

CERTIFICATION TO THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA

December 20, 2021

To the Town Council of the Town of Zionsville, Indiana:

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2021-67-CPA to amend the Town of Zionsville Comprehensive Plan (a copy of which is attached to this Certification and incorporated here by this reference) to the Town Council of Zionsville, Indiana, with a Favorable Recommendation.

TOWN OF ZIONSVILLE ADVISORY PLAN COMMISSION

David Franz, President

Attest:

Wayne DeLong, AICP

Secretary Town of Zionsville Advisory Plan Commission

RESOLUTION NO. 2022-01

OF THE TOWN COUNCIL OF THE TOWN OF ZIONVILLE, INDIANA AMENDING THE ZIONSVILLE MASTER DEVELOPMENT PLAN PURSUANT TO INDIANA CODE §36-7-4-500, ET. SEQ.

WHEREAS, Indiana Code §36-7-4-500, et. seq. confers upon the Town Council the power to adopt and amend the Town's Master Development Plan; and

WHEREAS, on or about January 4, 2010, the Town Council approved and adopted the Master Development Plan for Zionsville, Indiana, as subsequently amended or modified (the "Plan"); and

WHEREAS, the text and maps of the Plan serve to guide and direct future development and growth in the Town of Zionsville and its planning area; and

WHEREAS, the Recreation Impact Fee Schedule for the Town is to be included within and a part of the Plan; and

WHEREAS, from time to time the Town Council approves and adopts amendments to the Land Use component to the Plan, to include a Recreation Impact Fee Schedule to the Town of Zionsville

WHEREAS, an Implementation Plan was completed by Bakertilly Municipal Advisors which recommends an implementation schedule and best practices; and

WHEREAS, in accordance with Indiana Code §36-7-4-507 and -508, the Zionsville Advisory Plan Commission gave proper notice of and conducted a public hearing on December 20, 2021, to consider the incorporation of revisions and updates to the Comprehensive Plan of the Town of Zionsville

WHEREAS, the Zionsville Advisory Plan Commission on December 20, 2021, approved the Plan amendment and certified to the Town Council its favorable recommendation for amending the Plan by inclusion of revised and updated Master Plan goals, which certification is set forth on Exhibit A attached hereto; and

WHEREAS, the Town Council has been requested to amend the Plan and fix a time when the same shall take effect.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA, IN ACCORDANCE WITH INDIANA CODE §36-7-4-511, AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

- 1. <u>AMENDMENT.</u> The 2020 Zionsville Comprehensive Plan is hereby amended by incorporation of revisions and updates to the Plan as set forth on <u>Exhibit A</u> attached hereto and made a part hereof.
- 2. **CONSTRUCTION OF CLAUSE HEADINGS**. The clause headings appearing herein have been provided for convenience and reference and do not

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DATE

purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

- 3. **CONFLICTS WITH THIS RESOLUTION.** If any part of this Resolution shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Resolution.
- 4. **EFFECTIVE DATE**. This Resolution shall be in full force and effect from and after the date hereof.

assed by a vote ofin f	e Town of Zionsville, Boone Cavor andopposed.	ounty, mulana, naving
TOWN CO	UNCIL OF THE TOWN OF ZI BOONE COUNTY, INDIANA	
Signature	YEA	NAY
Jason Plunkett, President	J.sh.	
Brad Burk, Vice-President	313	
Alexander Choi	alla	
Joe Culp	(AV)	
Josh Garrett	A	
Craig Melton,		
Bryan Traylor	707	
ATTEST: Municipal Relations	Coordinator	own of Zionsville Mayor Emily
0.00	MAYOR'S APPROVAL	2/8/2022
4VV		

Emily Styron, Mayor

ORDINANCE NO. 2022__ - _02___ OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE TO ESTABLISH AN EQUITABLE IMPACT FEE
FOR THE PURPOSE OF PLANNING AND FINANCING
PARK AND RECREATIONAL INFRASTRUCTURE
TO SERVE NEW DEVELOPMENTS
IN THE TOWN OF ZIONSVILLE, INDIANA,
PURSUANT TO INDIANA CODE CHAPTER 36-7-4-1300 ET AL.

WHEREAS, the Town Council of the Town of Zionsville, Indiana ("Town Council") has 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 Zionsville, Indiana ("Town"), by providing for an equitable program to fund the capital costs of new park and recreational infrastructure necessary to serve new development within of the Town; and

WHEREAS, the Town Council has further determined that it is reasonable and necessary to promote the orderly development of the Town by establishing standards by which the Town may require new development to pay an impact fee representing the development's proportionate share of the capital costs of new park and recreational infrastructure necessary to serve the development within the Town; and

WHEREAS, the Town Council has further 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 necessary to serve such development; and

WHEREAS, the Town has engaged Baker Tilly Municipal Advisors, LLC, ("Baker Tilly") to prepare Zone Improvement Plan for Parks and Recreation Facilities (the "Zone Improvement Plan"), referred to by Baker Tilly as a "Special Purpose Report," as a supplement to the 2018-2022 Parks and Recreation Master Plan, and as an amendment to the Town of Zionsville Comprehensive Plan, which Zone Improvement Plan is attached as Exhibit A and made a part of this Ordinance; and

WHEREAS, the cost of implementing the park and recreational infrastructure recommendations of the Zone Improvement 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 infrastructure improvements relative to the chronological needs of the Town for said improvements; and
- 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 Town's size, considering both its population and geographic area, as well as the distribution of public and private institutions, services and other facilities throughout the Town, park and recreational infrastructure improvements benefit all citizens of the Town equally; and

WHEREAS, it is the Town's objective for the Zone Improvement Plan to result in the determination of an impact fee that meets the rational nexus test as that test is understood by current

applicable Indiana statutory and case law; and

WHEREAS, the Town of Zionsville Advisory Plan Commission, having conducted a public hearing upon, and given due deliberation to the Zone Improvement Plan has forwarded a favorable recommendation of the Zone Improvement Plan's adoption to the Town Council by a vote of seven (7) in favor and zero (0) opposed; and

WHEREAS, the Town Council previously has appointed the Town of Zionsville 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 not to deter growth, nor remedy existing infrastructure deficiencies or pay for maintenance or other non-capital costs.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of Zionsville, Indiana, that:

1. <u>Limitation on Imposition of Impact Fee</u>. This Ordinance shall expire and become void five (5) years after its effective date as required by Ind. Code§ 36-7-4-1340, however, the Town may adopt a replacement impact fee ordinance consistent with Ind. Code §36-7-4-1300 et seq.

2. Establishment of Impact Zone.

- A. There is hereby established one (1) park and recreational infrastructure impact zone ("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, and over any boundaries for which the Town exercises planning and zoning jurisdiction. In this regard, the Town Council specifically finds: there is a functional relationship between the components of the park and recreational infrastructure type in the Impact Zone; the park and recreational infrastructure type provides a reasonably uniform benefit to all citizens throughout the Impact Zone; 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 single-family detached, duplex/condo and townhouse, and multi-family apartment residential developments within the Impact Zone for which the Town may require an Improvement Location Permit, and which creates a need for new and additional park and recreational infrastructure.
- B. This Ordinance shall not apply to:
 - (1) development meeting the requirements set forth in Ind. Code § 36-7-4-1322(g);

(2) improvements which do not require an Improvement Location Permit;

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;

(4) 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 destructions thereof;

(5) non-residential development; and

(6) "qualified property" as that term is defined in Ind. Code § 36-1-8-18, except that, upon request of the owner of qualified property, an impact fee may be imposed on the qualified property.

- 3. Zone Improvement Plan. As a precondition of the adoption of this Ordinance, the Town engaged Baker Tilly to prepare a comprehensive and detailed park and recreational infrastructure impact analysis, referred to as a "special purpose report" by Baker Tilly. The Town Council hereby adopts the Special Purpose Report prepared by Baker Tilly dated September 8, 2021, as its Zone Improvement Plan. Additionally the Town Council hereby adopts specifically the Zone Improvement Plan as part of the Comprehensive Plan for the Town of Zionsville, Indiana, pursuant to Ind. Code§ 36-7-4-500 et seq.
- 4. Establishment of Park and Recreation Infrastructure Impact Fee Schedule.
 - A. Based on the Zone Improvement Plan, the Town Council determines that the park and recreational infrastructure impact fee for each residential dwelling unit is as follows:

Detached Single-family home

\$2,045.00

Attached Single-family home \$2,045.00

Multi-Family home

\$941.00

- B. The Town Council hereby makes all of the data collected, the calculations made and the conclusions reached by Baker Tilly in the process of developing and drafting the Zone Improvement Plan a part of the official record considered by the Town Council in enacting this Ordinance, and specifically instructs the employees of the Town to make such data and other information available to the public for review during regular business hours.
- 5. <u>Credit in Lieu of Payment; Exemptions.</u>
 - A. Pursuant to Ind. Code §36-7-4-1335, any person obligated to pay an impact fee pursuant to the terms of this Ordinance may have the option of constructing, providing, and dedicating park and recreational infrastructure owned and operated by a neighborhood association for the public benefit, all as described and defined in the Zone Improvement Plan and in accordance with the specifications for such park and recreational infrastructure to be improved, instead of paying all or part of any impact fee to the Town. The fee payer, or other person or entity constructing and providing the infrastructure or improvement, shall be given credit for the actual costs of constructing and providing such park and recreational infrastructure for the Town, provided that the park and recreational infrastructure meets the requirements of Ind. Code §36-7-4-1335. A request for credit shall be presented prior to the issuance of the Improvement Location Permit. In the event the actual cost of such infrastructure does not equal the amount of the impact fee pursuant to the calculation provided for in Section 4 hereof, the remaining balance shall be due in accordance with the provisions stated hereafter.
 - B. Credits against impact fees otherwise due shall be allowed pursuant to this Section for all park and recreational infrastructure improvements constructed or provided in accordance with Ind. Code § 36-7-4-1313 and Ind. Code § 36-7-4-1335. In addition, a fee payer or other person or entity responsible for constructing the infrastructure or improvements shall be allowed to designate in writing a reasonable and administratively feasible 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.
 - C. Any person or entity otherwise obligated to pay the impact fee established by this

Ordinance whose property was totally or partially destroyed by fire, storm, or other casualty beyond his or her control, shall be exempt from said impact fee if such person or entity repairs or replaces the destroyed structure without creating a burden on infrastructure greater than the burden imposed by the destroyed infrastructure. In the event of such additional burden, the impact fee shall be calculated based only on the increased burden created by the structure.

- D. The person providing the infrastructure or improvement may waive the person's right to a credit under this Section.
- 6. <u>Impact Fee Upon Issuance of Improvement Location Permit.</u>
 - A. The impact fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of an Improvement Location Permit by the Town. It is understood that the Improvement Location 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 an Improvement Location Permit authorizes the applicant to commence construction activities, structural or otherwise.
 - B. The entire impact fee which is calculated pursuant to the terms of this Ordinance shall be due upon the issuance of an Improvement Location Permit unless the aggregate amount of the impact fee 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 Zionsville Impact Fee Review Board shall establish specific rules consistent with Ind. Code § 36-7-4-1324(a) through (d) for installment payments. The interest rate on any installment plan shall not exceed the pre-judgment rate as established by Indiana law, as amended, and shall only accrue on the outstanding portion of the impact fee beginning on the date the Improvement Location Permit is issued.
 - C. 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, and interest shall be charged on the penalty amount.
 - D. If a fee payer requests, the amount of the impact fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the Improvement Location Permit, whichever is earlier. The Town shall make the assessment within thirty (30) days of the date of such voluntary request or upon the issuance of the Improvement Location Permit with or without the request. For purposes of this Section, "assessment" means the act of calculating the amount of the impact fee which shall be due.
- 7. <u>Lien Rights Established</u>. Pursuant to Ind. Code §36-7-4-1325, on the date of issuance of an Improvement Location Permit, the Town acquires a lien against the real estate on which the impact fee is assessed. 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 an impact fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.

