

**City of Talent  
Parks Financial Analysis**

**DRAFT**

**January 20, 2020**

HEC No. 190306

The following report was prepared by Hansford Economic Consulting LLC.

The analyses and findings contained within this report are based on primary data provided by the City of Talent, as well as additional secondary sources of data available as of the date of this report. Updates to information used in this report could change or invalidate the findings contained herein. While it is believed that the primary and secondary sources of information are accurate, this is not guaranteed.

Every reasonable effort has been made in order that the data contained in this study reflect the most accurate and timely information possible. No responsibility is assumed for inaccuracies in reporting by the client, its consultants and representatives, or any other data source used in the preparation of this study. No warranty or representation is made that any of the projected values or results contained in this report will actually be achieved. There will usually be differences between forecasted or projected results and actual results due to changes in events and circumstances.

Changes in economic and social conditions that may negatively affect the findings of this report include, but are not limited to, economic recessions, major environmental problems or natural disasters. Any applications for financing, or bond sales analyses, should re-evaluate the financial health and projection of revenues and expenses at the time of the application or preparation for bond sale.

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# **Section 1: BACKGROUND AND SUMMARY OF FINDINGS**

## **1.1 PURPOSE OF THE STUDY**

The City of Talent (City) recently completed an updated Parks Master Plan (PMP). The PMP provides recommended improvements to park facilities in the City over the next twenty years based on citizen input at community workshops and industry guidelines. The City needs to understand the financial impact of the PMP; whether it is fiscally feasible to complete all of the improvements in the next twenty years with current funding sources, whether funding needs to be augmented, and how much can be spent on improvements at different funding levels.

Specifically, this analysis determines the level of park utility fees and park system development charges (SDCs) necessary to complete a portion, or possibly all, of the improvements described in the PMP.

## **1.2 SUMMARY OF EXISTING AND FUTURE PARKS FACILITIES**

City parks are enjoyed by residents, employees, and visitors to Talent. Greatest use of parks is by resident families, who use the active and passive recreation opportunities provided by the parks. Talent has a variety of parks, including small neighborhood parks, larger community parks, specific-purpose parks such as the dog park and skate park, and greenways that provide open space linkages within the community. A full description of current facilities is provided in the PMP.

There are currently 36.86 developed acres of parkland in Talent. The PMP includes an additional 22.62 acres being developed over the next twenty years. Improvements to parks include rehabilitation and enhancements of facilities and features at existing parks, the majority of which at Chuck Roberts park. New parks in the PMP include Suncrest Park (Phases 1 and 2), Wagner Creek Park, Joseph Park, and Creekside Park.

## **1.3 FORECASTED PARKS FINANCIAL NEEDS**

The financial need to maintain, develop, and operate park facilities includes both capital outlay for the PMP improvements as well as continued and additional costs to operate the parks.

The PMP includes \$4.36 million in total costs (in today's dollars). These costs will be paid for by existing and future park users using cash and bond proceeds. Existing park users will pay for their share of costs (\$1.00 million) by making monthly park utility fee payments. Future park users will pay for their share of costs (\$3.36 million) by payment of park SDCs at building permit issuance.

This report estimates that the cost to manage and operate the park facilities will increase from about \$213,000 per year to approximately \$323,000 per year over the next 10 years. The increase in annual costs will be paid for with monthly park utility fees by current and new park users over the next 10 years.

