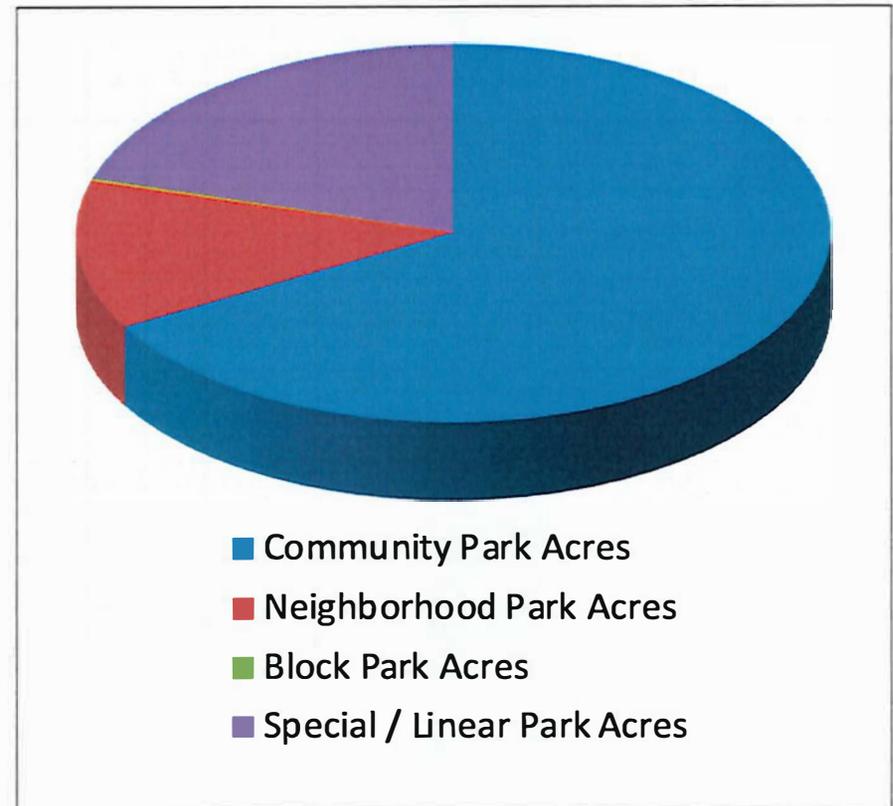
Bargersville – Park Inventory

Park Department Facilities	Acres	Park Type
Switzer Park	0.50	Neighborhood
Windisch Park	3.09	Neighborhood
Witt Park	0.14	Neighborhood
Legacy Plaza	0.07	Block
Kephart Park	19.50	Community
Trails & Greenways	5.91	Special
SUBTOTAL	29.20	

Park Type	Acres	Percentage
Community Park Acres	19.50	66.78%
Neighborhood Park Acres	3.73	12.77%
Block Park Acres	0.07	0.23%
Special / Linear Park Acres	5.91	20.22%
TOTALS	29.20	100.00%

Developed Parks	Acres	Percentage
Developed Park Acres	9.70	33.22%
Undeveloped Park Acres	19.50	66.78%
TOTALS	29.20	100.00%

Totals Do **Not** Include "Other"/"School" Facilities Acres



Park Infrastructure Inventory

Table represents the park Infrastructure found in the Community.

Bargersville Parks – FACILITY INFRASTRUCTURE INVENTORY

Town Wide Analysis (All Facilities)				PARKS*						SCHOOLS**										OTHER***	
Facility	Current Facilities in the Park Dept*	Current Facilities within the Comm.**	Total Inventory of Facilities	Switzer Park	Windisch Park	Witt Park	Legacy Plaza	Kephart Park Development (Undeveloped)	Trails and Greenways	Center Grove High School	Center Grove Middle School	Center Grove Middle School North	Center Grove Elementary School	Sugar Grove Elementary School	North Grove Elementary School	Maple Grove Elementary School (only school within Town)	Pleasant Grove Elementary School	Walnut Grove Elementary School	South Central Soccer Academy	Center Grove Bantam Football League	Hickory Stick Golf Club
Baseball Diamonds	0	2	2							1	1										
Softball Diamonds	0	2	2							1	1										
Multi Purpose Fields	0	2	2							1											1
Soccer Fields	0	3	3							1	1								1		
Tennis Courts	0	20	20							12		8									
Running / Walking Track (Comm)	0	2	2							1		1									
Basketball Goals (outdoors)	4	16	20	2		2									9	3		4			
Volleyball Courts (outdoors)	1	0	1			1															
Skate/Bike Park (Neighborhood)	0	0	0																		
Climbing / Challenge Elements	0	0	0																		
Park Shelters	1	0	1	1																	
Park Restrooms	0	0	0																		
Interpretive Center	0	0	0																		
Environmental Center	0	0	0																		
Outdoor Entertainment Venue	0	0	0																		
Recreation Centers (Neighborhood)	0	0	0																		
Playgrounds (Comm./Destination)	0	0	0																		
Playgrounds (Neighborhood)	3	14	17	1	1	1						2	3	2	3	2		2			
Skating Rinks (hockey)	0	0	0																		
Skating Area (non-hockey)	0	0	0																		
Swim. Pool / Aquatics Facilities	0	1	1							1											
Sprayground / SplashPad	0	0	0																		
Golf Course 18-hole	0	1	1																		1
Driving Range	0	0	0																		
Disc Golf (18-holes)	0	0	0																		
Dog Park Area	0	0	0																		
Maintenance Facilities (Hub)	0	0	0																		
Maintenance Facilities (Satellite)	0	0	0																		
Multi-use / Nature Pathways (miles)	5.07	0.00	5.07		0.20				4.87												
Park / Open Space Acres	29.20	0.00	29.20	0.50	3.09	0.14	0.07	19.50	5.91												