8.	Form of Receipt. The Zionsville Department of Finance and Records shall issue a receipt for any
and all i	impact fees collected and the form of such receipt shall be as follows:

Received of	(fee payer)	, this	day of		sum of
\$	in (full)(partial)	satisfaction	of Park and	Recreation Impact Fo	ees due

pursuant to Zionsville Town Council Ordinance No.	relating to improvements to be
constructed on the real estate described on Exhibit A, attach	ed hereto, made part hereof, and
subject to the collection remedies and lien rights in favor of the	Town of Zionsville in the event or
partial payment with payments remaining due pursuant to	Ind. Code § 36-7-4-1325. The
remaining balance due (if any) is in the following amount: \$. This impact fee is
dedicated to the creation of the following infrastructure elem	ent in accordance with the Zone
Improvement Plan:	
miprovement i iaii.	
CI : CP: 10CC	
, Chief Financial Officer	
Town of Zionsville, Indiana	

9. Appeals.

- A. Any fee payer who is aggrieved by the calculation of the impact fee, by the rejection of an application for a refund of an impact fee, by the approval of only a partial refund of an impact fee, or by a determination of the amount of a credit, may appeal from such calculation, rejection, partial approval, or determination to the Zionsville Impact Fee Review Board, and the Zionsville 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:
 - (1) A fact assumed in determining the amount of the impact fee is incorrect; or
 - (2) The amount of the impact fee is greater than the amount allowed under Ind. Code §§ 36-7-4-1320, -1321 and -1322.
- B. Upon conclusion of the hearing, the Zionsville Impact Fee Review board shall make a determination based upon the facts presented, and may reverse, affirm, modify or make such adjustments in the impact fee as it believes are appropriate under the circumstances, if any, including establishing the amount of an impact fee, a credit, a refund or any combination of fees, credits or refunds.
- C. The Zionsville Impact Fee Review Board shall provide a copy of its decision to the Town 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.
- D. An appeal under this Section must be filed no later than thirty (30) days after the issuance of the Improvement Location Permit, or not later than sixty (60) days after the rejection or partial approval of an application for a refund of an impact fee, as applicable. The appeal shall be initiated with the filing of a Petition for Review with the Zionsville Department of Finance and Records, 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 impact fee is eliminated, reduced or adjusted by the Zionsville 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 fees, reductions, or credits were arbitrary or capricious.
- E. The Petition for Review shall be in a form calculated to inform the Zionsville Impact Fee

Review Board of the nature of the complaint, the parties to the action and the relief requested. In addition, the petition shall describe the new development on which the impact fee has been assessed, all facts related to the assessment of the impact fee and the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitation set forth in the enabling statute.

F. The Town shall not deny the issuance of an Improvement Location Permit on the basis that the impact fee has not been paid, or condition issuance of the permit on the payment of the impact fee; however, if the impact fee is One Thousand Dollars (\$1,000.00) or less, the Town may require the fee payer to pay the impact fee or initiate an appeal under this section before the Improvement Location Permit is issued.

10. Establishment of Zionsville Impact Fee Review Board.

- A. The Town Council hereby establishes an Impact Fee Review Board ("Board"), which shall consist of three (3) citizen members appointed by the Mayor of Zionsville and who shall qualify as follows:
 - one (1) member shall be 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.
- B. No Board member shall be a member of the Zionsville Advisory Plan Commission.
 - (1) The term of office of the members of the Board shall commence from the date of their appointment and expire five (5) years from the date of appointment.
 - (2) At the expiration of the respective terms of each of the Board members originally appointed, their respective successors shall be appointed in the same manner as the original appointee, and each such succeeding member shall serve for a term of five (5) years. Each member shall continue to serve until his or her successor is appointed and qualified.
 - (3) In the event any person appointed as a Board member shall fail to qualify as provided within ten (10) days after the mailing to him or her of notice of his or 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 Mayor of Zionsville 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.
 - (4) The Board shall be governed by Ind. Code §36-7-4-1338(c) and all other applicable provisions of Indiana's Impact Fee Statute.

11. Establishment of Park and Recreation Impact Fee Fund.

A. The Town Council hereby establishes the Park and Recreation Impact Fee Fund ("Fund") for the Town. This Fund shall be a non-reverting fund and shall receive any and all sums collected pursuant to this Ordinance to be utilized in connection with the purposes set forth herein. The Fund shall consist initially of one (1) account, based upon the current existence of one (1) Impact Zone. In the event, and only in the event, 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 Zionsville Department of Finance and Records shall maintain records of the status of the Fund, or any account established therein, and shall make an annual report of the Fund to the Zionsville Plan Commission and to the Zionsville Town Council, which report shall be available to the public, in general, and fee payers, upon request.

- B. Pursuant to Ind. Code §36-7-4-1332(e), the Zionsville Chief Financial Officer is designated as the Town official responsible for accepting, rejecting and paying on refund requests. In order to facilitate refunds when they may be due, the Zionsville Chief Financial Officer is directed to identify the purpose of any impact fee paid in order that a refund, if any, may be paid from the Fund or account into which the impact fee was originally deposited.
- 12. <u>Use of Impact Fees Collected Pursuant to this Ordinance</u>. 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 Town Council, 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 necessary to serve the new development within the corporate limits of the Town and that is identified in the Plan;
 - B. an amount not to exceed Five Percent (5%) of the annual collections of the impact fee to be utilized for expenses incurred by the Town for the consulting services used to establish this Ordinance.
 - C. to pay any refund amounts due pursuant to the terms of this Ordinance;
 - D. to pay the debt service cost on any obligation issued to provide new park and recreational infrastructure described in sub-paragraph (a) above.
- 13. <u>House Enrolled Act 1467</u>. The Town Council specifically acknowledges the existence of House Enrolled Act 1467 ("Act") adopted by the General Assembly of the State of Indiana which regulates the imposition of impact fee ordinances by municipal corporations within the State of Indiana. It is the intent of the Town to comply with the Act, and this Ordinance shall be construed in all respects to be consistent with the Act. The substantive and procedural requirements of Ind. Code §36-7-4-1300 et seq. shall control in the event of conflicts between this Ordinance and the Act, which conflicts are unintended by the Town Council.
- Amendment and Review. The impact fee provided for herein is based upon data which, in large part, is subject to inflation and other economic and market forces over which the Town has no control. The Town Council may, not less than once each year, 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 Zone Improvement Plan. The Town Council shall consider and adopt such amendments as are necessary to cause substantive compliance with all constitutional and statutory requirements. To the extent required by the facts and circumstances, this process shall include all steps necessary to update the Zone Improvement Plan and the Comprehensive Plan.
- 15. <u>Effective Date</u>. This Ordinance shall be in full force and effect six (6) months after its adoption by the Town Council in accordance with Ind. Code §36-7-4-1340.
- 16. <u>Construction of Clause Headings</u>. 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 appertain.

18. <u>Severability</u> . If any part of this Ordinance shall and the invalidity thereof shall not affect the remainder	be held invalid, such part of this Ordinance.	t shall be deemed severable
Introduced and filed on the 7th day of February was sustained by a vote ofin favor and	y, 2022. A motion to con _ opposed, pursuant to l	nsider on First Reading (Indiana Code §36-6-2-9.8.
DULY PASSED AND ADOPTED this <u>7th</u> Council of the Town of Zionsville, Boone County, Indifavor and opposed.	_day of	, 202 <u>2</u> , by the Town by a vote of <u>6</u> in
	TOWN OF ZIONSVII BY ITS TOWN COU	
	Jason Plunkett, Preside	ent
	For	Opposed
	Brad Burk, Vice-Presi	dent
	For	Opposed
	Alexander Choi	
	For	Opposed Opposed
	Joe Culp	
	For	Opposed
	Josh Garrett	
	For	Opposed
	Craig Melton	
	For	Opposed

	For	Opposed
I hereby certify that the foregoing Ordinance Emily Styron on the	was delivere	d to Town of Zionsville Mayor at _ <i>1/00</i> m.
ATTEST: Amelia Anne Lacy, Municipal Relations Coordinator		
MAYOR'S A	<u> PPROVAL</u>	
Emily Styron, Mayor	Date: _	318/2022
MAYOR'	S VETO	
Emily Styron, Mayor	Date:	



August 27, 2021

Members of the Town of Zionsville Town Council 1100 West Oak Street Zionsville, IN 46077

Town of Zionsville Parks & Recreation Department 1075 Parkway Drive Zionsville, IN 46077 Baker Tilly Municipal Advisors, LLC 8365 Keystone Crossing, Ste 300 Indianapolis, IN 46240 United States of America

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

<u>Page(s)</u>	
3-7	General Comments
8	Summary of 2021 Impact Fee Calculation
9	Estimated Population and Housing Unit Growth 2021-2030
10	Estimated Housing Unit Growth and Impact Fee Equivalent
11	Current Amenities Inventory and Community Service Ratios for 2021 Population
12	Analysis of 2012 Impact Fee Deficits
13	Estimated Amenities Needs to Meet Estimated Population Level Of Service
14	Estimated Cost of Park & Recreation Amenities
15	Estimated Cost of Raising Current Inventory to 2021 Target Level of Service Standards
16	Estimated Impact Fee Cost of 2025 Improvements
17	Estimated Impact Fee Cost of 2030 Improvements
18	Estimated Annual 2021 Impact Fee Revenues
19	Estimated Non-Local Revenue Credit
20	Estimated New Population Share of Principal Payments on Outstanding Bonds
21	Estimated New Population Share of Capital Budget
22	Estimated Annual 2021 Impact Fee Revenues and Expenditures
23	Summary of Parks & Recreation Acreage
24	Historical Recreation Capital Improvements Expenditures Not Funded Through Recreation Impact Fees, Donations or Debt
25	Historical Impact Fee Receipts and Expenditures
Appendix A	Map of the Town of Zionsville
Appendix B	Amenities Definitions and Cost Estimates

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

The schedules and underlying assumptions are based upon information provided to us by the Town of Zionsville Department of Planning and Economic Development, the Town of Zionsville Parks & Recreation Department, their respective advisors and other resources identified within. In the preparation of the schedules contained in this Report, assumptions were made as noted regarding certain future events.

Members of the Town of Zionsville Town Council Town of Zionsville Parks & Recreation Department Re: Recreation Impact Fee August 27, 2021 Page 2

As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions, nor have we audited or reviewed the historical data. Consequently, we express no opinion nor provide any other form of assurance thereon nor do we have a responsibility to prepare subsequent reports.

Baller Tolly Municipal Ad yisters

GENERAL COMMENTS

The Town of Zionsville, Indiana (the "Town") adopted a recreation impact fee (the "2012 Impact Fee") with Ordinance No. 2011-14 (the "2011 Impact Fee Ordinance") pursuant to IC 36-7-4-1300 through IC 36-7-4-1342 (the "Enabling Legislation"). The 2011 Impact Fee Ordinance established the 2012 Impact Fee at an amount of \$1,221 per single family dwelling unit, \$977 per multi-family duplex/condo/townhome unit, and \$733 per multi-family apartment unit effective May 5, 2012. The 2012 Impact Fee is collected at the time of issuance of a building permit by the Town.

The Town is pursuing the adoption of a replacement ordinance (the "2021 Impact Fee Ordinance") as allowed by the Enabling Legislation. This report is intended to serve as the "Zone Improvement Plan" for the establishment of a new recreation impact fee (the "2021 Impact Fee") pursuant to the Enabling Legislation.

The 2021 Impact Fee calculation is based on the infrastructure information and amenity level of service ("LOS") standards compiled by the Town and its advisors, and was calculated based on an analysis of recreation infrastructure needs over a 10-year planning horizon (2021-2030). The 2021 Impact Fee Ordinance will be effective six months following the adoption of the 2021 Impact Fee Ordinance for five years. The Town has also prepared a Parks & Recreation Master Plan (the "2018 Master Plan"), and the Zone Improvement Plan for the 2021 Impact Fee will be considered as a component of the 2018 Master Plan.

