

**RESOLUTION NO. 2025-01
OF THE ZIONSVILLE BOARD OF PARKS AND RECREATION**

**A RESOLUTION APPROVING THE 2025 PARKS AND RECREATION IMPACT FEE
SPENDING PLAN**

WHEREAS, pursuant to Ind. Code § 36-7-4-1300 *et seq.* the Town of Zionsville has established a Parks and Recreation Impact Fee (“PRIF”), the proceeds of which are to be spent on parks and recreation infrastructure projects; and

WHEREAS, in order to establish a strategy for the highest and best use of the PRIF proceeds, while at the same time enhancing public transparency, the Zionsville Board of Parks and Recreation now desires to review and approve an annual plan for expending PRIF funds in 2025.

NOW, THEREFORE, BE IT RESOLVED by the Zionsville Board of Parks and Recreation:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Zionsville Board of Parks and Recreation hereby adopts and approves the 2025 PRIF spending plan set forth in Exhibit A, which is attached hereto and incorporated herein by this reference.

SO RESOLVED, by the Zionsville Board of Parks and Recreation this _____ day of _____ 2025, by a vote of _____ in favor and _____ opposed.

ZIONSVILLE BOARD OF PARKS AND RECREATION

	YEA	NAY

ATTEST:

Secretary

Exhibit A



ZIONSVILLE

PARKS & RECREATION
5-YEAR PARKS MASTER PLAN
2023 - 2028

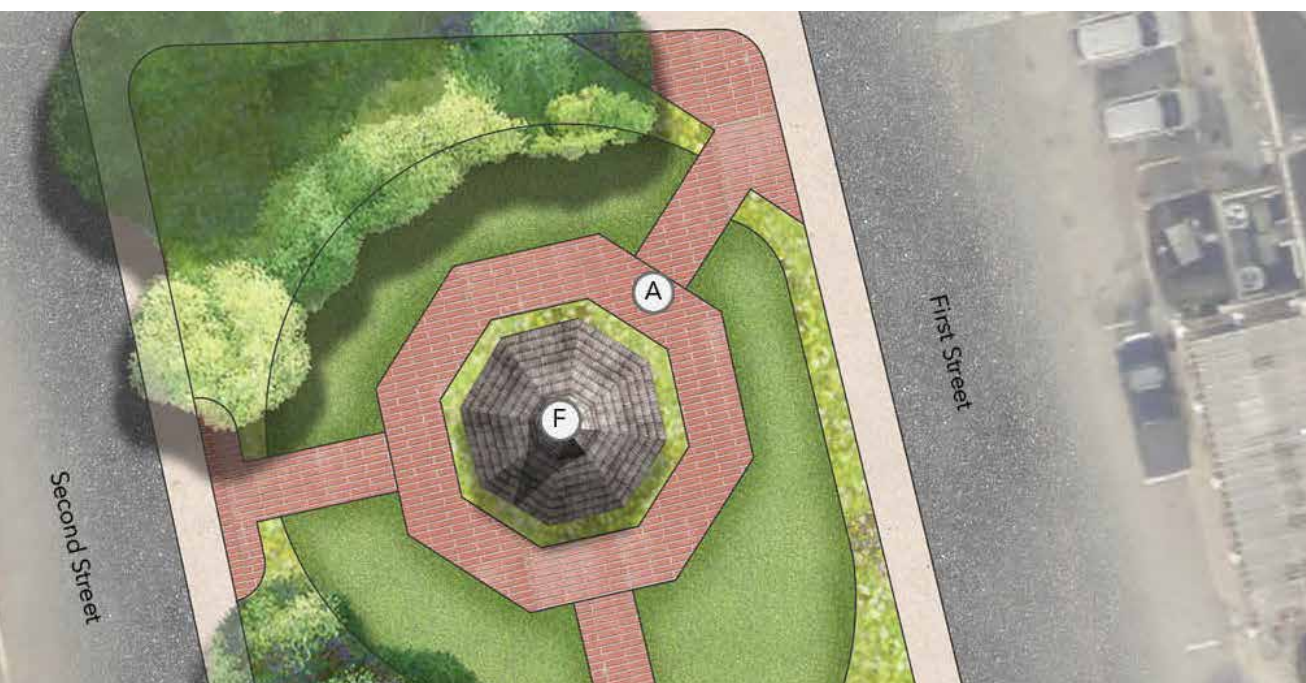
ACTION PLAN