## 1.4 SUMMARY OF FINDINGS

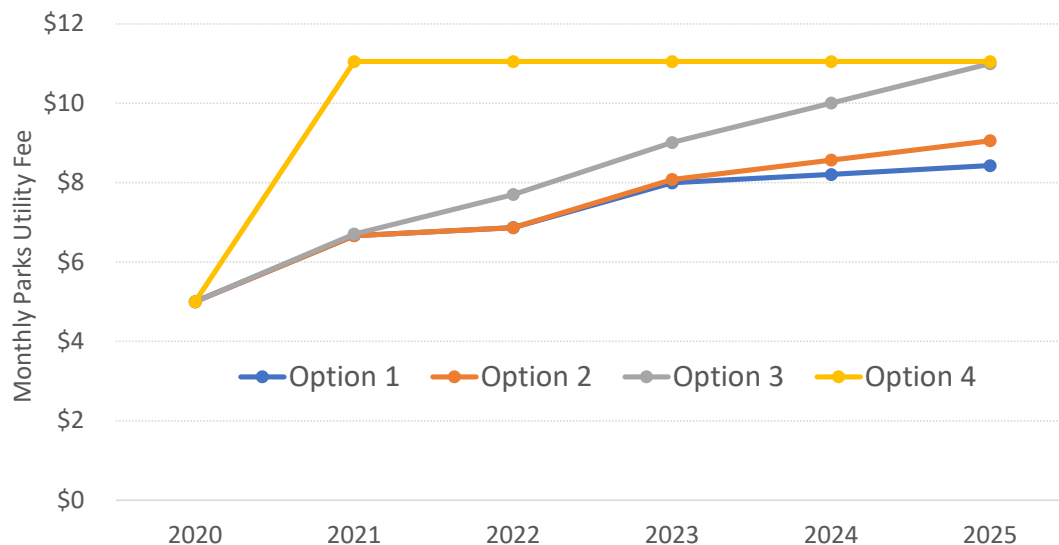
### Park Utility Fees

Park utility fees need to increase to pay for increased management and operations costs as well as capital facility costs included in the PMP. **Table 1** on the next page summarizes the calculated fees for the next five years under four different options.

- Option 1 - Improvement costs greater than revenue generated by \$1.00 of the parks utility fee per month per EDU is debt-funded.
- Option 2 - The monthly fee is increased by 50 cents every year and the remaining unfunded capital costs are debt-financed.
- Option 3 – The monthly fee is increased by \$1.00 every year and the remaining unfunded capital costs are debt-financed.
- Option 4 – All new capital improvements costs are cash-funded.

Option 1 has the least financial impact to park users. Under this option, the total monthly park utility fee would increase from \$5.00 per month to \$6.66 per month in July 2020, and increase to \$9.46 per month by year ten. Under Option 2 the fee increase is the same for the first two years and then a greater than under Option 1 each year thereafter. Under Option 3 the fees have to be even greater because more of the improvement costs are cash-funded. Under Option 4 the fees have to immediately be raised to a higher fee than under the other options to be able to cash-fund all improvements in the desired timeframe described in the PMP. The calculated fees are shown in **Figure 1** below.

**Figure 1**  
**Parks Utility Fee Projection for a Single Family Home**



Over the next five years, a single family home would pay \$458 under Option 1, \$471 under Option 2, \$533 under Option 3, and \$663 under Option 4. Over the ten-year period, a single family home would pay \$1,000 under Option 1, \$1,101 under Option 2, \$1,371 under Option 3, and \$1,326 under Option 4.

**Table 1**  
**Summary of Parks Utility Fees**

<b>Fee Level</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Option</b>	Current	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Option 1</b>	<b>All capital (&gt;\$1.00/mo) debt funded</b>					
Operations	\$4.00	\$4.87	\$5.08	\$5.30	\$5.52	\$5.75
Capital	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Debt	\$0.00	\$0.79	\$0.79	\$1.70	\$1.69	\$1.68
<b>Total</b>	<b>\$5.00</b>	<b>\$6.66</b>	<b>\$6.87</b>	<b>\$8.00</b>	<b>\$8.21</b>	<b>\$8.43</b>
<b>Option 2</b>	<b>Increase \$0.50 / yr + debt service [1]</b>					
Operations	\$4.00	\$4.87	\$5.08	\$5.30	\$5.52	\$5.75
Capital	\$1.00	\$1.00	\$1.00	\$1.20	\$1.48	\$1.75
Debt	\$0.00	\$0.79	\$0.78	\$1.58	\$1.57	\$1.56
<b>Total</b>	<b>\$5.00</b>	<b>\$6.66</b>	<b>\$6.86</b>	<b>\$8.08</b>	<b>\$8.57</b>	<b>\$9.06</b>
<b>Option 3</b>	<b>Increase \$1.00 /yr + debt service</b>					
Operations	\$4.00	\$4.87	\$5.08	\$5.30	\$5.52	\$5.75
Capital	\$1.00	\$1.13	\$1.92	\$2.70	\$3.48	\$4.25
Debt	\$0.00	\$0.71	\$0.70	\$1.01	\$1.00	\$1.00
<b>Total</b>	<b>\$5.00</b>	<b>\$6.71</b>	<b>\$7.70</b>	<b>\$9.01</b>	<b>\$10.00</b>	<b>\$11.00</b>
<b>Option 4</b>	<b>No debt for existing users</b>					
Operations	\$4.00	\$4.87	\$5.08	\$5.30	\$5.52	\$5.75
Capital	\$1.00	\$6.18	\$5.97	\$5.75	\$5.53	\$5.30
Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$5.00</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>