Impact Zone

The Enabling Legislation requires the Parks & Recreation Department to define the geographic area for the recreation infrastructure (the "Impact Zone") that is analyzed in the Zone Improvement Plan. For the purposes of this Zone Improvement Plan, the Impact Zone is defined as the corporate limits of the Town of Zionsville. A map of the Impact Zone is attached to this Report as Appendix A.

Impact Fee Advisory Committee

As a part of the process of establishing the 2021 Impact Fee, the Town was required to form an "Impact Fee Advisory Committee" that consisted of five to ten members, with at least 40% of the members representing the development, building, and real estate industries. The Impact Fee Advisory Committee convened by the Town consisted of Pete Anderson, Erin Bidwell, Kate Collins, Wayne DeLong, and Tammy Kelly. The Impact Fee Advisory Committee met during the Zone Improvement Plan development process to discuss the 2021 Impact Fee and the Zone Improvement Plan.

Summary of 2021 Impact Fee Calculation - Page 8

This schedule illustrates the calculation of the 2021 Impact Fee of \$2,045 for a detached single-family housing unit. The costs to be funded through the 2021 Impact Fee are based on the estimated 2030 cost of infrastructure improvements to meet the estimated LOS, with credits and deductions for the estimated non-local revenue contribution to recreation capital projects, the contribution of new residents to principal payments on outstanding bonds and the contribution of new residents to the Parks & Recreation Department's annual capital projects budget through traditional means. The calculation of the 2021 Impact Fee was based upon a base implementation year of 2021.

The 2021 Impact Fee for a multi-family housing unit is adjusted to \$2,045 for an attached single-family housing unit and \$941 for a multi-family housing unit in order to reflect the varying needs for recreation infrastructure imposed by such developments (the "Adjusted 2021 Impact Fee"). The adjustment factor for multi-family units was calculated based on average household size of occupied housing units data per the U.S. Census Bureau's American Community Survey. The adjustment for the 2021 Impact Fee calculation reflects Census Bureau information that was available at the time of preparation. Certain U.S. Census Bureau housing unit and population per housing unit data utilized in the preparation of the 2012 Impact Fee was not available for the 2021 Impact Fee update, thus the adjustment for Attached Single-Family housing units (duplex/condo/townhome) differ from those utilized in the preparation of the 2012 Impact Fee calculations.

(cont'd)

GENERAL COMMENTS

Estimated Population and Housing Unit Growth 2021-2030 - Page 9

This schedule illustrates the historical population of the Town of Zionsville for the time period of 2011-2020, and the estimated population and residential building permits for 2021-2030. The population and housing unit history and future estimates are per the Town of Zionsville's Department of Planning and Economic Development. The estimated housing unit growth information for 2021-2030 is based on the historical housing unit mix for the Town and U.S. Census Bureau data on average household size for the Town.

Estimated Housing Unit Growth and Impact Fee Equivalent - Page 10

This schedule illustrates the estimated residential unit growth for the Town over the planning horizon of 2021-2030 as shown on page 9 and adjusts it for multi-family housing units. The adjustment factors for these units were calculated based on average household size of occupied housing units data per the U.S. Census Bureau's American Community Survey. The adjustment is made in recognition of the varying recreation infrastructure needs created by different residential development types.

Current Amenities Inventory and Community Service Ratios for 2021 Population - Page 11

This schedule illustrates the impact fee study amenities and analyzes the current inventory versus the LOS standards for the amenities developed by the Parks & Recreation Department for the Zone Improvement Plan and the 2018 Master Plan. The target inventory was calculated by multiplying the target LOS ratios for the respective amenity types by the 2021 population of 29,942. The inventory deficits identified in this Report must be addressed by the Town using funding methods other than 2021 Impact Fee revenues, and they must be addressed prior to spending any 2021 Impact Fee revenues on that amenity type. The current amenities inventory for the Town is broken out by amenities provided by the Town.

During the process of developing the Zone Improvement Plan, the Impact Fee Advisory Committee and the Parks & Recreation Department evaluated the changes in community recreation priorities as compared to what had been used in the development of the 2012 Impact Fee. The decision was made to remove certain amenities from the 2021 Impact Fee calculation, while other amenities were added in recognition of these changed priorities.

Prior to the 2011 consolidation of the Town with Eagle and Union Townships, Zionsville had a park acreage LOS of approximately 28 acres per 1,000 residents. Following the consolidation, the LOS was reduced to 16 acres per 1,000 residents. For the development of the 2012 Impact Fee, the Town elected to set a LOS target of 15 acres per 1,000 residents in order to account for the change that had been experienced through the consolidation. Given the current acreage inventory of 15.18 acres per 1,000 people that existed during the development of the 2021 Impact Fee, the LOS target has been increased to 16.5 acres per 1,000 people in recognition of the current inventory available to residents of the Town and a desire to maintain or exceed the current LOS moving forward through the planning horizon.

Analysis of 2012 Impact Fee Deficits - Page 12

The capital improvements that are eligible to be funded from the 2012 Impact Fee are shown in this schedule. The capital improvements and their estimated costs are per the 2012 Park Impact Fee Zone Improvement Plan that was prepared for the Town by Umbaugh. Funds on hand from the 2012 Impact Fee may be used to fund projects outlined in this schedule.

As previously discussed, in the development of the 2021 Impact Fee certain amenities included in the 2012 Impact Fee calculation were removed from consideration for Impact Fee purposes. However, given those amenities inclusion in the 2012 Impact Fee calculation the Town may still use 2012 Impact Fee funds for those amenities if justified under the LOS targets set in the 2012 Impact Fee Zone Improvement Plan.

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GENERAL COMMENTS

Estimated Amenities Needs to Meet Estimated Population Level of Service - Page 13

The estimated amenities needed to service the estimated 2025 and 2030 population of the Town are illustrated in this schedule. To determine the amenities inventory needs for the 2025 and 2030 populations, the LOS target ratios from page 11 are multiplied by the estimated population for the respective years from page 9. The estimated deficits and surpluses are calculated based on the assumption that the 2021 target inventory is reached for each amenity. Revenues from the 2021 Impact Fee may only be used to fund amenities that have identified deficits due to population growth.

Estimated Cost of Park & Recreation Amenities - Page 14

The estimated costs of the various recreation amenities are shown in this schedule. These costs are based on information provided by Rundell Ernstberger Associates. The assumption for land cost per acre is based upon information provided by the Town and utilized in the 2012 Impact Fee calculation, adjusted for inflation. Appendix B provides a definition for each amenity type, which is the basis for the cost estimate.

Estimated Cost of Raising Current Inventory to 2021 Target Level of Service Standards - Page 15

The estimated cost of bringing the current recreation inventory up to the 2021 target LOS standards is shown in this schedule. Per the Enabling Legislation, the current inventory for each amenity must meet the LOS standards defined in the Zone Improvement Plan for the 2021 Impact Fee before 2021 Impact Fee revenues may be spent on that amenity type. Based on the current inventory for each amenity and the target LOS ratios defined in the 2021 Impact Fee Zone Improvement Plan the total estimated cost of bringing the current recreation amenities inventory up to the LOS standards defined on 11 is \$8,068,353. It is anticipated that these costs will be funded through the use of the existing capital budget and 2012 Impact Fee revenues that are available for amenities identified on page 12. Grants and other non-local revenues will be utilized to the extent that they are available.

Estimated Impact Fee Cost of 2025 Improvements - Page 16

The estimated cost of amenities needed to serve the estimated 2025 population of the Town is shown in this schedule. The 2021 Impact Fee will be effective six months after the adoption of the 2021 Impact Fee Ordinance. This schedule is meant to illustrate the estimated costs of new amenities needed to serve the 2025 population. The estimated cost amount is based on the costs identified on 14 and adjusted to reflect an assumed annual inflation rate of 1.50%.

Estimated Impact Fee Cost of 2030 Improvements – Page 17

The estimated cost of amenities needed to serve the estimated 2030 population of the Town is shown in this schedule. The Enabling Legislation specifies that the impact fee calculation be based on the estimated costs of infrastructure over a 10-year planning horizon.

Thus, the total cost identified in this schedule is used as the total cost of infrastructure that may be funded using the 2021 Impact Fee revenues. The estimated cost amount is based on the costs identified on page 14 and adjusted to reflect an assumed annual inflation rate of 1.50%.

Estimated Annual 2021 Impact Fee Revenues - Page 18

This schedule shows the estimated annual revenues for the 2021 Impact Fee. The estimated revenues are calculated by multiplying the estimated residential units for each year by the 2021 Impact Fee for the respective residential development type. The calculations are based upon a base implementation year of 2021.

(cont'd)

GENERAL COMMENTS

Estimated Non-Local Revenue Credit - Page 19

The estimated credit for non-local revenues used for recreation infrastructure is shown in this schedule. It is assumed that 44% of the estimated cost of all impact-fee related land acreage needs will be met through the use of impact fee revenues, with the rest being acquired through private donations or conversion of existing undeveloped acreage to developed uses with an estimated value of \$3,123,600 (either through donations of funds or donations of actual park acreage). The Town received no grants for recreation capital projects over the previous 5 years.

Estimated New Population Share of Principal Payments on Outstanding Bonds - Page 20

This schedule shows the calculation of the estimated share of the principal payments on the outstanding Park District Bonds of 2007 (the "2007 Bonds"), the Park District Bonds, Series 2019B (the "2019B Bonds"), and the Park District Bonds, Series 2019C ("the 2019C Bonds") that will be funded by new residents. The 2007 Bonds are payable from ad valorem property taxes levied on all property located within the Town. The 2007 Bonds currently have \$535,000 in principal remaining and mature January 15, 2022. The 2019B Bonds are payable from ad valorem property taxes levied on all property located within the Town. The 2019B Bonds currently have \$3,375,000 in principal remaining and mature on July 15, 2033. The 2019C Bonds are payable from ad valorem property taxes levied on all property located within the Town. The 2019C Bonds currently have \$4,305,000 in principal remaining and mature on July 15, 2033.

It is assumed that new residents will pay a share proportional to their makeup of the total population of the Town. Based on these assumptions, it is assumed that new residents will contribute \$348,380 to the principal payments on the Outstanding Bonds made during the planning horizon of the 2021 Impact Fee Zone Improvement Plan. Currently, there are no immediate plans to issue additional debt for parks improvements during the planning horizon.

Estimated New Population Share of Capital Budget - Page 21

This schedule shows the calculation of the estimated share of the Parks & Recreation Department's annual capital budget that will be funded by new residents. The annual Parks & Recreation Department capital budget is funded from sources including (but not limited to) property taxes, financial institutions taxes, commercial vehicle excise taxes, auto/aircraft excise taxes, food & beverage taxes and other local revenue sources.

It is assumed that the historical five-year average capital budget amount of \$240,000 will be held constant into the future, and new residents will pay a share proportional to their makeup of the total population of the Town. Based on these assumptions, it is assumed that new residents will contribute 15.78% of the total capital projects budget in 2030, or \$224,150 over the entire 10-year planning horizon.

Estimated Annual 2021 Impact Fee Revenues and Expenditures - Page 22

The estimated annual revenues from the 2021 Impact Fee, the estimated new population's contribution to bond principal, and the estimated new population's contribution to the capital budget are compared to the estimated expenditures of these revenues over the 10-year planning horizon in this schedule. The estimates are based on the accumulation of revenues and the estimated need for new amenities as dictated by population growth and the LOS Standards. This illustration does not make any assumptions related to the expenditure of 2012 Impact Fee Revenues.