2023		
Category	Park	Action Item
Land Acquisition	Carpenter Nature Preserve Land Purchase*	Land Acquisition
Capital Project	Carpenter Nature Preserve - Phase 1	Construction Documents, Construction
Capital Project	Lincoln Park Improvements	Design Development, Const
Capital Project	Elm Street Green Canoe Launch	Design Development, Const
ADA	ADA Improvements	Annual maintenance
Life Cycle Maintenance	Mulberry Fields Shelters	Stain/paint and seal
Life Cycle Maintenance	Mulberry Fields Boardwalk	Stain/seal
Life Cycle Maintenance	Starkey Nature Park - Parking Lot	Crack seal
TOTAL		



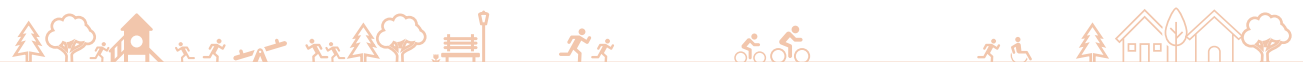
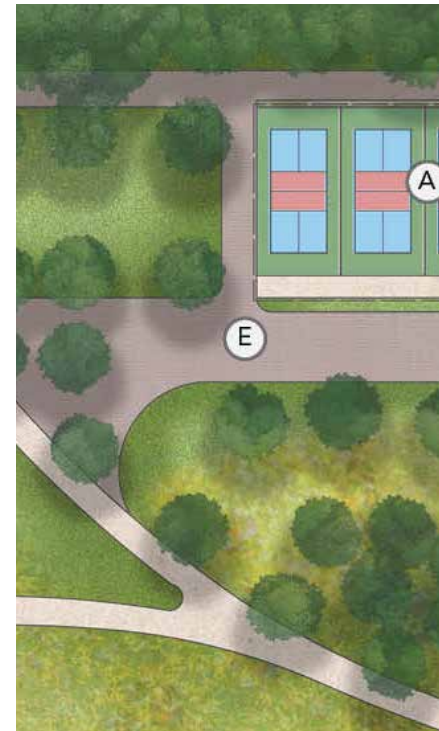
	Estimated Cost Low	Estimated Cost High	Funding Source
	\$5,500,000.00*	\$6,500,000.00*	IDNR Next Level Conservation Trust Fund, Bond, General Funds
	\$3,000,000.00	\$4,500,000.00	IDNR LWCF, Bond, General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
Construction	\$500,000.00	\$750,000.00	General Funds, Park Impact Fee
Construction	\$25,000.00	\$50,000.00	General Funds, Park Impact Fee
	\$50,000.00	\$100,000.00	General Funds
	\$15,000.00	\$30,000.00	General Funds
	\$5,000.00	\$10,000.00	General Funds
	\$40,000.00	\$45,000.00	General Funds
	\$3,635,000.00*	\$5,485,000.00*	

* Total does not include land acquisition for Carpenter Nature Preserve.