Proposed Development for Kephart Park Includes:

- Climbing/Challenged Elements (1), • Park Shelters (6), • Environmental Ctr. (1), • Outdoor Entertain Venue (1)
- Community Playground (1), • Trails/Pathways (1.36 miles)

Trails / Pathways Summary:

- 2.31 - Existing miles (along West Whiteland Road)
- 2.56 - Existing miles (Constructed 2019-2020 along CR 144, includes sidewalk improvements)
- 3.99 - Future miles (future trails completing gaps in CR 144 and In 135)

* Current Facilities Data. Only Inventory Used to factor current level of service.

** Current Facilities Inventory found within the community provided by schools.

*** Current Facilities Inventory provided by Others.

(YMCA, & other playgrounds in, or adjacent to, the zone, etc.)

Community Level of Service Comparisons

Table represents a comparisons of Community Level of Services used by other Communities.

Community Level of Service Standards – Agency Comparison

2-May-19

Facility	Avon Parks	Bargersville Parks	Danville Parks	Brownsburg Parks	Plainfield Parks	Greenwood Parks	Greenfield Parks	Portage Parks	Noblesville Parks	Valparaiso Parks
Baseball Diamonds	1/8,000	1/10,000	1/10,000	1/4,600		1/8,000	1/5,000	1/3,000		1/6,000
Baseball Diamonds (13yrs ↑)					1/6,000				1/10,000	
Baseball Diamonds (12yrs ↓)					1/7,500				1/5,000	
Softball Diamonds	1/8,000	1/10,000	1/10,000	1/3,000	1/8,000	1/5,000	1/7,000	1/3,000	1/10,000	1/3,000
Multi Purpose Fields	1/8,000	1/8,000	1/8,000	1/7,700	1/5,000	1/8,000	1/7,000	1/10,000	1/5,000	1/8,000
Soccer Fields	1/8,000	1/4,000	1/4,000	1/5,000	1/5,000	1/4,000	1/4,000	1/3,000	1/4,000	1/2,000
Football Fields	1/8,000			1/10,000	1/10,000		1/7,000	1/10,000		
Tennis Courts	1/10,000	1/10,000	1/10,000	1/12,000	1/4,000	1/5,000	1/5,000	1/4,000	1/10,000	1/2,000
Pickleball Courts (outdoors)									1/8,000	
Running / Walking Track (Comm)	1/30,000	1/80,000	1/80,000	1/30,000		1/50,000	1/20,000	1/20,000	1/80,000	1/20,000
Basketball Goals (outdoors)	1/5,000	1/5,000	1/5,000	1/5,750	1/2,000	1/5,000	1/2,000	1/2,000	1/5,000	1/1,500
Volleyball Courts (outdoors)	1/8,000	1/15,000	1/15,000	1/11,500	1/10,000	1/5,000	1/7,000	1/10,000	1/15,000	1/3,000
Skate/Bike Park (Neighborhood)	1/25,000	1/40,000	1/40,000	1/30,000	1/35,000	1/20,000	1/15,000	1/30,000	1/40,000	1/20,000
BMX Course (outdoors)								1/40,000		
BMX Course (indoors)								1/100,000		
Climbing / Challenge Elements	1/25,000	1/20,000	1/20,000	1/30,000		1/20,000	1/18,000	1/50,000	1/20,000	1/20,000
Adventure Course										1/20,000
Gazebos					1/9,210					
Park Shelters	1/4,000	1/5,000	1/5,000	1/1,525	1/10,000	1/2,500	1/3,000	1/1,800	1/5,000	1/1,500
Park Restrooms	1/5,000	1/4,000	1/4,000	1/7,650		1/4,000	1/5,000	1/3,000	1/4,000	1/2,000
Rental Facility							1/8,000			
Interpretive Center	1/30,000	1/30,000	1/30,000	1/50,000		1/50,000	1/50,000	1/50,000	1/30,000	1/50,000
Environmental Center	1/25,000	1/50,000	1/50,000	1/50,000		1/50,000	1/50,000	1/50,000	1/50,000	1/50,000
Outdoor Entertainment Venue	1/40,000	1/60,000	1/60,000	1/50,000		1/30,000	1/50,000	1/50,000	1/60,000	1/50,000
Events Lawn									1/30,000	1/30,000
Recreation Centers (Neighborhood)	1/50,000	1/80,000	1/80,000	1/50,000	1.50 sf / 1 person	1/35,000	1/15,000	1/15,000	1/80,000	1/20,000
Playgrounds (Comm./Destination)	1/20,000	1/15,000	1/15,000	1/5,750	1/2,500	1/8,000	1/3,500	1/30,000	1/15,000	
Playgrounds (Neighborhood)	1/4,000	1/30,000	1/30,000	1/23,000		1/4,000		1/4,000	1/30,000	1/3,000
Skating Rinks (hockey)	1/80,000	1/100,000	1/100,000	1/100,000		1/100,000	1/50,000	1/100,000	1/100,000	1/100,000
Skating Area (non-hockey)	1/25,000	1/80,000	1/80,000	1/50,000		1/80,000	1/50,000	1/30,000	1/80,000	1/80,000
Swim. Pool / Aquatics Facilities	1/20,000	1/30,000	1/30,000	1/50,000	1/40,000	1/35,000	1/10,000	1/35,000	1/30,000	1/25,000
Aquatic Facilities (Indoors)					0.5 sf / 1 person					1/30,000
Sprayground / SplashPad	1/10,000	1/25,000	1/25,000	1/20,000		1/12,000	1/10,000	1/30,000	1/25,000	1/20,000
Cross-Country Skiing						1/20,000				
Golf Course 18-hole***	1/50,000	1/50,000	1/50,000	1/30,000		1/50,000	1/50,000	1/50,000	1/50,000	1/25,000
Driving Range***	1/50,000	1/70,000	1/70,000	1/25,000		1/50,000	1/50,000	1/50,000	1/70,000	1/50,000
Disc Golf (18-holes)	1/8,000	1/30,000	1/30,000	1/60,000		1/30,000			1/30,000	1/30,000
Foot Golf Course - 18 hole									1/25,000	1/25,000
Dog Park Area	1/10,000	1/50,000	1/50,000	1/40,000	1/30,000	1/15,000	1/30,000	1/30,000	1/50,000	1/50,000
Maintenance Facilities (Hub)	1/50,000	1/30,000	1/30,000	1/25,000		1/40,000	1/25,000	1/40,000	1/30,000	1/75,000
Maintenance Facilities (Satellite)	1/15,000	1/30,000	1/30,000	1/40,000		1/20,000	1/15,000	1/18,000	1/30,000	1/25,000
Multi-use / Nature Pathways (miles)	1 mile /1,500	1 mile /2,000	1 mile /1,300	1 mile /3,750	1 mile / 2,000	1 mile / 1,500	1 mile / 2,500	1 mile / 1,500	1 mile /700	1 mile /2,000
Park / Open Space Acres per 1,000	8.00 acres	5.00 acres	16.00 acres	8.73 acres	11.00 acres	9.50 acres	15.00 acres	14.90 acres	13.60 acres	20.00 acres