Summary of Parks and Recreation Acreage - Page 23

This schedule illustrates the breakdown between donated park acreage and purchased park acreage within the Town. Of the 454.42 total park acres within the Town only 44% is purchased land. Per legislation, the same ratio between donated and purchased land must be considered when making assumptions about park acreage in the future.

(cont'd)

GENERAL COMMENTS

<u>Historical Recreation Capital Improvements Expenditures Not Funded Through Recreation Impact Fees, Donations or Debt – Page 24</u>

This schedule shows the historical capital expenditures for recreation from 2016 through budgeted 2020.

Historical Impact Fee Receipts and Expenditures - Page 25

This schedule shows the receipts and expenditures for the recreation impact fees. The first collection year of the 2012 Impact Fee was 2012. The 2012 Impact Fee revenues may only be spent on items identified in the capital improvements plan provided in the 2012 Impact Fee Zone Improvement Plan, which is shown on page 12.

The 2020 fund balance as of January 1, 2021 is \$2,083,693.00 per the Town of Zionsville. The Department does have plans to spend the remaining balance of 2012 Impact Fee revenues on projects identified in the 2012 Impact Fee Zone Improvement Plan.

SUMMARY OF 2021 IMPACT FEE CALCULATION

2021 Impact Fee Calculation:

Cost of meeting 2030 Level of Service needs		\$7,495,976 (1)
Less: Estimated non-local revenues		(3,123,600) (2)
Less: New resident contribution to bond principal paymen	ts	(348,380) (3)
Less: New resident capital budget contribution		(224,150) (4)
Capital costs to be funded by 2021 Impact Fees		3,799,846
Divided by estimated equivalent housing units		1,858 (5)
2021 Impact Fee for single-family unit		\$2,045
2021 Impact Fee Schedule by Development Type (6):		
Detached Single-family home	100%	\$2,045
Attached Single-family home	100%	2,045
Multi-family home	46%	941

- (1) See page 17.
- (2) See page 19.
- (3) See page 20.
- (4) See page 21.
- (5) See page 10.
- (6) Adjustment percentages based on population per household census data for the Town of Zionsville.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

ESTIMATED POPULATION AND HOUSING UNIT GROWTH 2021-2030

			N	lew Housing Units	
Year	Population	Population Change	Single Family	Multi- Family	Total
Historical (1)					
2011	23,671		145	92	237
2012	24,311	640	182	130	312
2013	25,108	797	249	8	257
2014	25,359	251	191	132	323
2015	25,807	448	134	5	139
2016	26,107	300	124	1	125
2017	26,710	603	177	14	191
2018	27,253	543	202	15	217
2019	28,622	1,369	226	226	452
2020	29,372	750	275	30	305
Estimated (2)					
2021	29,942	570	220	0	220
2022	30,590	648	200	50	250
2023	31,108	518	125	75	200
2024	31,704	596	155	75	230
2025	32,261	557	140	75	215
2026	32,779	518	125	75	200
2027	33,323	544	135	75	210
2028	33,815	492	115	75	190
2029	34,333	518	200	0	200
2030	34,877	544	210	0	210

⁽¹⁾ Per the Town of Zionsville Planning and Economic Development Department.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

⁽²⁾ Based on housing unit growth information provided by the Town of Zionsville Planning and Economic Development Department and population per housing unit information from the U.S. Census Bureau American Community Survey.

ESTIMATED HOUSING UNIT GROWTH AND IMPACT FEE EQUIVALENT

	Total	220	223	160	190	175	160	170	150	200	210	1 858))),'-
Adjusted Equivalent Housing Unit Growth (3)	Multi- Family	0	23	35	35	35	35	35	35	0	0	233	
Adj Hous	Single Family	220	200	125	155	140	125	135	115	200	210	1 625	21
Housing Unit ment Percentage (2)	Multi- Family	46%	46%	46%	46%	46%	46%	46%	46%	46%	46%		
Housing Unit Adjustment Percentage (2)	Single Family	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Total	220	250	200	230	215	200	210	190	200	210	2 125	1. 1.
Estimated Housing Unit Growth (1)	Multi- Family	0	20	75	75	75	75	75	75	0	0	500	
Es	Single Family	220	200	125	155	140	125	135	115	200	210	1 625	30
	Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Totals	

See page 9.
 Based on population per household in occupied housing units data from the American Community Survey of the U.S. Census Bureau.
 Represents equivalent housing units for the impact fee calculation.

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

(dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.) (Subject to the comments in the attached Report

CURRENT AMENITIES INVENTORY AND COMMUNITY SERVICE RATIOS FOR 2021 POPULATION

2021 Inventory

Target Ratio	Current Ratio Inventory Unit	2021 Inv	Surplus/ (Deficit)
(1) 16.5 acres/1,000 people	(2) (3) 15.18 acres/1,000 people 454.42 Acres	(4) s 494.04	(39.62)
1 court/5,000 people	0.42 courts/5,000 people 2.50 Ea.	5.99	(3.49)
5,230 sq. ft./50,000 people	8,734 sq. ft./50,000 people 5,230.00 S.F.	3,131.93	2,098.07
1 field/3,500 people	0.94 fields/3,500 people 8.00 Ea.	8.55	(0.55)
1 mile/6,000 people	3.49 miles/6,000 people 17.40 Miles	\$ 4.99	12.41
00 peopl	0.92 miles/4,500 people 6.15 Miles	\$ 6.65	(0.50)
1 building/8,000 people	1.34 buildings/8,000 people 5.00 Ea.	3.74	1.26
shelter/4,000 people	0.67 shelters/4,000 people 5.00 Ea.	7.49	(2.49)
shelter/3,500 people	0.95 shelters/3,500 people 8.00 Ea.	8.55	(0.55)
1 playground/10,000 people	1.34 playgrounds/10,000 people 4.00 Ea.	2.99	1.01
1 court/15,000 people	1 courts/15,000 people 2.00 Ea.	2.00	0.00
00 peop	0.94 parks/28,000 people 1.00 Ea.	1.07	(0.07)
park/25,000 people	1.00	1.20	(0.20)
1 facility/25,000 people	4.17 facilities/25,000 people 5.00 Ea.	1.20	3.80
garden/7,000 people	1.17 gardens/7,000 people 5.00 Ea.	4.28	0.72
1 acre/2,000 people	2.14 acres/2,000 people 32.05 Acres	s 14.97	17.08
1 launch/25,000 people			(0.20)
access/7,000 people	1.17 accesses/7,000 people 5.00 Ea.	4.28	0.72
0.50 spaces/1 acre	0.68 spaces/1 acre 307.00 Ea.	227.21	79.79
1 facility/13,500 people	ple 2.00	2.22	(0.22)
17,600 sq. ft./25,000 people	0 sq. ft./25,000 people S.F.	21,079.17	(21,079.17)
5,000 pe	6,546 sq. ft/25,000 people 7,840.00 S.F	5,988.40	1,851.60
park/30,000 people	1 parks/30,000 people Ea.	1.00	0.00
1 mile/13,750 people	0.00 miles/13,7500 people 0.00 Miles	s 2.18	(2.18)
1 court/27,500 people	0.92 courts/27,500 people 1.00 Ea.	1.09	(0.09)
1 court/10,000 people	1 courts/10,000 people 3.00 Ea.	2.99	0.01
N/A	0 centers/29,372 people 6a.	0.00	0.00

As determined by the Impact Fee Advisory Committee and the Zionsville Parks & Recreation Department. Based on the current parks inventory divided by the estimated 2021 population of 29,942 for the Town of Zionsville.

EUW40

Per the Zionsville Parks & Recreation Department.

Based on the Target Ratios multiplied by the estimated 2021 population of 29,942 for the Town of Zionsville.

Included for planning purposes only.

(dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.) (Subject to the comments in the attached Report

ANALYSIS OF CURRENT 2012 IMPACT FEE DEFICITS

2012 Inventory Surplus/ (Deficit)	(39.62)	N/A	(3.49)	0.40	N/A	(0.55)	12.41	(0.50)	1.26	(2.49)	(0.55)	1.01	0.00	(0.07)	(0.20)	3.80	0.72	17.08	(0.20)	0.72	79.79	(0.20)	(0.50)	(1.20)	(21,079.17)	0.00	(1.00)
2 2012 Target Inventory	(4) 494.04	N/A	5.99	09:0	ΝΆ	8.55	4.99	6.65	3.74	7.49	8.55	2.99	2.00	1.07	1.20	1.20	4.28	14.97	1.20	4.28	227.21	1.20	1.50	1.20	21,079.17	1.00	1.00
Unit	Acres	Ëa.	Ea.	Ea.	Ea.	Ea.	Miles	Miles	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Acres	Ea.	Ea.	Ea.	Ea.	S.F.	Ea.	Ea.	Miles	Ea.
Current Inventory (Total)	(3) 454.42	N/A	2.50	1.00	N/A	8.00	17.40	6.15	2.00	2.00	8.00	4.00	2.00	1.00	1.00	2.00	2.00	32.05	1.00	2.00	307.00	1.00	1.00	0.00	0.00	1.00	0.00
Current Ratio (Town Provided)	(2) 15.18 acres/1,000 people	N/A	0.42 courts/5,000 people	1 center/27,248 people	N/A	0.94 fields/3,500 people	3.49 miles/6,000 people	0.92 miles/4,500 people	1.34 buildings/8,000 people	0.67 shelters/4,000 people	0.95 shelters/3,500 people	1.34 playgrounds/10,000 people	1 courts/15,000 people	0.94 parks/28,000 people	0.83 parks/25,000 people	4.17 facilities/25,000 people	1.17 gardens/7,000 people	2.14 acres/2,000 people	0.83 launches/25,000 people	1.17 accesses/7,000 people	0.68 spaces/1 acre	0.92 facilities/25,000 people	0.73 facilities/20,000 people	0 spots/25,000 people	0 sq. ft./25,000 people	1 parks/30,000 people	0 buildings/30,000 people
Target Ratio	(1) 15 acres/1,000 people	1 field/10,000 people	1 court/5,000 people	1 center/50,000 people	1 field/10,000 people	1 field/3,500 people	1 mile/6,000 people	1 mile/4,500 people	1 building/8,000 people	1 shelter/4,000 people	1 shelter/3,500 people	1 playground/10,000 people	1 court/15,000 people	1 park/28,000 people	1 park/25,000 people	1 facility/25,000 people	1 garden/7,000 people	1 acre/2,000 people	1 launch/25,000 people	1 access/7,000 people	0.5 spaces/1 acre	1 facility/25,000 people	1 facility/20,000 people	1 spot/25,000 people	1 building/25,000 people	1 park/30,000 people	1 building/30,000 people
Amenity	Total Park Acreage	Baseball/Softball Fields	Basketball Courts	Interpretive Center	Soccer Fields	Multi-Use Fields	Paved Pathways	Gravel/Natural Pathways	Restroom Buildings	Picnic Shelter	Sun Shelter	Standard Playgrounds	Tennis Courts	Skate Parks	Spray Parks	Office/Storage Facilities	Community Outdoor Gardens	Native Plantings	Canoe Launch	Fishing Access	Parking Spaces	Maintenance Facilities (Hub)	Maintenance Facilities (Satellite)	Skate Spot	Community Building	Dog Park	Concession Building

As defined in the Town's 2012 Impact Fee Plan.

Represents the current ratio provided by Town owned/managed facilities. Calculated by dividing the current inventory of Town owned/managed amenities by the estimated 2021 Zionsville population of 29,942.