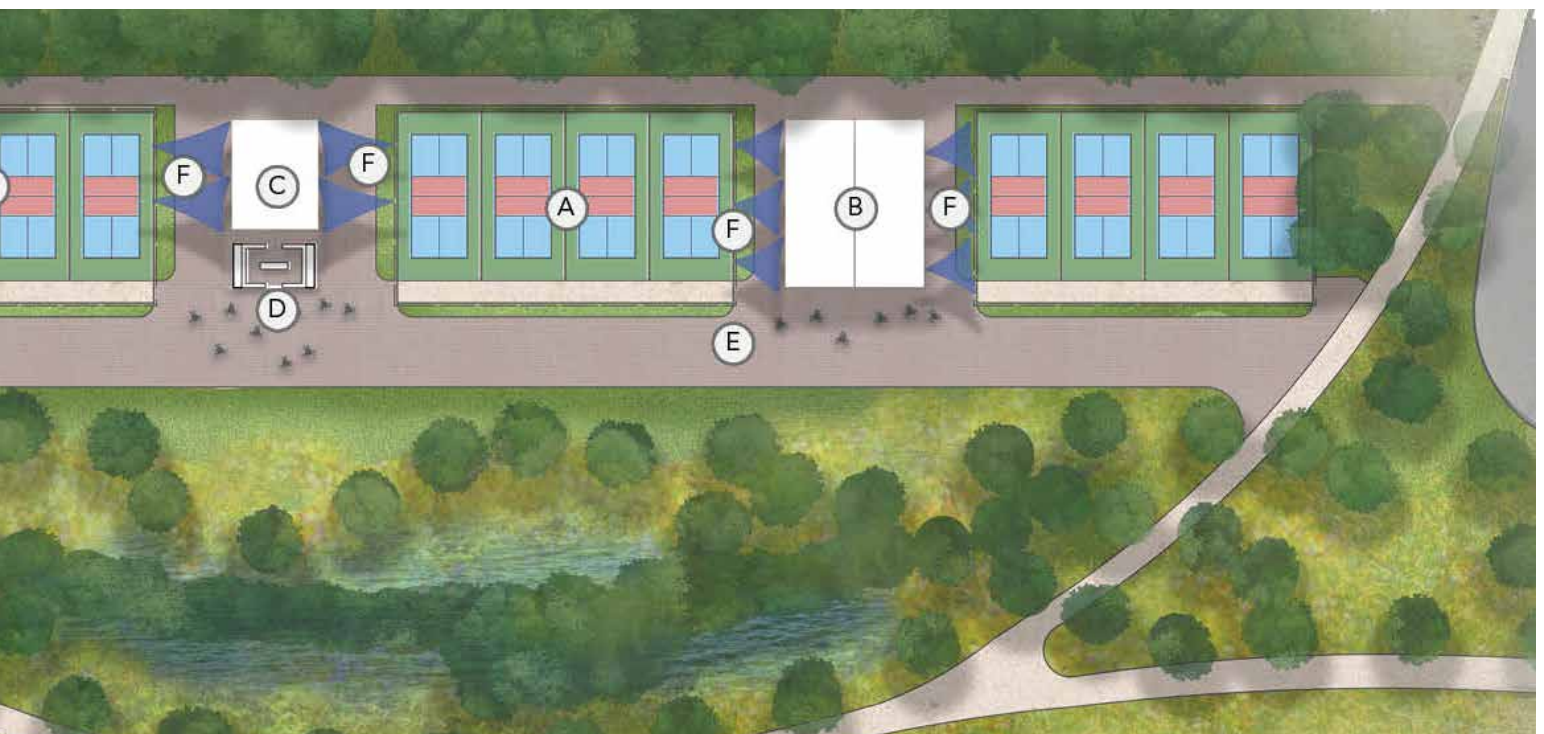


ACTION PLAN

2024		
Category	Park	Action Item
Capital Project	Starkey Nature Park Parking Lot	Construction Documents, Construction
Capital Project	Mulberry Fields Pickleball Courts Phase 2 (with Restroom Building)	Construction Documents, Construction
ADA	ADA Improvements	Annual maintenance
Life Cycle Maintenance	Zion Nature Sanctuary Repair and Improvements	Stain/paint and seal
Life Cycle Maintenance	Heritage Trail Park - Paths	Crack seal
TOTAL		