Land
Needs @
8.0 acres /
1,000
persons

Bargersville – Recreation Impact Fee – Park System Analysis
LAND INVENTORY – CURRENT LEVEL OF SERVICE

1-Nov-21

Town Wide Analysis							Estimated 2021 and Projected Populations =	
A	B	C	D	E	F	G	H	
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2021 Surplus or Deficiency	2030 Needed if current deficiency IS met	
Block Park	1 to 5	0.07	0.50	0.01	5.02	(4.95)	(7.54)	
Neighborhood Park	4 to 15	3.73	1.50	0.37	15.06	(11.33)	(19.09)	
Community Park	10 to 70	19.50	5.00	1.94	50.19	(30.69)	(56.55)	
Special / Linear Parks	2.00	5.91	1.00	0.59	10.04	(4.13)	(9.31)	
Total Surplus or Deficiency		29.20	8.00	2.91	80.30	(51.10)	(92.48)	

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) = 2.91

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Bargersville Acres Standard						2030 Pop.
Populations =						15,210
I	J	K	L	M	N	O
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2021 Acreage Needs	2021 Surplus or Deficiency	2030 Acreage Needs	2030 Needed if current deficiency IS met
Total Surplus or Deficiency		29.20	8.00	80.30	(51.10)	121.68

Suggestion standard acres / 1,000 persons _____^

At 8.0 acres / 1,000 persons there would be a current deficiency of 51.10 acres and a future need of an additional 92.48 acres.