Based on the Target Ratios multiplied by the 2021 population of 29,942. **E** Ø **Ø 4**

ESTIMATED AMENITIES NEEDS TO MEET ESTIMATED POPULATION LEVEL OF SERVICE

30	Inventory Sumblis/	(Deficit)	(81.43)	(0.99)	1,581.87	(1.41)	11.59	(1.10)	0.64	(1.23)	(1.41)	0.51	(0.33)	(0.18)	(0.20)	3.60	0.02	14.61	(0.20)	0.02	19.26	(0.36)	(3,474.24)	864.60	(0.16)	(0.36)	(0.18)	(0.49)	0.00
Year 2030	Tarret	Inventory	(4) 575.47	6.98	3,648.13	96.6	5.81	7.75	4.36	8.72	96.6	3.49	2.33	1.25	1.40	1.40	4.98	17.44	1.40	4.98	287.74	2.58	24,553.41	6,975.40	1.16	2.54	1.27	3.49	0.00
025	Inventory Surplus/	(Deficit)	(38.27)	(0.46)	1,855.50	(0.67)	12.02	(0.52)	0.97	(0.58)	(0.67)	0.77	(0.15)	(0.08)	(0.09)	3.71	0.39	15.92	(0.09)	0.39	40.84	(0.17)	(1,632.57)	1,387.80	(0.08)	(0.17)	(0.08)	(0.23)	0.00
Year 2025	Target	Inventory	(3) 532.31	6.45	3,374.50	9.22	5.38	7.17	4.03	8.07	9.22	3.23	2.15	1.15	1.29	1.29	4.61	16.13	1.29	4.61	266.16	2.39	22,711.74	6,452.20	1.08	2.35	1.17	3.23	0.00
	2021 Tarret	Inventory	(2) 494.04	5.99	3,131.93	8.55	4.99	6.65	3.74	7.49	8.55	2.99	2.00	1.07	1.20	1.20	4.28	14.97	1.20	4.28	227.21	2.22	21,079.17	5,988.40	1.00	2.18	1.09	2.99	0.00
		Unit	Acres	Ëa.	S.F.	Ea.	Miles	Miles	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Ea.	Acres	Ea.	Ea.	Ea.	Ea.	S.F.	S.F.	Ea.	Miles	Ea.	Ea.	Ea.
	2021 Current	(Town Provided)	(1) 454.42	2.50	5,230.00	8.00	17.40	6.15	2.00	2.00	8.00	4.00	2.00	1.00	1.00	2.00	2.00	32.05	1.00	2.00	307.00	2.00	0.00	7,840.00	1.00	0.00	1.00	3.00	0.00
	l evel of Service	Target Ratio	(1) 16.5 acres/1,000 people	1 court/5.000 people	5,230 sq. ft./50,000 people	1 field/3,500 people	1 mile/6,000 people	1 mile/4,500 people	1 building/8,000 people	1 shelter/4,000 people	1 shelter/3,500 people	1 playground/10,000 people	1 court/15,000 people	1 park/28,000 people	1 park/25,000 people	1 facility/25,000 people	1 garden/7,000 people	1 acre/2,000 people	1 launch/25,000 people	1 access/7,000 people	0.50 spaces/1 acre	1 facility/13,500 people	17,600 sq. ft./25,000 people	5,000 sq. ft./25,000 people	1 park/30,000 people	1 mile/13,750 people	1 court/27,500 people	1 court/10,000 people	N/A
		Amenity	Total Park Acreage	Basketball Courts	Interpretive Center	Multi-Use Fields	Paved Pathways	Rustic Pathways	Restroom Buildings	Picnic Shelter	Sun Shelter	Standard Playgrounds	Tennis Courts	Skate Parks	Spray Parks	Office/Storage Facilities	Com. Landscaped Garden Beds	Native Plantings	Canoe Launch	Fishing Access	Parking Spaces	Maintenance Facilities	Community Center	Community Room	Dog Park	Mountain Bike Trail	Outdoor Fitness Court	Pickleball Courts	Aquatic Center

As determined by the Impact Fee Advisory Committee and the Zionsville Parks & Recreation Department.

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

Based on the Target Ratios multiplied by the estimated 2021 population of 29,942. Based on the Target Ratios multiplied by the estimated 2025 population of 32,261. Based on the Target Ratios multiplied by the estimated 2030 population of 34,877.

ESTIMATED COST OF PARK & RECREATION AMENITIES

		Estimated Unit	
Amenity	Target Service Ratio	Cost	Unit
	(1)	(2)	
Total Park Acreage	16.5 acres/1,000 people	\$59,000 (3)	Acres
Basketball Courts	1 court/5,000 people	65,000	Ea.
Interpretive Center	5,230 sq. ft./50,000 people	207	S.F.
Multi-Use Fields	1 field/3,500 people	120,000	Ea.
Paved Pathways	1 mile/6,000 people	1,200,000	Miles
Rustic Pathways	1 mile/4,500 people	80,000	Miles
Restroom Buildings	1 building/8,000 people	160,000	Ea.
Picnic Shelter	1 shelter/4,000 people	60,000	Ea.
Sun Shelter	1 shelter/3,500 people	40,000	Ea.
Standard Playgrounds	1 playground/10,000 people	100,000	Ea.
Tennis Courts	1 court/15,000 people	65,000	Ea.
Skate Parks	1 park/28,000 people	300,000	Ea.
Spray Parks	1 park/25,000 people	600,000	Ea.
Office/Storage Facilities	1 facility/25,000 people	750,000	Ea.
Com. Landscaped Garden Beds	1 garden/7,000 people	10,000	Ea.
Native Plantings	1 acre/2,000 people	8,000	Acres
Canoe Launch	1 launch/25,000 people	40,000	Ea.
Fishing Access	1 access/7,000 people	6,000	Ea.
Parking Spaces	0.50 spaces/1 acre	3,500	Ea.
Maintenance Facilities	1 facility/13,500 people	300,000	Ea.
Community Center	17,600 sq. ft./25,000 people	233	S.F.
Community Room	5,000 sq. ft./25,000 people	150	S.F.
Dog Park	1 park/30,000 people	150,000	Ea.
Mountain Bike Trail	1 mile/13,750 people	40,000	Miles
Outdoor Fitness Court	1 court/27,500 people	65,000	Ea.
Pickleball Courts	1 court/10,000 people	45,000	Ea.
Aquatic Center	N/A	N/A	Ea.

⁽¹⁾ See page 11.

⁽²⁾ Per Rundell Ernstberger Associates.

⁽³⁾ Per local officials.

ESTIMATED COST OF RAISING CURRENT INVENTORY TO 2021 TARGET LEVEL OF SERVICE STANDARDS

		<u> </u>	Current	2004 Target	2021 Inventory	Cost to	o to to
Amenity	Target Service Ratio	Cost	(Town Provided)	Inventory	(Deficit)	Need	Funding Source
	(1)	(2)	(1)	(1)	(1)	(3)	(3)
Total Park Acreage	16.5 acres/1,000 people	\$59,000	454.42	494.04	(39.62)	\$2,337,580	2012 Impact Fee, Budget
Basketball Courts	1 court/5,000 people	65,000	2.50	5.99	(3.49)	226,850	2012 Impact Fee, Budget
Interpretive Center	5,230 sq. ft./50,000 people	207	5,230.00	3,131.93	2,098.07	0	9
Multi-Use Fields	1 field/3,500 people	120,000	8.00	8.55	(0.55)	000'99	2012 Impact Fee, Budget
Paved Pathways	1 mile/6,000 people	1,200,000	17.40	4.99	12.41	0	
Rustic Pathways	1 mile/4,500 people	80,000	6.15	6.65	(0.50)	40,000	2012 Impact Fee, Budget
Restroom Buildings	1 building/8,000 people	160,000	2.00	3.74	1.26	0	
Picnic Shelter	1 shelter/4,000 people	000'09	2.00	7.49	(2.49)	149,400	2012 Impact Fee, Budget
Sun Shelter	1 shelter/3,500 people	40,000	8.00	8.55	(0.55)	22,000	2012 Impact Fee, Budget
Standard Playgrounds	1 playground/10,000 people	100,000	4.00	2.99	1.01	0	
Tennis Courts	1 court/15,000 people	000'59	2.00	2.00	0.00	0	
Skate Parks	1 park/28,000 people	300,000	1.00	1.07	(0.07)	21,000	2012 Impact Fee, Budget
Spray Parks	1 park/25,000 people	000'009	1.00	1.20	(0.20)	120,000	2012 Impact Fee, Budget
Office/Storage Facilities	1 facility/25,000 people	750,000	2.00	1.20	3.80	0	
Com. Landscaped Garden Beds	1 garden/7,000 people	10,000	2.00	4.28	0.72	0	
Native Plantings	1 acre/2,000 people	8,000	32.05	14.97	17.08	0	
Canoe Launch	1 launch/25,000 people	40,000	1.00	1.20	(0.20)	8,000	2012 Impact Fee, Budget
Fishing Access	1 access/7,000 people	6,000	2.00	4.28	0.72	0	
Parking Spaces	0.50 spaces/1 acre	3,500	307.00	227.21	79.79	0	
Maintenance Facilities	1 facility/13,500 people	300,000	2.00	2.22	(0.22)	000'99	2012 Impact Fee, Budget
Community Center	17,600 sq. ft./25,000 people	233	0.00	21,079.17	(21,079.17)	4,918,473	2012 Impact Fee, Budget
Community Room	5,000 sq. ft./25,000 people	150	7,840.00	5,988.40	1,851.60	0	
Dog Park	1 park/30,000 people	150,000	1.00	1.00	0.00	0	
Mountain Bike Trail	1 mile/13,750 people	40,000	0.00	2.18	(2.18)	87,200	Budget
Outdoor Fitness Court	1 court/27,500 people	65,000	1.00	1.09	(0.09)	5,850	Budget
Pickleball Courts	1 court/10,000 people	45,000	3.00	2.99	0.01	0	
Aquatic Center	N/A	N/A	0.00	0.00	00:00	0	
						40 060 252	
l otal						000,000,0¢	

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

⁽¹⁾ See page 11.
(2) See page 14.
(3) Per State law, impact fees cannot be used to finance projects needed to meet current infrastructure deficits. The Parks budget is funded through property taxes, income taxes and other local revenue sources.

ESTIMATED IMPACT FEE COST OF 2025 IMPROVEMENTS

Cost to Meet 2025 Need	(5) \$2,430,145	32,200	0	86,631	0	44,824	0	37,468	28,810	0	10,500	25,856	58,176	0	0	0	3,870	0	0	54,944	413,040	0	12,936	7,310	2,600	11,155	0	\$3,263,465
2025 Inventory Surplus/ (Deficit)	(4) (38.27)	(0.46)	1,855.50	(0.67)	12.02	(0.52)	0.97	(0.58)	(0.67)	0.77	(0.15)	(0.08)	(0.09)	3.71	0.39	15.92	(0.09)	0.39	40.84	(0.17)	(1,632.57)	1,387.80	(0.08)	(0.17)	(0.08)	(0.23)	0.00	
2025 Target Inventory	(3) 532.31	6.45	3,374.50	9.22	5.38	7.17	4.03	8.07	9.22	3.23	2.15	1.15	1.29	1.29	4.61	16.13	1.29	4.61	266.16	2.39	22,711.74	6,452.20	1.08	2.35	1.17	3.23	0.00	
2020 Target Inventory	(1) 494.04	5.99	3,131.93	8.55	4.99	6.65	3.74	7.49	8.55	2.99	2.00	1.07	1.20	1.20	4.28	14.97	1.20	4.28	227.21	2.22	21,079.17	5,988.40	1.00	2.18	1.09	2.99	0.00	
Current Inventory (Town Provided)	(1) 454.42	2.50	5,230.00	8.00	17.40	6.15	2.00	2.00	8.00	4.00	2.00	1.00	1.00	2.00	2.00	32.05	1.00	2.00	307.00	2.00	0.00	7,840.00	1.00	0.00	1.00	3.00	00:00	
Unit	(2) \$63,500	70,000	222	129,300	1,292,700	86,200	172,300	64,600	43,000	107,700	70,000	323,200	646,400	808,000	11,000	8,500	43,000	6,500	4,000	323,200	253	160	161,700	43,000	70,000	48,500	N/A	
Target Service Ratio	(1) 16.5 acres/1,000 people	1 court/5,000 people	5,230 sq. ft./50,000 people	1 field/3,500 people	1 mile/6,000 people	1 mile/4,500 people	1 building/8,000 people	1 shelter/4,000 people	1 shelter/3,500 people	1 playground/10,000 people	1 court/15,000 people	1 park/28,000 people	1 park/25,000 people	1 facility/25,000 people	1 garden/7,000 people	1 acre/2,000 people	1 launch/25,000 people	1 access/7,000 people	0.50 spaces/1 acre	1 facility/13,500 people	17,600 sq. ft./25,000 people	5,000 sq. ft./25,000 people	1 park/30,000 people	1 mile/13,750 people	1 court/27,500 people	1 court/10,000 people	N/A	
Amenity	Total Park Acreage	Basketball Courts	Interpretive Center	Multi-Use Fields	Paved Pathways	Rustic Pathways	Restroom Buildings	Picnic Shelter	Sun Shelter	Standard Playgrounds	Tennis Courts	Skate Parks	Spray Parks	Office/Storage Facilities	Com. Landscaped Garden Beds	Native Plantings	Canoe Launch	Fishing Access	Parking Spaces	Maintenance Facilities	Community Center	Community Room	Dog Park	Mountain Bike Trail	Outdoor Fitness Court	Pickleball Courts	Aquatic Center	Total