	Estimated Cost Low	Estimated Cost High	Funding Source
	\$300,000.00	\$500,000.00	General Funds
	\$1,750,000.00	\$3,500,000.00	IDNR LWCF, Bond, General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
	\$50,000.00	\$100,000.00	General Funds
	\$100,000.00	\$200,000.00	General Funds
	\$25,000.00	\$40,000.00	General Funds
	\$2,225,000.00	\$4,340,000.00	



ACTION PLAN

2025		
Category	Park	Action Item
Capital Project	Zionsville Golf Course Clubhouse and Drainage Improvements	Construction Documents, Construction
Capital Project	Creekside Nature Park Entrance	Construction Documents, Construction
ADA	ADA Improvements	Annual maintenance
Life Cycle Maintenance	Zionsville Golf Course - Parking Lot	Crack seal, resurface
Life Cycle Maintenance	Zion Nature Sanctuary Repair and Improvements	Stain/paint and seal
Life Cycle Maintenance	Creekside Nature Park - Parking Lot and Paths	Crack seal, resurface
TOTAL		



	Estimated Cost Low	Estimated Cost High	Funding Source
	\$2,500,000.00	\$4,000,000.00	IDNR LWCF, Bond, General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
	\$50,000.00	\$150,000.00	Bond, General Funds, Park Impact Fee
	\$50,000.00	\$100,000.00	General Funds
	\$100,000.00	\$175,000.00	
	\$150,000.00	\$500,000.00	General Funds
	\$150,000.00	\$200,000.00	General Funds
	\$3,000,000.00	\$5,125,000.00	



ACTION PLAN

2026		
Category	Park	Action Item
Capital Project	Holliday Nature Sanctuary	Construction Documents, Construction
Capital Project	Vacant Holliday Road/Pleasant View Rd. Trail	Construction Documents, Construction
ADA	ADA Improvements	Annual maintenance
Life Cycle Maintenance	Turkeyfoot Nature Park - Bridge Repairs	Structure repairs
Life Cycle Maintenance	Elm Street Green - Parking Lot and Paths	Crack seal, resurface
TOTAL		