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

One Impact Zone Area														10,038	= Estimated 2021 Pop.	15,210	= Projected 2030 Pop.
A	B	C	D	E	F	G	H	I	J	K	L	M	N				
Facility	Bargersville Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.	Total Inventory of Facilities	Community Level of Service (2021 pop.)	2021 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2021 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2030 Population	2030 Needed if current deficiency is met	2030 Needs (Community Level of Service)	Priority (Per Park Dept.)			
Baseball Diamonds	1/10,000	0.10	0.00	0.00	2.00	2.00	1.00	(1.00)	1.00	1.00	1.52	(0.52)	0.52				
Softball Diamonds	1/10,000	0.10	0.00	0.00	2.00	2.00	1.00	(1.00)	1.00	1.00	1.52	(0.52)	0.52				
Multi Purpose Fields	1/8,000	0.13	0.00	0.00	3.00	3.00	1.25	(1.25)	1.25	1.75	1.90	(0.65)	0.65				
Soccer Fields	1/4,000	0.25	0.00	0.00	3.00	3.00	2.51	(2.51)	2.51	0.49	3.80	(1.29)	1.29				
Tennis Courts	1/10,000	0.10	0.00	0.00	20.00	20.00	1.00	(1.00)	1.00	19.00	1.52	(0.52)	0.52				
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	2.00	2.00	0.13	(0.13)	0.13	1.87	0.19	(0.06)	0.06				
Basketball Goals (outdoors)	1/5,000	0.20	0.40	4.00	12.00	16.00	2.01	1.99	0.00	13.99	3.04	0.96	0.00				
Volleyball Courts (outdoors)	1/15,000	0.07	0.10	1.00	0.00	1.00	0.67	0.33	0.00	0.33	1.01	(0.01)	0.01				
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.00	0.00	0.00	0.00	0.25	(0.25)	0.25	(0.25)	0.38	(0.13)	0.13				
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	0.50	(0.50)	0.50	(0.50)	0.76	(0.26)	0.26				
Park Shelters	1/5,000	0.20	0.10	1.00	0.00	1.00	2.01	(1.01)	1.01	(1.01)	3.04	(1.03)	1.03				
Park Restrooms	1/4,000	0.25	0.00	0.00	0.00	0.00	2.51	(2.51)	2.51	(2.51)	3.80	(1.29)	1.29				
Interpretive Center	1/30,000	0.03	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17				
Environmental Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.20	(0.20)	0.20	(0.20)	0.30	(0.10)	0.10				
Outdoor Entertainment Venue	1/60,000	0.02	0.00	0.00	0.00	0.00	0.17	(0.17)	0.17	(0.17)	0.25	(0.09)	0.09				
Recreation Centers (Neighborhood)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.13	(0.13)	0.13	(0.13)	0.19	(0.06)	0.06				
Playgrounds (Comm./Destination)	1/15,000	0.07	0.00	0.00	0.00	0.00	0.67	(0.67)	0.67	(0.67)	1.01	(0.34)	0.34				
Playgrounds (Neighborhood)	1/30,000	0.03	0.30	3.00	12.00	15.00	0.33	2.67	0.00	14.67	0.51	2.49	0.00				
Skating Rinks (hockey)	1/100,000	0.01	0.00	0.00	0.00	0.00	0.10	(0.10)	0.10	(0.10)	0.15	(0.05)	0.05				
Skating Area (non-hockey)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.13	(0.13)	0.13	(0.13)	0.19	(0.06)	0.06				
Swim. Pool / Aquatics Facilities	1/30,000	0.03	0.00	0.00	1.00	1.00	0.33	(0.33)	0.33	0.67	0.51	(0.17)	0.17				
Sprayground / SplashPad	1/25,000	0.04	0.00	0.00	0.00	0.00	0.40	(0.40)	0.40	(0.40)	0.61	(0.21)	0.21				
Golf Course 18-hole	1/50,000	0.02	0.00	0.00	1.00	1.00	0.20	(0.20)	0.20	0.80	0.30	(0.10)	0.10				
Driving Range	1/70,000	0.01	0.00	0.00	0.00	0.00	0.14	(0.14)	0.14	(0.14)	0.22	(0.07)	0.07				
Disc Golf (18-holes)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17				
Dog Park Area	1/50,000	0.01	0.00	0.00	0.00	0.00	0.20	(0.20)	0.20	(0.20)	0.30	(0.10)	0.10				
Maintenance Facilities (Hub)	1/30,000	0.02	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17				
Maintenance Facilities (Satellite)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.51	(0.17)	0.17				
Multi-use / Nature Pathways (miles)	1 mile / 1,750	0.57	0.51	5.07	0.00	5.07	5.74	(0.66)	0.66	(0.66)	8.69	(2.96)	2.96	A			
Park / Open Space Acres	8.00 ac. / 1,000	8.00	2.91	29.20	0.00	29.20	80.30	(51.10)	51.10	(51.10)	70.58	(92.48)	92.48	A			

* Current Facilities Data updated from information provided by the Park Department.

DEVELOPMENT PRIORITY: **Top Priority A**
High Priority B

Facility Needs

Above table has standard for trails at 1 mile/1,750 persons and land at 8.0 acres per 1,000 persons

Facility Needs – Costs

This scenario retains the same two “A” priorities as last study (Trails and Acres)