See page 11.
 See page 14. Assumes 1.50% annual inflation from 2021 cost estimates.
 See page 13.
 Assumes that the 2021 target inventory is reached for amenities with 2021
 Represents the estimated cost to meet amenities deficits caused by popul

Assumes that the 2021 target inventory is reached for amenities with 2021 deficiencies.
Represents the estimated cost to meet amenities deficits caused by population growth. The cost is based on the unit cost for each amenity type (adjusted for inflation) multiplied by the 2025 Inventory Deficits.

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021. (Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

ESTIMATED IMPACT FEE COST OF 2030 IMPROVEMENTS

Cost to Meet 2030 Need (5) \$5,577,955	74,745 196,413 0 102,190 85,608 65,424 0 24,915 62,658 139,260 0 9,280 0 125,316 948,468 27,872 16,704	25,578
2030 Inventory Surplus/ (Deficit) (4) (81.43)	(0.99) 1,581.87 (1.41) (1.10) 0.64 (1.23) (1.23) (1.23) (1.23) (1.23) (1.23) (1.23) (1.23) (1.23) (1.23) (1.24) (1.23) (1.23) (1.23) (1.24) (1.24) (1.23) (1.23) (1.24) (1.24) (1.23) (1.23) (1.24) (1.24) (1.24) (1.24) (1.25) (1.26) (1.26) (1.26) (1.26) (1.26) (1.26) (1.26) (1.27) (1.27) (1.28) (1.28) (1.29) (1.29) (1.29) (1.20)	(0.49)
2030 Target Inventory (3) 575.47	3,648.13 9,96 9,96 5,81 7,75 4,36 8,72 9,96 3,49 1,40 1,40 4,98 1,44 1,40 1,40 1,40 1,40 1,40 1,40 1,40	3.49
2021 Target Inventory (1) 494.04	3,131.93 8.55 4.99 6.65 3.74 7.49 8.55 2.00 1.20 1.20 4.28 4.28 1.20 2.22 2.22 2.22 2.32 2.32 2.32 2.32 2	2.99
Current Inventory (Town Provided) (1) 454.42	2.50 8.00 17.40 6.15 6.15 5.00 8.00 4.00 1.00 1.00 3.20 5.00 3.20 5.00 5.00 7,840.00 1	3.00
Unit Cost (2) \$68,500	75,500 1,392,700 92,900 185,600 69,600 46,400 12,000 12,000 12,000 9,000 46,400 7,000 17,000	52,200 N/A
Target Service Ratio (1) 16.5 acres/1,000 people	1 court/5,000 people 5,230 sq. ft./50,000 people 1 field/3,500 people 1 mile/6,000 people 1 mile/4,500 people 1 shelter/4,000 people 1 shelter/4,000 people 1 shelter/3,500 people 1 park/28,000 people 1 park/28,000 people 1 park/28,000 people 1 park/25,000 people 1 park/25,000 people 1 access/7,000 people 1 park/30,000 people 1 court/27,500 people	1 court/10,000 people N/A
Amenity Total Park Acreage	Basketball Courts Interpretive Center Multi-Use Fields Paved Pathways Rustic Pathways Restroom Buildings Pionic Shelter Sun Shelter Standard Playgrounds Tennis Courts Skate Parks Skate Parks Skate Parks Office/Storage Facilities Com. Landscaped Garden Beds Native Plantings Canoe Launch Fishing Access Parking Spaces Maintenance Facilities Community Center Community Room Dog Park Mountain Bike Trail	Pickleball Courts Aquatic Center

Total

\$7,495,976

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

 ⁽¹⁾ See page 11.
 (2) See page 14. Assumes 1.50% annual inflation from 2021 cost estimates.
 (3) See page 13.
 (4) Assumes that the 2021 target inventory is reached for amenities with 2021 deficiencies.
 (5) Represents the estimated cost to meet amenities deficits caused by population growth. The cost is based on the unit cost for each amenity type (adjusted for inflation) multiplied by the 2030 Inventory Deficits.

ESTIMATED ANNUAL 2021 IMPACT FEE REVENUES

Səl	Cumulative	Total Revenues	\$449,900	456,050 905,950	326,200 1,232,150			326,200 2,302,775	346,650 2,649,425	305,750 2,955,175	409,000 3,364,175	429,450 3,793,625	\$3,793,625	
Estimated Impact Fee Revenues	Multi-	Family	0\$	47,050	70,575	70,575	70,575	70,575	70,575	70,575	0		\$470,500	
Estimate	Single	Family	\$449,900	409,000	255,625	316,975	286,300	255,625	276,075	235,175	409,000	429,450	\$3,323,125	
er Unit (2)	Multi-	Family	\$941	941	941	941	941	941	941	941	941	941	1	1
Impact Fee per Unit (2)	Single	Family	\$2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045	2,045		
owth (1)		Total	220	250	200	230	215	200	210	190	200	210	2,125	
Estimated Housing Unit Growth (1	Multi-	Family	0	20	75	75	75	75	75	75	0	0	200	
Estimated	Single	Family	220	200	125	155	140	125	135	115	200	210	1,625	
		Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Totals	

(1) See page 9.(2) See page 8.

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

ESTIMATED NON-LOCAL REVENUE CREDIT

Estimated land deficiency for plan horizon (acres required)	81.43 (1)
Less: Estimated land acquisition through impact fee purchase (acres)	(35.83) (2)
Estimated land acquisition through donation/conversion (acres)	45.60
Estimated 2030 price per acre of land	\$68,500 (3)
Estimated non-local revenue credit for land	3,123,600
Estimated grant receipts for plan horizon	0_(4)
Total estimated non-local revenue credit	\$3,123,600

- (1) See page 13.
- (2) Assumes that 56% of the acreage deficit will be addressed through donations received, based on historical trends, and assumes that 44% of the surplus undeveloped acreage will be converted to meet a portion of the neighborhood/community park acreage deficits.
- (3) Based on the estimated cost of an acre of land, as shown on page 14. Assumes 1.50% annual inflation.
- (4) The Town received no grants for recreation capital projects over the previous five years.

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

ESTIMATED NEW POPULATION SHARE OF PRINCIPAL PAYMENTS ON OUTSTANDING BONDS

Budget Year	Principal Due	New Population Percentage of Total Population	New Population Contribution to Principal Due
	(1)	(2)	(3)
2021	\$535,000	1.90%	\$10,170
2022	320,000	3.98%	12,740
2023	320,000	5.58%	17,860
2024	340,000	7.36%	25,020
2025	345,000	8.96%	30,910
2026	360,000	10.39%	37,400
2027	365,000	11.86%	43,290
2028	380,000	13.14%	49,930
2029	390,000	14.45%	56,360
2030	410,000	15.78%	64,700
Total			\$348,380

- (1) Represents annual principal payments due on the outstanding Park District Bonds of 2007, Park District Bonds, Series 2019B, and Park District Bonds, Series 2019C.
- (2) Based on the current and estimated population of the Town of Zionsville, as shown on page 9.
- (3) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the Town of Zionsville.

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

ESTIMATED NEW POPULATION SHARE OF CAPITAL BUDGET

Budget Year	Capital Budget (1)	New Population Percentage of Total Population (2)	New Population Contribution to Capital Budget (3)
2021	\$240,000	1.90%	\$4,560
2022	240,000	3.98%	9,550
2023	240,000	5.58%	13,390
2024	240,000	7.36%	17,660
2025	240,000	8.96%	21,500
2026	240,000	10.39%	24,940
2027	240,000	11.86%	28,460
2028	240,000	13.14%	31,540
2029	240,000	14.45%	34,680
2030	240,000	15.78%	37,870
Total			\$224,150

- (1) Based on historical recreation capital projects spending for the Town, as shown on page 24.
- (2) Based on the current and estimated population of the Town of Zionsville, as shown on page 9.
- (3) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the Town of Zionsville.

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

ESTIMATED ANNUAL 2021 IMPACT FEE REVENUES AND EXPENDITURES

	,					ES	Estimated Cost (1)					
	Base Unit	2000	2000	2003	2024	Year	2028	2002	2028	2029	2030	Total
	(2)	1202	7707	0303	1202		0707	1707	0.70	0707	2007	5
Total Park Acreage	\$59,000	(\$546,288)	(\$547,200)	(\$431,900)	(\$438,200)	(\$444,500)	(\$451,500)	(\$589,500)	(\$598,500)	(\$594,675)	(\$582,250)	(\$5,224,513)
Basketball Courts	65,000	(10,560)	(10,050)	(10,200)	(10,350)	(10,500)	(10,665)	(5,776)	00	00	00	(68,101)
Interpretive Center	207	0 60 07	0 640	0 000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	(10 103)	70 2697	70 670	(48 028)	(47 836)	(48 109)	(183 /62)
Multi-Use Fields Davied Dathways	120,000	(18,2/0)	(16,540)	(10,023)	(959' / 1)	(16, 102)	000,01)	(20,01)	0,000	000, 11	(6)	(20, 102)
Rustic Pathways	80,000	(9.744)	(888)	(9,196)	(9,339)	(9,482)	(9,625)	(8),768)	(9,010)	(10,065)	(9,290)	(95,407)
Restroom Buildings	160,000	` o	0	0	0	0	0	0	0	0	0	0
Picnic Shelter	000'09	0	0	(14,421)	(12,720)	(12,920)	0	(5,328)	(8,112)	(10,976)	(16,704)	(81,181)
Sun Shelter	40,000	(20,300)	(20,600)	(17,138)	0	0	0	0	0	0	0	(58,038)
Standard Playgrounds	100,000	0	0	0 (0 (0	0 (0 0	0 (0 0	0 (0
Tennis Courts	65,000	(5,940)	(8,040)	0 ((4,140)	(4,200)	0 660	0 0	0 0	0 0		(22,320)
Skate Parks	300,000	(21,315)	(12,364)	0 0	o c	(12,928)	(9,840)	0 000	(43 548)	0 (002.61)	(13 026)	(120,447)
Spray Parks	250,000	(30,450)	(SD8,US)	0 0	o c	o c	o c	(20,036)	(010,01)	(13,720)	(13,920)	(123,133)
Omice/Storage Facilities	10,000	o c	0 0	0 0	0 0	0 0	0 0	0	0	0	0	0
Native Plantings	8,000	0	0	0	0	0	0	0	0	0	0	0
Canoe Launch	40,000	(1,624)	(2,060)	(2,090)	(1,696)	(860)	0	0	0	0	0	(8,330)
Fishing Access	000'9	0	0	0	0	0	0	0	0	0	0	0
Parking Spaces	3,500	0	0	0	O	0	0	0	0	0	0	0
Maintenance Facilities	300,000	(45,675)	(46,365)	0	0	0	0	0	(6,758)	(3,430)	(10,443)	(112,671)
Community Center	233	0	0	(210,514)	(214,140)	(217,580)	(230,015)	0	0	0	0	(872,249)
Community Room	150	0	0	0	0	0	0 (0 (0 (0 (0 (0 0
Dog Park	150,000	(3,046)	(6,184)	(3,138)	(12,744)	0 6	0 0	0 0	0 0	0 0	0 0	(25,112)
Mountain Bike Trail	40,000	(4,060)	(4,120)	(3,344)	(3,392)	0 (0,0		o c	-	o c	0 0	(14,910)
Outdoor Fitness Court	65,000	(1,980)	(2,010)	(4,720)	(1,360)	0,400)	(2,044)	0	0 0	0 0	0	(22,659)
רובאופטמוו ססמונא	200	(21.12)	7007(0)	1								
Total Cost		(728,392)	(727,606)	(727,725)	(725,937)	(732,472)	(732,857)	(655,656)	(654,826)	(650,702)	(650,722)	(\$6,986,895)
Estimated Impact Fee Revenues (3)		449,900	456,050	326,200	387,550	356,875	326,200	346,650	305,750	409,000	429,450	
Estimated Non-Local Revenue Credit (4)		312,360	312,360	312,360	312,360	312,360	312,360	312,360	312,360	312,360	312,360	
Estimated New Resident Bond Credit (5)		10,170	12,740	17,860	25,020	30,910	37,400	43,290	49,930	56,360	64,700	
Estimated Capital Budget Contribution (6)		4,560	9,550	13,390	17,660	21,500	24,940	28,460	31,540	34,680	37,870	
Estimated Net Revenues/(Loss)		48,598	63,094	(57,915)	16,653	(10,827)	(31,957)	75,104	44,754	161,698	193,658	
Beginning Balance	,	2,083,693 (7)	2,132,291	2,195,385	2,137,470	2,154,123	2,143,296	2,111,339	2,186,443	2,231,197	2,392,895	
Ending Balance	•	\$2,132,291	\$2,195,385	\$2,137,470	\$2,154,123	\$2,143,296	\$2,111,339	\$2,186,443	\$2,231,197	\$2,392,895	\$2,586,553	
	•											

