



CENTERVILLE CITY

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Incorporated in 1915

Mayor

Clark Wilkinson

City Council

Tamilyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Steve H. Thacker

CENTERVILLE CITY PARKS & RECREATION COMMITTEE AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PARKS & RECREATION COMMITTEE WILL HOLD A MEETING AT 7:00 P.M. ON TUESDAY, JANUARY 9, 2018 IN THE CITY HALL BUSINESS OFFICE CONFERENCE ROOM AT THE CENTERVILLE CITY HALL & COMMUNITY CENTER 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

A. ROLL CALL

B. BUSINESS

1. Welcome, (the minutes from last meeting were approved electronically)
2. Update on Land Water Conservation Grant - Bruce
3. Futsal Court Progress, Army Corps & RSL – Bruce & Jon
4. Review of Park Improvement Funding – Steve Thacker
5. Any update on RAP Tax – Parks Capital Improvement Fund
6. Review Capital improvement list and make priorities
7. Next Meeting: February 13, 2018

Potential topics:

C. ADJOURNMENT

Marsha L. Morrow, MMC
Centerville City Recorder



Parks Capital Improvement Plan

All dollar amounts are rough estimates only.

<u>HIGH TO LOW PRIORITY</u>			Impact Fee Eligible
1	Community Park Expansion	phase 2: Parking and Path (.26 miles)	\$ 600,540
2	"	phase 3: Sports Fields	\$ 455,520
3	"	Small Bowery/restrooms	\$ 100,000
4	Porter-Walton Park	Swingset + Toddler Seat	\$ 3,000
5	Community Park	Additional Lighting in Parking Lots	\$ 25,000
6	Community Park Expansion	Additional Playground	\$ 50,000
7	Community Park	Ballfield Lights/Scoreboards	\$ 160,000
8	*Island View Park	Replace Playgrounds	\$ 100,000
9	"	Concept plan/Design Grading	\$ 100,000
10	"	Renovate Tennis Courts	\$ 150,000
11	"	Renovate/Rebuild Lower Level Restrooms	\$ 55,000
12	"	Remove Handball/Build Pickleball courts	\$ 150,000
13	"	New Restroom/Pavilion on Upper Level	\$ 60,000
14	All Parks and Urban Trails	Maintenance of Asphalt surfaces	\$ 240,000
15	Replace/repair of existing amenities; Playgrounds, pavilions, paths, courts.		\$ 300,000
16	Parrish Creek Pond	Develop nature park	\$ 150,000
17	Location To Be Determined	Splash Pad/interactive water feature	\$ 500,000
18	Additional Park Amenities	2 Tennis Courts	\$ 300,000
19	Location To Be Determined	2 Basketball Courts	\$ 150,000
20	Location To Be Determined	4 Pickleball Courts	\$ 150,000
21	Trail Improvements	Legacy/D&RG Trailhead w/restrooms	\$ 100,000
22	Frontage Road	West Side Landscaping	\$ 400,000
23	Future Park(s) Location TBD	Purchase of Property (7.21 acres)	\$ 680,000
24		Phase 1: Concept Planning and Design	\$ 20,000
25		Phase 2: Grading	\$ 60,000
26		Phase 3: Drainage and Utilities	\$ 36,000
27		Phase 4: Irrigation and seed	\$ 600,000
28		Phase 5: Parking and Path	\$ 150,000
29	Additional Park Amenities	Pavillion/Restroom Playground	\$ 300,000
30	**City Hall/Founders Park Expansion	Purchase & Improve .98 acres	\$ 700,000
Total Improvements			\$ 6,845,060
			\$ 2,712,060

* Island View Park Complete Rebuild estimate at \$ 200,000 per acre
4.6 acres

**Make funding available for opportunity \$ 920,000

POTENTIAL FUNDING SOURCES

- 1 Future Park Impact Fees/Developer Contributions
- 2 Grants
- 3 General Fund
- 4 RAP Tax
- 5 Recreation District
- 6 Dedicated Property Tax
- 7 Private Donations

***None of the cost estimates have been adjusted for inflation in future years.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

AMENDMENT TO THE 2012 PARK IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS (JANUARY 2017)

At the time the City prepared the 2012 Park Impact Fee Facilities Plan and Impact Fee Analysis (IFFP/IFA), the City relied upon estimates for future park development. Since that time, the City has initiated the development of an expansion of the Centerville Community Park. Due to the inflation of construction costs, actual costs are much higher than estimated. The city is now amending the 2012 Park IFFP/IFA to reflect actual costs.