FACILITY NEEDS – COSTS

One Zone – Town Wide Analysis (All Facilities)		10,038	= Estimated 2021 Pop.	15,210	= Projected 2030 Pop.		
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2030 Deficiency	Costs Needed to Remove 2030 Deficiency	Priorities (Per the Town)
Baseball Diamonds	0.00	\$ 80,000	1.00	\$ 80,304	0.52	\$ 41,378	
Softball Diamonds	0.00	\$ 60,000	1.00	\$ 60,228	0.52	\$ 31,033	
Multi Purpose Fields	0.00	\$ 90,000	1.25	\$ 112,928	0.65	\$ 58,187	
Soccer Fields	0.00	\$ 90,000	2.51	\$ 225,855	1.29	\$ 116,374	
Tennis Courts	0.00	\$ 45,000	1.00	\$ 45,171	0.52	\$ 23,275	
Running / Walking Track (Comm)	0.00	\$ 150,000	0.13	\$ 18,821	0.06	\$ 9,698	
Basketball Goals (outdoors)	4.00	\$ 20,000	0.00	\$ -	0.00	\$ -	
Volleyball Courts (outdoors)	1.00	\$ 7,500	0.00	\$ -	0.01	\$ 105	
Skate/Bike Park (Neighborhood)	0.00	\$ 150,000	0.25	\$ 37,643	0.13	\$ 19,396	
Climbing / Challenge Elements	0.00	\$ 40,000	0.50	\$ 20,076	0.26	\$ 10,344	
Park Shelters	1.00	\$ 75,000	1.01	\$ 75,570	1.03	\$ 77,583	
Park Restrooms	0.00	\$ 100,000	2.51	\$ 250,950	1.29	\$ 129,305	
Interpretive Center	0.00	\$ 500,000	0.33	\$ 167,300	0.17	\$ 86,203	
Environmental Center	0.00	\$ 750,000	0.20	\$ 150,570	0.10	\$ 77,583	
Outdoor Entertainment Venue	0.00	\$ 750,000	0.17	\$ 125,475	0.09	\$ 64,652	
Recreation Centers (Neighborhood)	0.00	\$ 850,000	0.13	\$ 106,654	0.06	\$ 54,955	
Playgrounds (Comm./Destination)	0.00	\$ 150,000	0.67	\$ 100,380	0.34	\$ 51,722	
Playgrounds (Neighborhood)	3.00	\$ 75,000	0.00	\$ -	0.00	\$ -	
Skating Rinks (hockey)	0.00	\$ 2,500,000	0.10	\$ 250,950	0.05	\$ 129,305	
Skating Area (non-hockey)	0.00	\$ 300,000	0.13	\$ 37,643	0.06	\$ 19,396	
Swim. Pool / Aquatics Facilities	0.00	\$ 4,500,000	0.33	\$ 1,505,700	0.17	\$ 775,830	
Sprayground / SplashPad	0.00	\$ 200,000	0.40	\$ 80,304	0.21	\$ 41,378	
Golf Course 18-hole	0.00	\$ 5,000,000	0.20	\$ 1,003,800	0.10	\$ 517,220	
Driving Range	0.00	\$ 750,000	0.14	\$ 107,550	0.07	\$ 55,416	
Disc Golf (18-holes)	0.00	\$ 15,000	0.33	\$ 5,019	0.17	\$ 2,586	
Dog Park Area	0.00	\$ 400,000	0.20	\$ 80,304	0.10	\$ 41,378	
Maintenance Facilities (Hub)	0.00	\$ 750,000	0.33	\$ 250,950	0.17	\$ 129,305	
Maintenance Facilities (Satellite)	0.00	\$ 450,000	0.33	\$ 150,570	0.17	\$ 77,583	
Multi-use / Nature Pathways (miles)	5.07	\$ 211,200	0.66	\$ 140,283	2.96	\$ 624,211	A
Park / Open Space Acres	29.20	\$ 30,000	51.10	\$ 1,533,084	92.48	\$ 2,774,412	A
TOTALS				\$ 6,724,081		\$ 6,039,813	
				Cost of Facilities Needed to Remove Current Deficiency (2017):	\$	6,724,081	
				Cost of Facilities Needed to Accommodate Future Development (2026):	\$	6,039,813	
				Total Facility Costs:		\$ 12,763,894	

Applied Summary:	Current	2030 Pop.
	Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2030 Deficiency
"A" Priorities Components	\$ 1,673,368	\$ 3,398,623
Remaining Priorities Components	\$ 5,050,714	\$ 2,641,190

This analysis makes the following adjustments:

- Trails Standard to 1 mile / 1,750 persons
- Park Acres Standard to 8.0 acres / 1,000 persons
- Cost per acre of Park Land from \$25k to \$30k

This analysis “A” Priority results:

- \$1,673,368 current deficiencies
- \$3,398,623 future needs

Recreation Impact Fee Scenario Analysis

This scenario retains the same two "A" priorities as last study (Trails and Acres)

Recreation Impact Fee Scenario Analysis

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Forecast 10-Year Residential Building Permits Total: **2,085**

11/1/21

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%
Remaining Priorities Components	B	\$ 5,050,714	\$ 2,641,190	\$ 1,267	65.7%	34.3%
		\$ 6,724,081	\$ 6,039,813			
Baseball Diamonds		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Softball Diamonds		\$ 60,228	\$ 31,033	\$ 15	66.0%	34.0%
Multi Purpose Fields		\$ 112,928	\$ 58,187	\$ 28	66.0%	34.0%
Soccer Fields		\$ 225,855	\$ 116,374	\$ 56	66.0%	34.0%
Tennis Courts		\$ 45,171	\$ 23,275	\$ 11	66.0%	34.0%
Running / Walking Track (Comm)		\$ 18,821	\$ 9,698	\$ 5	66.0%	34.0%
Basketball Goals (outdoors)		\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Volleyball Courts (outdoors)		\$ -	\$ 105	\$ 0	0.0%	100.0%
Skate/Bike Park (Neighborhood)		\$ 37,643	\$ 19,396	\$ 9	66.0%	34.0%
Climbing / Challenge Elements		\$ 20,076	\$ 10,344	\$ 5	66.0%	34.0%
Park Shelters		\$ 75,570	\$ 77,583	\$ 37	49.3%	50.7%
Park Restrooms		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Interpretive Center		\$ 167,300	\$ 86,203	\$ 41	66.0%	34.0%
Environmental Center		\$ 150,570	\$ 77,583	\$ 37	66.0%	34.0%
Outdoor Entertainment Venue		\$ 125,475	\$ 64,652	\$ 31	66.0%	34.0%
Recreation Centers (Neighborhood)		\$ 106,654	\$ 54,955	\$ 26	66.0%	34.0%
Playgrounds (Comm./Destination)		\$ 100,380	\$ 51,722	\$ 25	66.0%	34.0%
Playgrounds (Neighborhood)		\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Skating Rinks (hockey)		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Skating Area (non-hockey)		\$ 37,643	\$ 19,396	\$ 9	66.0%	34.0%
Swim. Pool / Aquatics Facilities		\$ 1,505,700	\$ 775,830	\$ 372	66.0%	34.0%
Sprayground / SplashPad		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Golf Course 18-hole		\$ 1,003,800	\$ 517,220	\$ 248	66.0%	34.0%
Driving Range		\$ 107,550	\$ 55,416	\$ 27	66.0%	34.0%
Disc Golf (18-holes)		\$ 5,019	\$ 2,586	\$ 1	66.0%	34.0%
Dog Park Area		\$ 80,304	\$ 41,378	\$ 20	66.0%	34.0%
Maintenance Facilities (Hub)		\$ 250,950	\$ 129,305	\$ 62	66.0%	34.0%
Maintenance Facilities (Satellite)		\$ 150,570	\$ 77,583	\$ 37	66.0%	34.0%
Multi-use / Nature Pathways (miles)	A	\$ 140,283	\$ 624,211	\$ 299	18.3%	81.7%
Park / Open Space Acres	A	\$ 1,533,084	\$ 2,774,412	\$ 1,331	35.6%	64.4%
All Components		\$ 6,724,081	\$ 6,039,813	\$ 2,897	52.7%	47.3%
"A" Priority Items:		\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%