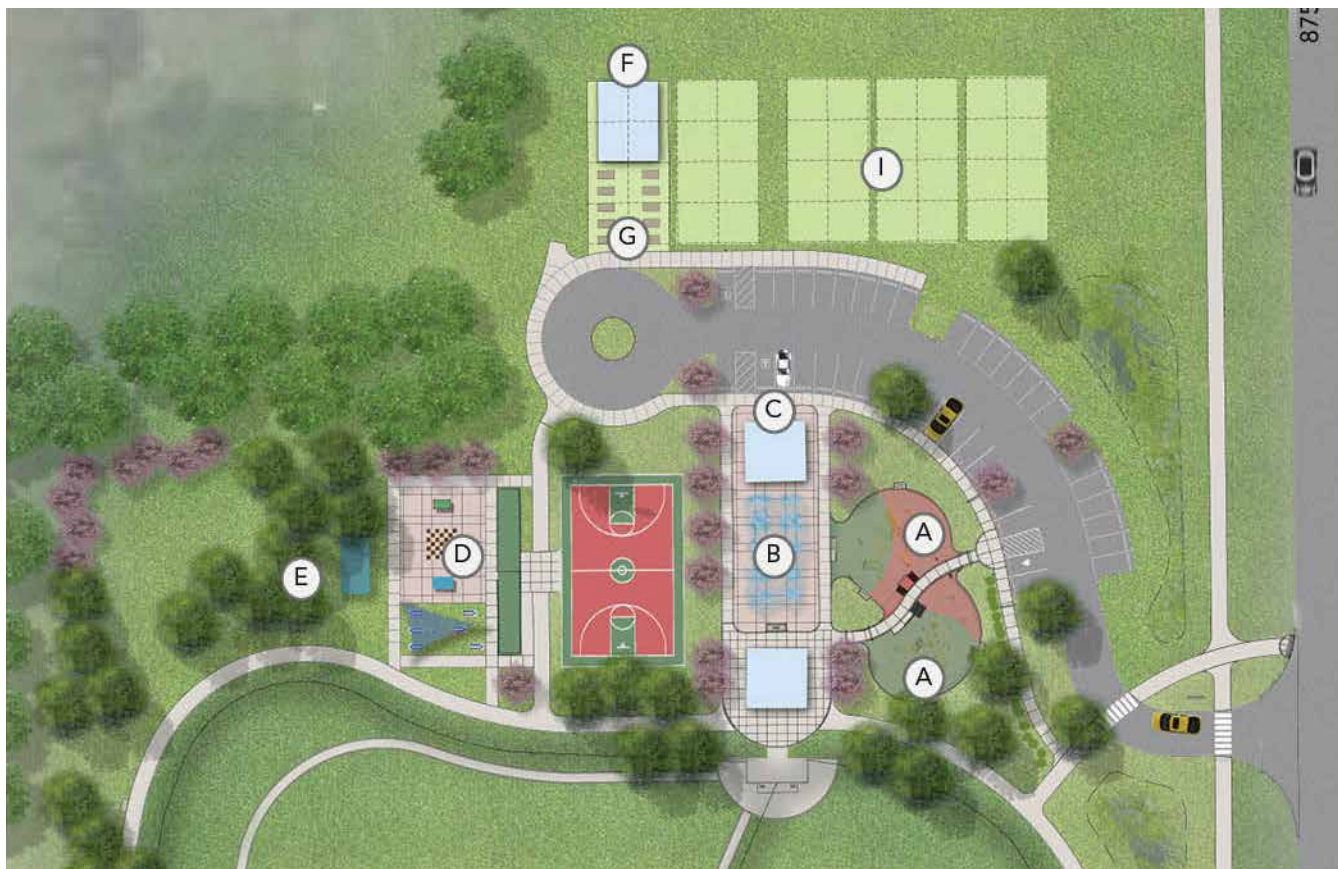


	Estimated Cost Low	Estimated Cost High	Funding Source
	\$750,000.00	\$1,150,000.00	IDNR LWCF, Bond, General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
	\$500,000.00	\$1,000,000.00	Bond, General Funds, Park Impact Fee
	\$50,000.00	\$100,000.00	General Funds
	\$250,000.00	\$500,000.00	General Funds
	\$275,000.00	\$400,000.00	General Funds
	\$1,825,000.00	\$3,150,000.00	



ACTION PLAN

2027		
Category	Park	Action Item
Capital Project	Heritage Trail Park Splash Plaza, Restroom and Hammock Park with Outdoor Fitness Equipment	Construction Documents, Construction
Capital Project	Carter Station Pathway Improvement and Overlooks	Construction Documents, Construction
Capital Project	American Legion Trail Crossing	Construction Documents, Construction
ADA	ADA Improvements	Annual maintenance
Life Cycle Maintenance	American Legion Trail Crossing - Parking and Paths	Crack seal, resurface
TOTAL		



	Estimated Cost Low	Estimated Cost High	Funding Source
	\$1,500,000.00	\$3,000,000.00	General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
	\$350,000.00	\$750,000.00	Bond, General Funds, Park Impact Fee
	\$150,000.00	\$250,000.00	General Funds, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
	\$50,000.00	\$100,000.00	General Funds
	\$75,000.00	\$150,000.00	General Funds
	\$2,125,000.00	\$4,250,000.00	



ACTION PLAN

Long Term		
Category	Park	Action Item
Capital Project	Carpenter Nature Preserve - Phase 2 and Nature Center	Construction Documents, Construction
Capital Project	Overley-Worman Park Splash Pad & Restroom Building	Construction Documents, Construction
Capital Project	Mulberry Fields Pickleball Courts - Phase 3 and Shelter/Storage Building	Construction Documents, Construction
Capital Project	Caito Nature Park	Construction Documents, Construction
Life Cycle Maintenance	Tennis Court (at Lions Park)	Replace or mill and resurface
Life Cycle Maintenance	Turkeyfoot Nature Park - Parking Lot and Paths	Crack seal, resurface
Life Cycle Maintenance	Mulberry Fields - Parking Lot	Crack seal, resurface