EXECUTIVE SUMMARY AMENDMENTS

The following paragraphs have been amended to read as follows:

The Park IFFP identifies the planned parks, park amenities, and trails needed to maintain the current LOS along with the associated costs. The total cost to add the additional park acreage, park amenities, and paved trails is estimated to be around ~~\$2,500,000~~ **3,486,028**. Impact fees will be charged only to residential development as commercial development is assumed to create no new demand on the parks, park amenities and trail systems. Impact fees will also be the primary source for funding the additional improvements.

The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is ~~\$2,500,000~~ **3,486,028**. This cost distributed equally to the new residential units would justify a maximum park impact fee of ~~\$2,057.64~~ **2,869.16**.

Centerville City Park Impact Fee Facilities Plan and Impact Fee Analysis

TABLE D: PARK IMPACT FEE FACILITIES PLAN AMENDMENTS

The following amended table shows updated actual costs for the Community Park Expansion and new estimates for the Future Park(s) based on actual costs. The cost per acre to develop the park is \$286,166 (\$1,716,995/6.0 acres).

Water requirements at the park expansion required an irrigation reservoir but may not be needed at future park(s); also, the City anticipates parking requirements for the future park(s) and associated costs will be half what they are for the park expansion. The associated costs (\$498,471 for the reservoir and half of the parking costs) taken from the total cost to develop the park expansion give a cost per acre to develop a park of \$203,081 (\$1,716,955-\$498,471/6.0 acres).

AMENDED TABLE D: PARK IMPACT FEE FACILITIES PLAN

Park/Trail	Description	Cost	Amended
Trail Improvements	D&RG Trail Match (pave 1.34 miles)	\$ 40,000	\$ 25,379
Community Park Expansion (6.0 acres)	Total	\$ 820,000	\$ 1,716,995
	<i>Phase 1: Concept and Design</i>	\$ 20,000	
	<i>Phase 2: Grading 2015 Phase</i>	\$ 50,000	\$ 408,560
	<i>Phase 3: Drainage and Utilities 2017 Phase</i>	\$ 100,000	\$ 671,955
	<i>Phase 4: Irrigation and Seed 2018 Phase</i>	\$ 500,000	\$ 636,480
	<i>Phase 5: Parking and Path (pave .26 miles)</i>	\$ 150,000	
Parrish Creek Parkway (1.5 acres)		\$ 150,000	\$ 150,000
Future Park(s) (Location Not Yet Determined)*	Total	\$ 490,000	\$ 643,654
	<i>Purchase of Property (2.16 acres)</i>	\$ 205,000	\$ 205,000
	<i>Phase 1: Concept and Design</i>	\$ 6,000	
	<i>Phase 2: Grading-Park Development</i>	\$ 18,000	\$ 438,654
	<i>Phase 3: Drainage and Utilities</i>	\$ 36,000	
	<i>Phase 4: Irrigation and Seed</i>	\$ 180,000	
	<i>Phase 5: Parking and Path (pave .35 miles)</i>	\$ 45,000	
Park Amenities (Sport Court, Pavilion/Restroom, Playground)		\$ 300,000	\$ 250,000
City Hall/Founders Park Expansion (.98 acres)	Purchase and Improve	\$ 700,000	\$ 700,000
	Total	\$ 2,500,000	\$ 3,486,028

*The Parks CIP shows Future Park(s) at 7.21 additional acres, this is based on a park standard of 3.24 acres per 1,000 residents. The Park IFFP shows 2.16 acres; this is the portion of the Future Park(s) required to maintain the adjusted LOS of 2.79 acres of developed parks per 1,000 residents.

RECOMMENDED PARK IMPACT FEE AMENDMENT

Based on the amended Park Impact Fee Facilities Plan (Amended Table D above), the recommended park impact fee calculation is amended to read as follows:

The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is ~~\$2,500,000~~ **\$3,486,028**. This cost distributed equally to the new residential units would justify a maximum park impact fee of ~~\$2,057.61~~ **2,869.16**.

$$\text{\$2,500,000 TOTAL COSTS/1,215 UNITS} = \text{\$2,057.61}$$

$$\text{\$3,486,028 TOTAL COSTS/1,215 UNITS} = \text{\$2,869.16}$$