This analysis shows the RIF amount for each of the component line items.

The RIF of the "A" Priorities (Trails and Land) Results:

- Trails RIF = \$299
- Park Acres RIF = \$1,331
- Total Preliminary RIF for "A" Priorities = \$1,630

This analysis "A" Priority results:

- \$1,673,368 current deficiencies
- \$3,398,623 future needs

Recommended RIF Scenario

Recommended Scenario –

- Trails at 1 mile / 1,750 persons
- Park Land at 8.0 acres / 1,000 persons
- Park Land at \$30k / acre
- Current Deficiencies = \$1,673,368
- Future Needs = \$3,398,623
- Preliminary RIF = \$1,630

Recreation Impact Fee Scenario Summary of “A” Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

11/1/21

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross)	Ratio (Town Share)	Ratio (RIF Share)
Multi-use / Nature Pathways (miles)	A	\$ 140,283	\$ 624,211	\$ 299	18.3%	81.7%
Park / Open Space Acres	A	\$ 1,533,084	\$ 2,774,412	\$ 1,331	35.6%	64.4%
Priority “A” Components		\$ 1,673,368	\$ 3,398,623	\$ 1,630	33.0%	67.0%

Funded over 10-Years
without the use of RIF
Dollars

Funding Resources over
10-Years from RIFs

RIF Amount
(without any deductions applied)

Strategy for Funding Current Deficiencies –

- We see four (4) funding sources being applied:

(Grants, Park Capital Improvement Budget, Town Economic Development Fund, and TIF)

- **For Trails:** 80% from Grants and 20% from Park Capital Improvement Budget

- **For Land:** 20% from Grants, 15% from both Park Capital Improvement Budget and Town Economic Development Fund, and 50% from TIF

Town of Bargersville – Park and Recreation Department
Forecast Funding for Current Recreation Component Deficiencies

1-Nov-21

Prepared by: Town of Bargersville and Lehman & Lehman, Inc.

Project Description	Quantities		Project Amount		Funding Source(s)							
	Needs		Costs		Grants	Park Capital Improvement Budget	Town Econ. Development Fund	Donations	Bonds	TIF	Other	TOTALS
Multi-use / Nature Pathways (miles)	0.66		\$ 140,283		\$ 112,227	\$ 28,057						\$ 140,283
Park / Open Space Acres	51.10		\$ 1,533,084		\$ 306,617	\$ 229,963	\$ 229,963			\$ 766,542		\$ 1,533,084
			\$ 1,673,368		\$ 418,843	\$ 258,019	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,673,368
			10 Year Total =		\$ 418,843	\$ 258,019	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,673,368
			10 Year Annual Average =		\$ 41,884	\$ 25,802	\$ 22,996	\$ -	\$ -	\$ 76,654	\$ -	\$ 167,337
			Funding Sources Percentages =		25.03%	15.42%	13.74%	0.00%	0.00%	45.81%	0.00%	100.00%

Deficiency Funding

Recreation Impact Fee Impact Deductions Calculations

Analysis Summary and Assumptions:

- Trail Deficiency will be done in 2023
- Land Deficiency will be done in 2025

NOTE: Impact Deductions will come from three funding sources: Park Capital Improvement Budget, Town Economic Development Fund and Bonds.

Town of Bargersville – Park and Recreation Department

1-Nov-21

Forecast Annual Funding for Current Recreation Component Deficiencies

Prepared by: Town of Bargersville and Lehman & Lehman, Inc.