	Estimated Cost Low	Estimated Cost High	Funding Source
	\$6,500,000.00	\$8,500,000.00	IDNR LWCF, General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
	\$2,000,000.00	\$3,500,000.00	Bond, General Funds, Park Impact Fee
	\$600,000.00	\$750,000.00	General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
	\$1,000,000.00	\$1,500,000.00	IDNR LWCF, General Funds, Park Impact Fee, Lily Endowment, Vectren Foundation, Community Foundation of Boone County, Duke Energy Foundation
e	\$130,000.00	\$225,000.00	General Funds
	\$200,000.00	\$250,000.00	General Funds
	\$60,000.00	\$75,000.00	General Funds



Town of Zionsville Parks and Recreation Impact Fee Utilization Plan

Last Updated January 2025

Latest Population Data- (Census Data July 1, 2023)

32,534

2012 Impact Fee Eligible Amenities

Indicated in green

Amenity	2011 Target Ratios	2024 Existing	2024 Target Ratio (2011 Target Ratio Formula)	2024 Surplus/Deficit	2024 Amenity Eligible for 2011 PIF Funds
Population (2023 est.)		32,534			
Park Acreage	15 acres/1,000 people	715	488.01	226.99	-226.99
Hard Surface Trail Miles	1 mile/6,000 people	22	5.42	16.58	
Baseball/ softball fields	1 field/10,000 people	0	3.25	(3.25)	3.25
Basketball Courts	1 court/5,000 people	2.5	6.51	(4.01)	4.01

Multi-use Fields	1 field/3,500 people	8	9.30	(1.30)	1.30
Soccer Fields	1 field/10,000 people	0.00	3.25	(3.25)	3.25
Restroom Buildings	1 building/8,000 people	2	4.07	(2.07)	2.07
Shelters/ Pavilions	1 shelter/4,000 people	8	8.13	(3.13)	3.13
Sun Shelter	1 shelter/3,500 people	9.00	9.30	(0.30)	0.30
Playgrounds	1 playground/10,000 people	5	3.25	1.75	
Tennis Courts	1 court/15,000 people	0	2.17	(2.17)	2.17
Pickleball Courts	NA	4	NA	NA	NA
Skate Park	1 park/28,000 people	1	1.16	(0.16)	0.16
Skate Spot	1 spot/25,000 people	0	1.30	(1.30)	1.30
Spray Park	1 park/25,000 people	1	1.30	(0.30)	0.30
Canoe Launch	1 launch/25,000 people	1	1.30	(0.30)	0.30

Fishing Access	1 access/7,000 people	5	4.65	0.35	
Dog Park	1 park/30,000 people	1	1.08	(0.08)	0.08
Outdoor Fitness Court	NA	1	NA	NA	NA
Mountain Bike Trails	NA	1	NA	NA	NA
Rustic Trails	1 mile/4,500 people	7.09	7.23	(0.14)	0.14
Interpretive Center	1 center/50,000 people	5,230	0.65	5229.35	
Community Center	1 bldg./25,000 people	0	1.30	(1.30)	1.30
Community Room	NA	7,840	NA	NA	NA
Concession Building	1 bldg./30,000 people	0	1.08	(1.08)	1.08
Office/Storage Facilities	1 facility/25,000 people	5	1.30	3.70	
Maintenance Facilities (Hub)	1 facility/25,000 people	1	1.30	(0.30)	0.30

Maintenance Facilities (Satellite)	1 facility/20,000 people	1	1.63	(0.63)	0.63
Parking Spaces	0.5 space/1 acre park	293	357.50	(64.50)	64.5
Community Garden Beds	1 garden/7,000 people	5	4.65	0.35	
Native Plantings	1 acre/2,000 people	32.05	16.27	15.78	