Note: The effective date of the 2021 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2021.

See page 14. Assumes 1.50% annual inflation over 2020 cost estimates.
 See page 14.
 See page 14.
 See page 18.
 See page 19.
 See page 10.
 See page 20.
 See page 21.
 See page 25. As of January 1, 2021. This illustration does not make any assumptions related to the expenditure of 2012 impact Fee Revenues.

SUMMARY OF PARKS & RECREATION ACREAGE

Park	Total Acreage	Donated Acreage	Purchased Acreage
American Legion Trail Crossing	2.00	2.00	0.00
Big-4 Rail Trail	80.85	58.55	22.30
Carter Station Park	8.32	8.32	0.00
Creekside Corporate Park (Protected Easement Portion)	17.75	0.00	17.75
Creekside Nature Park	18.15	18.15	0.00
Elm Street Green	15.88	0.00	15.88
Heritage Trail Park	11.00	0.00	11.00
Holliday Nature Park	49.73	49.73	0.00
Lincoln Park	1.14	0.00	1.14
Lost Run Farm Donation	7.86	7.86	0.00
Mulberry Fields Park	38.06	0.00	38.06
Overley-Worman Park Donation (OWP)	8.00	8.00	0.00
Starkey Nature Park	80.85	48.81	32.04
Tennis/Playground @ Lions Park	0.65	0.65	0.00
Town Hall Plaza	0.30	0.00	0.30
Turkey Foot Nature Park	24.11	23.08	1.03
Village Corner Park	0.02	0.00	0.02 (1)
Wetland Reserve	17.71	17.71	0.00
Zion Nature Center	0.40	0.00	0.40 (1)
Zion Nature Sanctuary	9.79	9.79	0.00
Zionsville Golf Course	61.86	0.00	61.86
Totals	454.42	252.65	201.77
Percentages	100%	56%	44%

⁽¹⁾ Leased by the Parks and Recreation Department.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

HISTORICAL RECREATION CAPITAL IMPROVEMENTS EXPENDITURES NOT FUNDED THROUGH RECREATION IMPACT FEES, DONATIONS OR DEBT

Budget 	Capital Expenditures
	(1)
2016	\$10,000.00
2017	1,782.48
2018	419,919.21
2019	171,938.44
2020	593,450.65
Average	\$240,000.00

⁽¹⁾ Per the Town of Zionsville.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

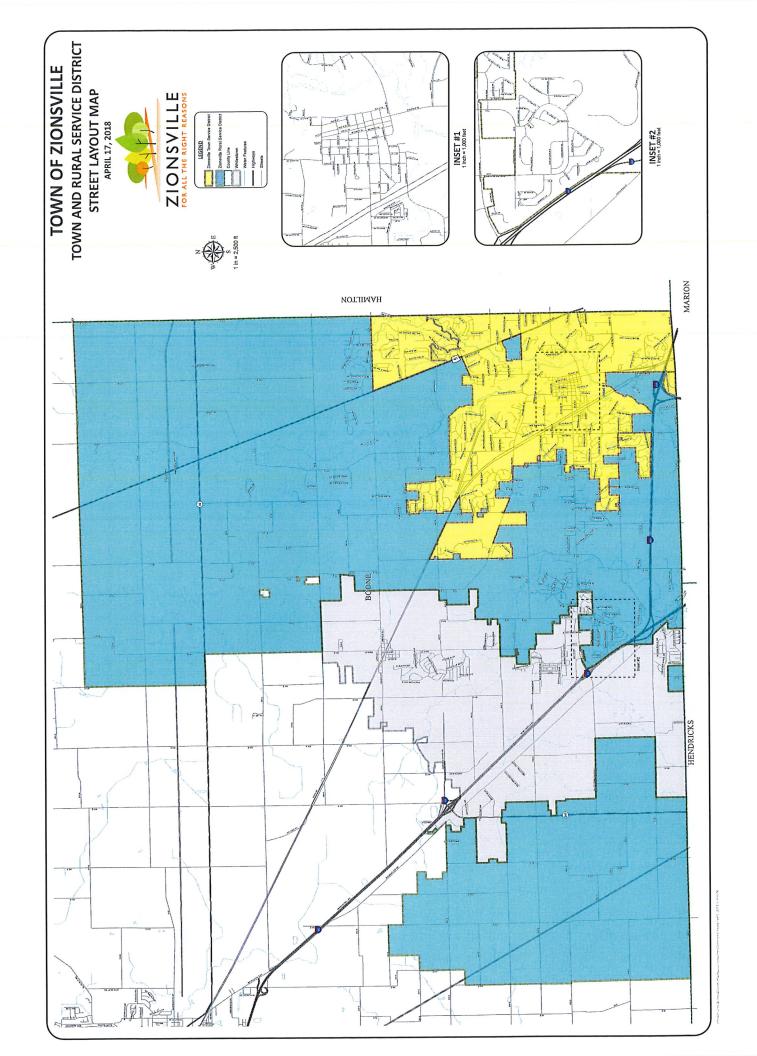
HISTORICAL IMPACT FEE RECEIPTS AND EXPENDITURES (1) Park Impact Fee Fund - 272 (Unaudited)

Ending Balance	\$46,398.00	306,230.00	586,136.00	749,020.00	899,268.00	1,098,361.00	1,314,760.00	1,727,138.00	2,083,693.00
Expenditures	\$0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0.00
Receipts	\$46,398.00	259,832.00	279,906.00	162,884.00	150,248.00	199,093.00	216,399.00	412,378.00	356,555.00
Beginning Balance	\$0.00	46,398.00	306,230.00	586,136.00	749,020.00	899,268.00	1,098,361.00	1,314,760.00	1,727,138.00
Year	2012	2013	2014	2015	2016	2017	2018	2019	2020

⁽¹⁾ Per the Town of Zionsville.

(Subject to the comments in the attached Report (dated August 27, 2021 by Baker Tilly Municipal Advisors, LLC.)

APPENDIX A MAP OF THE TOWN OF ZIONSVILLE



APPENDIX B AMENITIES DEFINITIONS AND COST ESTIMATES

STANDARD TOWN AMENITY/FACILITY	DEFINITION/ASSUMPTIONS OR PERFORMANCE STANDARDS	UNIT	UNIT COST (2020 \$)	COST/ PERSON
	A facility on which the game of baseball or softball is played. For the purposes of this estimate, a baseball /softball field facility includes the following: infield, outfield, team benches/dugouts, scoreboards, fencing, field lighting, irrigation and stands/bleachers.			
BASEBALL/SOFTBALL FIELD	Standard Baseball Field (adaptable for Little League) Baselines - 90' Pitching distance - 60.5' Foul lines - min. 320' Center field - 400' or more Space - 3.7 Acres (160,000 s.f.) Service Area - 1/4 to 1/2 mile radius	EA	\$250,000	\$8.51
SOCCER FIELD	A facility on which the game of soccer is played. For the purposes of this estimate, a soccer field facility includes the following: natural turf, soccer goals, team benches, irrigation and stands. Estimate does not include lighting.	EA	\$200,000	\$6.81
	Size/dimension - 195' to 225' x 330' to 360' with 10' min. clearance on all sides Space - 1.7 to 2.1 acres Service Area - 1 to 2 miles			
MULTI-USE FIELD	A relatively flat, grassy area that is suitable for scheduled league or team sports activities, such as rugby, lacrosse, soccer, softball, and baseball, that is between seven and ten acres in size, but which does not include permanent buildings or structures. Estimate does not include irrigation or lighting.	EA	\$120,000	\$4.09
BASKETBALL COURT	Space - 7-10 Acres A facility on which the game of basketball is played. For the purposes of this estimate, a basketball court facility includes, but is not necessarily limited to, the following: floor/asphalt surface, goals, team benches, and stands.		\$65,000	\$2.21
	Youth Basketball Court Size/Dimensions - 46' to 50' x 84' Space - 2,400 to 3,036 s.f. Service Area - 1/4 to 1/2 mile radius	EA		
TENNIS COURT	A facility on which the game of tennis is played. For the purpose of this estimate, a tennis court facility includes, but is not necessarily limited to, the following: rectangular flat surface, net, fencing and stands. Lighting is not included.	EA	\$65,000	\$2.21
	Size/Dimensions - 36' x 78' w/12' clearance on both ends Space - 7,200 s.f. minimum singe court area Service Area - 1/4 to 1/2 mile			
PICKLEBALL COURT	A facility on which the game of pickleball is played. For the purpose of this estimate, a pickleball court facility includes, but is not necessarily limited to, the following: rectangular flat surface, net, fencing and stands. Lighting is not included.	EA	\$45,000	\$1.53
	Size/Dimensions - 20' x 44' Space - Minimum surface area: 30' x 60' with 34'x64' recommended Service Area - 1/4 to 1/2 mile			
GOLF COURSE	A dedicated area of land consisting of a series of holes, each with a teeing ground, fairway, rough and other hazards, golf cart paths, and a green with a flagstick (pin) and cup, all designated for the game of golf. A golf course may or may not include a country club/pro shop or driving range.		\$10,000,000	\$340.46
	18-hole, championship course Size/Dimensions - 6,500 yards Space - 110 yards minimum \$830K per hole	EA		
DOG PARK	An area of land set aside and designated for dogs so that they may exercise and socialize off leash in a controlled environment under the supervision of their owners. For the purposes of this estimate, a dog park facility includes, but is not necessarily limited to, the following: 6' or taller metal fence; separate, double-entry and exit points; adequate drainage; benches for dog owners; tools to pick up and dispose of dog waste (i.e. covered trash cans) and shade. A dog park may or may not include potable water taps, a pond for swimming, or a separate enclosure for small dogs. Does not include property acquisition costs.	EA	\$150,000	\$5.11
	Two 2.5 acre large dog areas (for rotation purposes) and a 0.5 acre area for small dogs Keyed entry, 15' x 15' bull pin at entry with two gates, 8' chain-link fence enclosure, water fountain(s), wash off facility, benches, dog waste stations, etc.			
SPRAY PARK	An area for water play that has no standing water; a public area where spraying or shooting water is provided by the municipality. A splash pad/spray park typically consists of ground nozzles controlled by hand activated-motion sensor, to run for a limited amount of time, with a number of interactive water play features for children of all ages. A recirculation system is recommended to be installed with splash pad/spray park components.	EA	\$600,000	\$20.43