RIF YEARS	A	B	C	D	E	F	G	H	FUND TOTALS (B, C, E)
	Grants	Park Capital Improvement Budget	Town Econ. Development Fund	Donations	Bonds	TIF	Other	TOTALS	
2021								\$ -	
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 112,227	\$ 28,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,283	\$ 28,057
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 306,617	\$ 229,963	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,533,084	\$ 229,963
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022-2030 TOTALS	\$ 418,843	\$ 258,019	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,673,368	\$ 258,019
2022-2030 Totals	\$ 418,843	\$ 258,019	\$ 229,963	\$ -	\$ -	\$ 766,542	\$ -	\$ 1,673,368	\$ -
9 yr. annual costs	\$ 46,538	\$ 28,669	\$ 25,551	\$ -	\$ -	\$ 85,171	\$ -	\$ 185,930	\$ -

Town of Bargersville – Park and Recreation Department

Impact Deduction Calculations

Prepared by: Town of Bargersville and Lehman & Lehman, Inc.

RIF Years	A	B	C	D	E	F	G	H	I
	Cumulative Households	New Households (Annual)	New Households (Cumulative)	Costs to Remove Current Deficiency	Cost / Household for Park Cap. Imp. Budget	Cost / Household for Town TIF	Cost / Household Town Econ. Development Funds	Impact Deductions (Cum. From Bond Issue New Households)	Totals of Impact Deductions for the New Households
2020	3,528								
2021	3,704	176	176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	3,889	185	362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	4,084	194	556	\$ 28,057	\$ 6.87	\$ -	\$ -	\$ -	\$ 3,820
2024	4,288	204	760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	4,502	214	975	\$ 459,925	\$ 51.08	\$ -	\$ 51.08	\$ -	\$ 99,562
2026	4,706	204	1,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	4,918	212	1,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	5,139	221	1,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	5,371	231	1,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	5,613	242	2,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		2,085		\$ 487,982					\$ 103,382

NOTES:	Cumulative households over 10 year period	Projected new households over 10 year period	Cumulative Totals of New Household Growth over 10-Yr. Period	Budgeted portion from the implementation schedule	Cost Per household to remove existing defic. Using Park Cap. Imp. Budget	There is not Residential Impact in the generation of Town TIF	Cost Per household to remove existing defic. Using Town Econ. Develop. Funds	Cost Per household to remove existing defic. Bond Issue Funding	Costs applied to new households for current deficiencies [E + G + H times C]
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Total Impact Deduction for Columns E, G, H times cumulative number of New Households: \$ 103,382

Recreation Impact Fee Analysis

Analysis Summary :

Applying the Impact Deductions to the anticipated Impact Costs
the Projected Recreation Impact Fee calculates to be \$1,580.

Bargersville – Recreation Impact Fee – Park System Analysis

IMPACT FEE CALCULATIONS

1-Nov-2021

Recommended Recreation Impact Fee – Town of Bargersville

Selected "A" Priorities: Trails and Park / Open Space Acres

Costs Needed to Remove Current Deficiency = \$	1,673,368
Projected Costs / Year (2021 to 2030) = \$	167,337

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee

	2030 Population
Projected 2030 Populations =	15,210
Number of Expected Residential Building Permits in the next 10 years =	2,085
Impact Costs Needed to Meet Future (2030) Needs =	\$ 3,398,623
Less Anticipated Non-Local Revenues Available towards Future (2030) Needs =	\$ -
Less Anticipated Impact Deductions against Future (2030) Needs =	\$ (103,382)
Adjusted Future Needs Costs =	\$ 3,295,241
Projected Recreation Impact Fee = \$	1,580

Housing Equivalents (Option)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 1,580
Two - Family Dwelling Unit (per dwelling unit)	95%	\$ 1,501
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	\$ 1,027
Two Bedrooms	85%	\$ 1,343
Three Bedrooms or Larger	100%	\$ 1,580
Mobile Home	65%	\$ 1,027

Optional Housing Equivalents:

– Some communities apply a "Housing Equivalent" as part of their ordinance. The Town decided to impose this option in 2017. It is recommended again by the Advisory Committee

Recreation Impact Fees from other Communities

MUNICIPALITY	RECREATION IMPACT FEE
City of Carmel (ordinance 2019)	\$2,981
City of Crown Point (ordinance 2017)	\$1,159
City of Fishers (ordinance 2016)	\$1,667
City of Greenfield (ordinance 2019)	\$1,313
City of Greenwood (ordinance 2020)	\$1,590
City of Noblesville (ordinance 2019)	\$2,118
City of Portage (ordinance 2017)	\$1,159
City of Shelbyville (ordinance 2019)	\$1,005
City of Valparaiso (ordinance 2019)	\$1,448
City of Westfield (ordinance 2018)	\$1,440
Town of Avon (ordinance 2017)	\$1,095
Town of Danville (ordinance 2021)	\$1,117
Town of Brownsburg (ordinance 2018)	\$1,191
Town of Chesterton (ordinance 2019)	\$994
Town of Cicero (ordinance 2017)	\$604
Town of Franklin (ordinance 2016)	\$367
Town of McCordsville (ordinance 2018)	\$832
Town of Plainfield (ordinance 2017)	\$1,289
Town of Schererville (ordinance 2018)	\$2,172
Town of St. Johns (ordinance 2018)	\$1,886
Town of Whitestown (ordinance 2016)	\$953
Town of Zionsville (ordinance 2011)	\$1,221