2022 Impact Fee Eligible Amenities

Indicated in green

Population (2023 est.)		32,534			
Park Acreage	16.5 acres/1,000 people	805	536.81	268.19	
Hard Surface Trail Miles	1 mile/6,000 people	20	5.42	14.58	
Baseball/ softball fields	NA	0	NA	NA	

Basketball Courts	1 court/5,000 people	2.5	6.51	(4.01)	4.01
Multi-use Fields	1 field/3,500 people	8	9.30	(1.30)	1.30
Soccer Fields	NA	0.00	NA	NA	
Restroom Buildings	1 building/8,000 people	2	4.07	(2.07)	2.07
Shelters/ Pavilions	1 shelter/4,000 people	8	8.13	(0.13)	0.13
Sun Shelter	1 shelter/3,500 people	9.00	9.30	(0.30)	0.30
Playgrounds	1 playground/10,000 people	6	3.25	2.75	
Tennis Courts	1 court/15,000 people	0	2.17	(2.17)	2.17
Pickleball Courts	1 court/10,000 people	4	NA	NA	
Skate Park	1 park/28,000 people	1	1.16	(0.16)	0.16
Skate Spot	NA	0	NA	NA	NA
Spray Park	1 park/25,000 people	1	1.30	(0.30)	0.30

Canoe Launch	1 launch/25,000 people	1	1.30	(0.30)	0.30
Fishing Access	1 access/7,000 people	5	4.65	0.35	
Dog Park	1 park/30,000 people	1	1.08	(0.08)	0.08
Outdoor Fitness Court	1 court/27,500 people	1	NA	NA	
Mountain Bike Trails	1 mile/13,750 people	1	NA	NA	
Rustic Trails	1 mile/4,500 people	7.09	7.23	(0.14)	0.14 miles
Interpretive Center	5,230 s.f./50,000 people	5,230	3403.06	1826.94	
Community Center	17,600 s.f./25,000 people	0	22903.94	(22903.94)	22903.94
Community Room	5,000 s.f./25,000 people	7,840	NA	NA	
Concession Building	NA	0	NA	NA	
Office/Storage Facilities	1 facility/25,000 people	5	1.30	3.70	

Maintenance Facilities	1 facility/13,500 people	2	2.41	(0.41)	0.41
Maintenance Facilities (Satellite)	NA	1	NA	NA	
Parking Spaces	0.5 space/1 acre park	293	402.50	(109.50)	109.50
Community Garden Beds	1 garden/7,000 people	5	4.65	0.35	
Native Plantings	1 acre/2,000 people	32.05	16.27	15.78	

2012 Impact Fee Utilization

2024 End of Year Fund Balance- \$2,014,713.85

2024 Annual Revenue Estimate- \$0.00

2025 budget request indicated in yellow

Amenity	Action Plan Year	Budget Year	Amenity Funded	Estimated Expenditure
CNP Restroom	2023	2025	1.0	980,000.00
Mulberry Fields Concession Stand	2024	2025	1.0	980,000.00
2025 CNP + MF Contingency		2025	2%	54,713.85

2022 Impact Fee Utilization

2024 End of Year Fund Balance- \$776,030.00

2024 Annual Revenue Estimate- \$400,000.00

2025 Budget Request indicated in yellow

Amenity	Action Plan Year	Budget Year	Amenity Funded	Estimated Expenditure
CNP Rustic Trails	2023	2025	0.14	25,000.00
CNP Sun Shelter	2023	2025	0.3	12,000.00
CNP Parking Lot	2023	2025	25	150,000.00
CNP Restroom Contingency		2025	8%	160,000.00
Holliday Nature Sanctuary Parking	2026	2028	25	150,000.00
Heritage Trail Park Splash Pad	2027	2029	0.3	180,000.00
Heritage Trail Park Restroom	2027	2029	1.0	980,000.00
Mulberry Fields Pickleball Shelter	Long Term	2030	0.13	5,200.00
Overley-Worman Park Restroom	Long Term	N/A	0.07	68,600.00
Caito Nature Park	Long Term	N/A	TBD	TBD