STANDARD TOWN AMENITY/FACILITY	DEFINITION/ASSUMPTIONS OR PERFORMANCE STANDARDS	UNIT	UNIT COST (2020 \$)	COST/ PERSON
SKATE PARK	A purpose-built recreational area designated for use by skateboarders, rollerbladers, roller skaters, and BMX riders to ride and develop their technique. A typical skate park facility is constructed of riding surfaces including ramps, half-pipes, quarter pipes, handrails, funboxes, vert ramps, pyramids, banked ramps, full pipes, pools, bowls, snake runs, stair sets, and other hard surfaces. Some skate park facilities are "bike-only" facilities, while others are "skate-only" facilities.	EA	\$300,000	\$10.21
	Size/Dimension - 10,000 s.f. Space - 17,000 s.f.			
COMMUNITY LANDSCAPED GARDEN BEDS	A single piece of land gardened collectively by a group of people; a shared space in a neighborhood where residents can have a place to grow produce or flowers. A community garden is typically located on a vacant lot, at a school or community center, or on donated land. Food may be grown communally, or individuals may have their own plot or bed. For the purposes of this estimate, a community outdoor garden is not intended to contain chickens, or other farm animals, for food production. Initial community garden projects would be constructed in agricultural/semi-agricultural land (not an urban garden)	EA	\$10,000	\$0.34
	Starter garden with 40 plots.			
RENTAL GARDEN PLOT	A small area, typically 20' x 20', of ground for gardening, with 1 plot for every 500 people.	EA	N/A	N/A
	None.			
COMMUNITY ROOM	A room where members of a municipality can gather for social or cultural activities. Community rooms may be dedicated for public use or designated as flexible space with the opportunity to reserve when that space is not being used for it's primary purpose (i.e. designated community rooms located within Town Hall will serve the town government's needs first with reservation opportunities as secondary use).	SF	\$45,000	\$1.53
	300 s.f. Multi-purpose room, offices, meeting rooms, etc. available for use by the public.			
	A facility where members of a municipality can gather for social or cultural activities.		\$3,500,000	\$119.16
COMMUNITY CENTER	15,000 s.f. Kitchen, multi-purpose room, offices, restrooms, gymnasium, courts, meeting rooms, banquet hall, offices, etc.	SF		
INTERPRETIVE CENTER	A place of interest, such as a park or historical site, where a building or group of buildings provide visitors with an interpretation of that place through a variety of media, such as video displays and exhibitions of materials. An interpretive center facility may include restrooms, concessions, or gift shops. For the purposes of this estimate, the phrase "interpretive center" also includes "visitors center." An interpretive center may include a self-guided trail. Estimate does not include costs associated with creating/graphic design/fabricating the interpretive displays.	EA	\$620,000	\$21.11
	3,000 s.f. indoor education center.			
STANDARD PLAYGROUND	An outdoor play area designated for children to play; a small area with dedicated play equipment.	EA	\$100,000	\$3.40
	Single piece of play structure equipment.			
OUTDOOR FITNESS COURT	Outdoor fitness equipment located in a public park for use by any park user.	EA	\$65,000	\$2.21
	Includes 5 unique pieces of equipment/stations with multiple activity potentials.			
CANOE LAUNCH	A location on a body of water that is designated for the purpose of launching a canoe (i.e. placing a canoe in the water) typically for recreational purposes. A typical canoe launch is a simple clearing in the landscape adjacent to a waterway where paddlers can access the waterway with their canoe.	EA	\$40,000	\$1.36
	None			
FISHING ACCESS	Legal passage to any of the public waters of a governmental entity by way of a designated contiguous land owned or controlled by said governmental entity which assures that all members of the public shall have access to and use of a public waterway for the purposes of fishing from the shore.	EA	\$6,000	\$0.20



PARK IMPACT FEE: STANDARD COMMUNITY AMENITY/FACILITY PRELIMINARY COST ESTIMATES					
STANDARD TOWN AMENITY/FACILITY	DEFINITION/ASSUMPTIONS OR PERFORMANCE STANDARDS	UNIT	UNIT COST (2020 \$)	COST/ PERSON	
NATIVE PLANTINGS	Those plantings that have naturally evolved in a specific region's ecosystem, to the extent that said plantings were growing naturally in the area before humans introduced plants from distant places. Native plantings typically require no special care, including irrigation or fertilization, to thrive. They are typically pest resistant and disease resistant, and are truly low-maintenance grading and landscaping plants.	AC	\$8,000	\$0.27	
	Native grass/herbaceous plantings (plugs)				
	An established line of travel or access; a course for pedestrian and bicycle passage. Does not include bridges.		\$1,200,000	\$40.86	
PAVED PATHWAY/GREENWAY	Primary trail - 12'-15' (desired) - 10' (minimum); Secondary trail - 10'-12' (desired) - 8' (minimum); Multi-use asphalt trail	MI			
RUSTIC PATHWAY	An established line of travel or access; any natural or landscaped course for pedestrian or bicycle passage. Does not include bridges.	МІ	\$80,000	\$2.72	
	Tertiary trail: 6' wide crushed aggregate (preferred) walking trail (no equestrian use)				
MOUNTAIN BIKE TRAIL	Trails for riding bicycles off-road, often over rough terrain, utilizing mountain bikes.	МІ	\$40,000	\$1.36	
	2'-4' wide dirt or natural surface trail for mountain bike riding. No equestrian use.				
SUN SHELTER	A sun shelter structure located in a park and which is intended to protect users of the park from the elements (i.e. sun, wind, and rain). Includes seating.	EA	\$40,000	\$1.36	
	15' x 15', standard open air shelter with seating				
PICNIC SHELTER	A typical open-sided shelter structure located in a park and which is intended to protect users of the park from the elements (i.e. sun, wind and rain). Includes seating and often tables. Typically utilized for larger gatherings, family's or as a rental space.	EA	\$60,000	\$2.04	
	25' x 30', large open air shelter with seating				
PARKING SPACE	A space in which to park one motorized vehicle. For the purposes of this estimate, the phrase parking space would not include access to the parking lot from the street or landscaping of the parking lot within which these spaces are provided.	EA	\$3,500	\$0.12	
	60-90 degree parking space 270 square feet per space (including one-half of the aisle width) One wheel stop per space (required by the Town Zoning Ordinance)				
RESTROOM BUILDING	A stand-alone or combination concession stand/restroom facility in association with a recreation facility. A concession building may or may not have maintenance closets, storage facilities and/or announcer's booths. Restroom facility contains both facilities for men and women and are not portable chemical toilets.	EA	\$160,000	\$5.45	
	Enclosed structure.				
OFFICE/STORAGE FACILITY-HUB	Place of business where park operations are performed; provides for the safe storage and easy retrieval of park equipment.	EA	\$750,000	\$25.53	
	Large structure, contains storage areas, restrooms and office facility				
MAINTENANCE/STORAGE FACILITY	A building or collection of buildings used in the up-keep of park equipment and which is centrally located within the community.	EA	\$300,000	\$10.21	
	Large structure, contains basic electrical garage doors for access to structure.				

Notes:

- 1) Established quantities for park elements/facilities are estimated for the purposes of this study. Designs for site elements/facilities will be developed in the future with the actual costs determined at that time.
- 2) Basic costs for site preparation are included in the costs estimates. Additional costs for site specific conditions are not included and will be developed as a part of the site design.
- 3) Property acquisition costs are not included in the estimates.
- 4) Professional design fees are not included in the estimates.



NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission on Monday, December 20, 2021, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition:

Petition #2021-67-CPA, filed for the Town of Zionsville, a Comprehensive Plan Amendment to replace the previously adopted 2011 Impact Fee, which was a part of Ordinance No. 2011-14, and implement the proposed Recreation Impact Fees (pursuant to Indiana Code 36-7-4-1300) for the Town of Zionsville, Boone County, Indiana. The proposed Recreation Impact Fees applies to all of the Town of Zionsville. The proposed replacement of the existing Recreation Impact Fee would change the fee from \$1221.00 to \$2045.00 for New Single-Family Home (Detached), from \$977.00 to \$2045.00 for New Single Family Home (Attached) and from \$733.00 to \$941.00 for Multi Family Home. The Recreation Impact Fee report compiles documentation of demonstrated capital improvements and includes forecasted schedule and appendices.

A copy of the entire text of the proposed Comprehensive Plan Amendment documents are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Comprehensive Plan Amendment are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition for Comprehensive Plan Amendment will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)
(
Wayne DeLong, AICP, CPM
(Secretary)

PUBLISH: Newspaper of General Circulation

Tax I.D. 82-2664009 To: The Lebanon Reporter 117 E. Washington St. Lebanon, IN 46052

Town of Zionsville Plan Commission	117 E. Washington St. L	
(Governmental Unit)		
Boone County, Indiana		
	PUBLISHER'S CLAIM	
	TLR- 947 Ad # 1748254	
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Pursuant to the provisions and penalties and correct, that the amount claimed is legally obeen paid. I also certify that the printed matter atta which was duly published in said paper1	due, after allowing all just credits, a ched hereto is a true copy, of the	and that no part of the same has same column width and type size,
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Newspaper does not have a W	eb site.	
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Newspaper has a Web site but	refuses to post the public notice.	. •
	Loui G	ather
Date: December 9, 2021	Title: Legal Advertising Clerk	

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE
PLAN COMMISSION
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Hearing to be held by the Town of
Zionsville Plan Commission on
Monday, December 20, 2021, at
7:00 p.m. in the Zionsville Town
Hall, 1100 West Oak Street
Zionsville, Indiana 46077 to
consider the following Petilion:
Petilion #2021-67-CPA, filled for
the Town of Zionsville, a
Comprehensive Plan Amendment to
replace the previously adopted
2011 Impact Fee, which was a part
of Ordinance No. 2011-14, and
implement the proposed Recreation
Impact Fees (pursuant to Indiana
Code 36-7-4-1300) for the Town of
Zionsville, Boone County, Indiana,
The proposed Recreation Impact
Fees applies to all of the Town of
Zionsville, Boone County, Indiana,
The proposed Recreation Impact
Fees applies to all of the Town of
Zionsville. The proposed
replacement of the existing
Recreation Impact Fee would
change the fee from \$1221.00 to
\$2045.00 for New Single-Family
Home (Attached) and from \$730.00 to
\$941.00 for Multi Family Home.
The Recreation Impact Fee report
compiles documentation of
demonstrated capital improvements
and includes forecasted schedule
and appendices,
A copy of the entire text of the

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A copy of the entire text of the proposed Comprehensive Plan Amendment documents are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana. 46077 or at: http://www.zionsville-in.gov/z31/Pjanning-Economic-Development. Written comments in support of or in opposition to the Comprehensive Plan Amendment are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition for Comprehensive Plan Amendment will be heard at the Public Hearing. The Public Hearing may be continued from lime to time as may be found necessary. Further, and if supported by Executive Order and/or the Laws of the Public Order and/or the Laws of the public will be attorded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication if indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

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Dave Franz (President)

Vayne DeLong, AICP, CPM (Secretary)

TLR-947 12/9 hspaxip 1748254