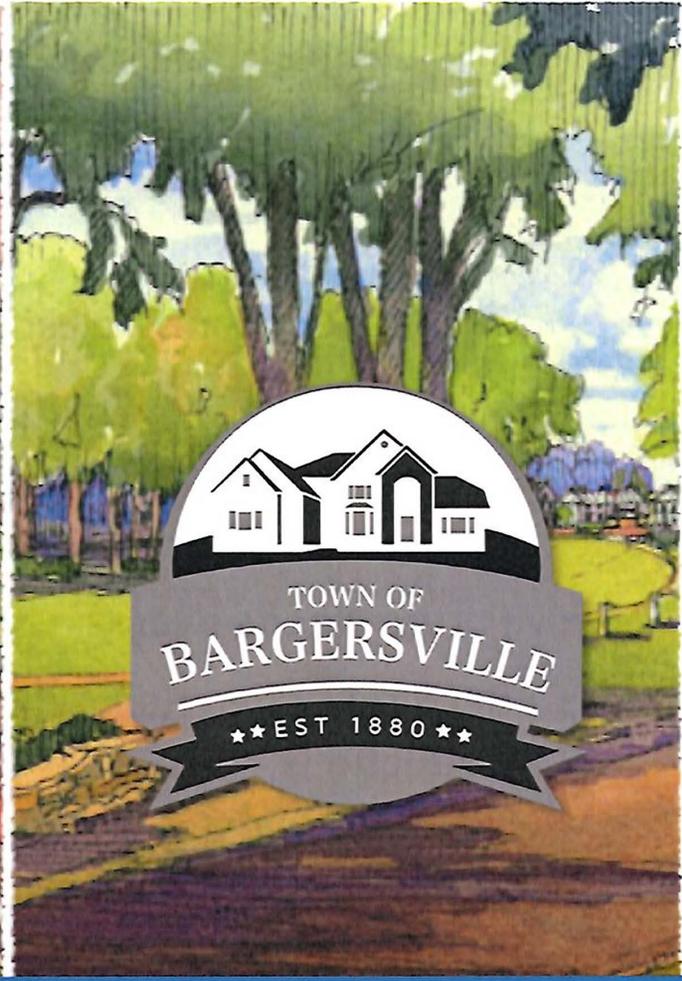
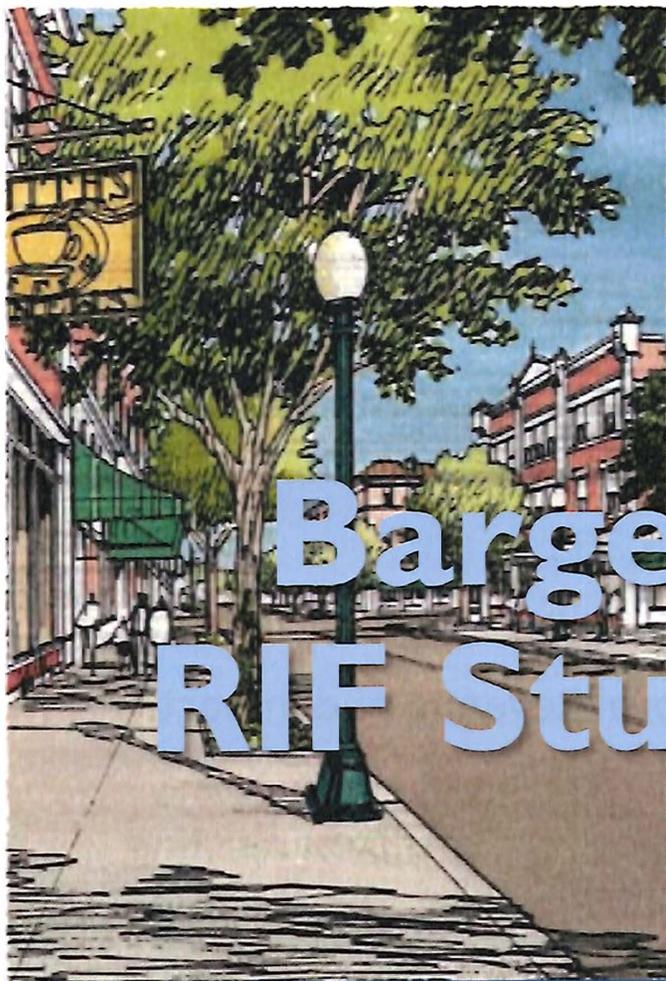
Average Recreation Impact Fees of the above noted communities = \$1,346

Town of Bargersville's Recommended 2021 RIF = \$1,580

The following are the recommendations of the RIF Advisory Committee and the Park Advisory Commission Board:

- One Impact Zone be established
- Of the recreational components studied it is recommended that the Applied “A” Priority Components (Trails and Park Land) be included in the Recreation Impact Fee
- Current Deficiencies to be fulfilled in next 10 years = \$1,673,368.
- Future Needs over the next 10 years = \$3,295,241. (*with Impact Deductions applied*)
- Recommended Recreation Impact Fee with applied Non-Local Revenue and Impact Deductions = **\$1,580**.
- The recommendation to consider applying an *Annual Inflation rate of 3.0%* adjusting the recreation impact fee based on construction & material increases
- And the recommendation to again consider the *Housing Equivalent* option.
- Reporting of revenue and expenditures should be done as part of the Town’s Park and Recreation Annual Report

Recommendation Summary



Bargersville RIF Study 2021



*Bargersville Recreation Impact
Fee... Keeping pace with our
Community's Growth*



LEHMAN & LEHMAN
Transforming Horizons

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