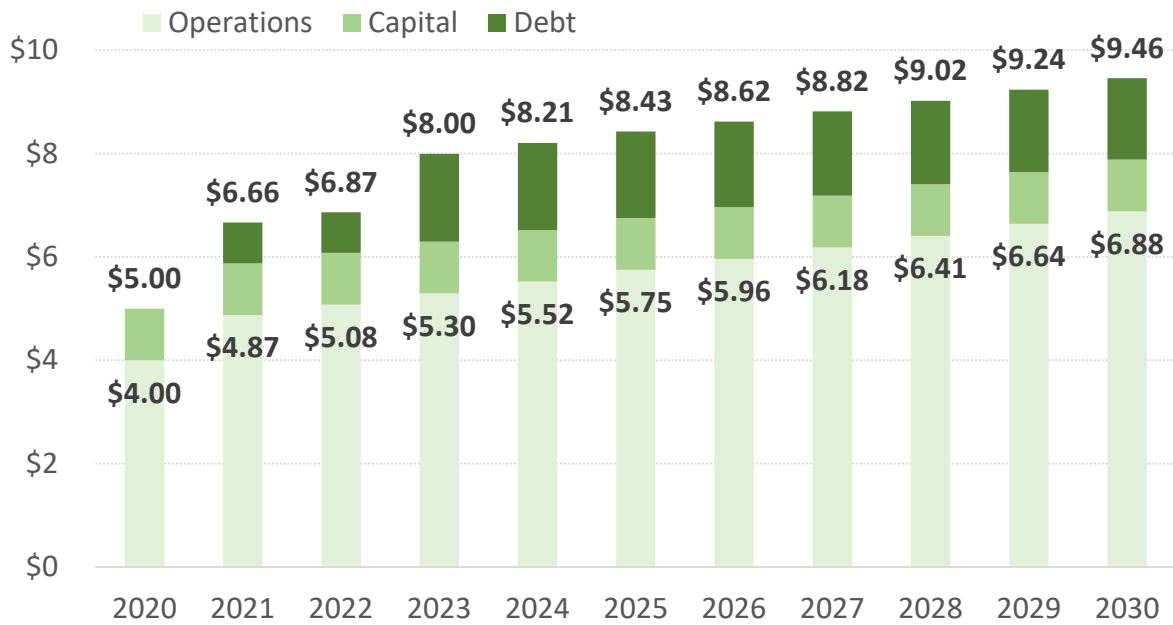
Source: HEC November 2019.

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[1] In years 1 and 2 the increase is greater than \$0.50 per year (excluding debt service) to ensure at least \$1.00 of the fee is put toward capital projects.

**Figure 2** on the next page shows the breakdown of park utility fees for a single family home under Option 1. The monthly parks utility fee would almost double over a 10-year timeframe. The operations portion of the fee would increase from \$4.00 per month to \$6.88 per month over ten years. Cash funding of capital costs would remain at \$1.00 per month but a debt charge would be added to the fee for facilities that would be debt-financed.

**Figure 2**  
**Projected Monthly Fee under Option 1 for a Single Family Home**



**Calculated Park SDCs**

Park SDCs also need to increase so that future park users pay their share of park facilities costs.

**Table 2** on the next page shows the calculated park SDCs under three different scenarios (all of Suncrest Park is built, only Phase 1 of Suncrest is built, and Suncrest Park is not developed). In addition, per the Talent Parks Commission recommendation, an alternative set of scenarios includes not building the amphitheater at the Skate Park and not building a new skate facility at Chuck Roberts Park but rebuilding the existing skate facility at the Skate Park. The park SDCs would be lower under the alternative set of scenarios.



**Table 2**  
**Summary of Calculated Park SDCs**

Land Use Category	Current Fees	Calculated 2020 Fees		
		All Projects Included	No Suncrest Phase 2	No Suncrest Park
Single Family	\$1,782	\$5,699	\$4,310	\$3,638
Multi-Family	\$1,293	\$4,817	\$3,643	\$3,074
Mobile Home Park Units	\$1,223	\$4,321	\$3,268	\$2,758
<b>No Amphitheater @ Skate Park but Rebuild Skate Facility; No new Skate Facility @ Chuck Roberts</b>				
Single Family		\$5,234	\$3,791	\$3,126
Multi-Family		\$4,423	\$3,204	\$2,642
Mobile Home Park Units		\$3,968	\$2,874	\$2,370

Source: HEC January 2020.

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## Section 2: PARKS MASTER PLAN

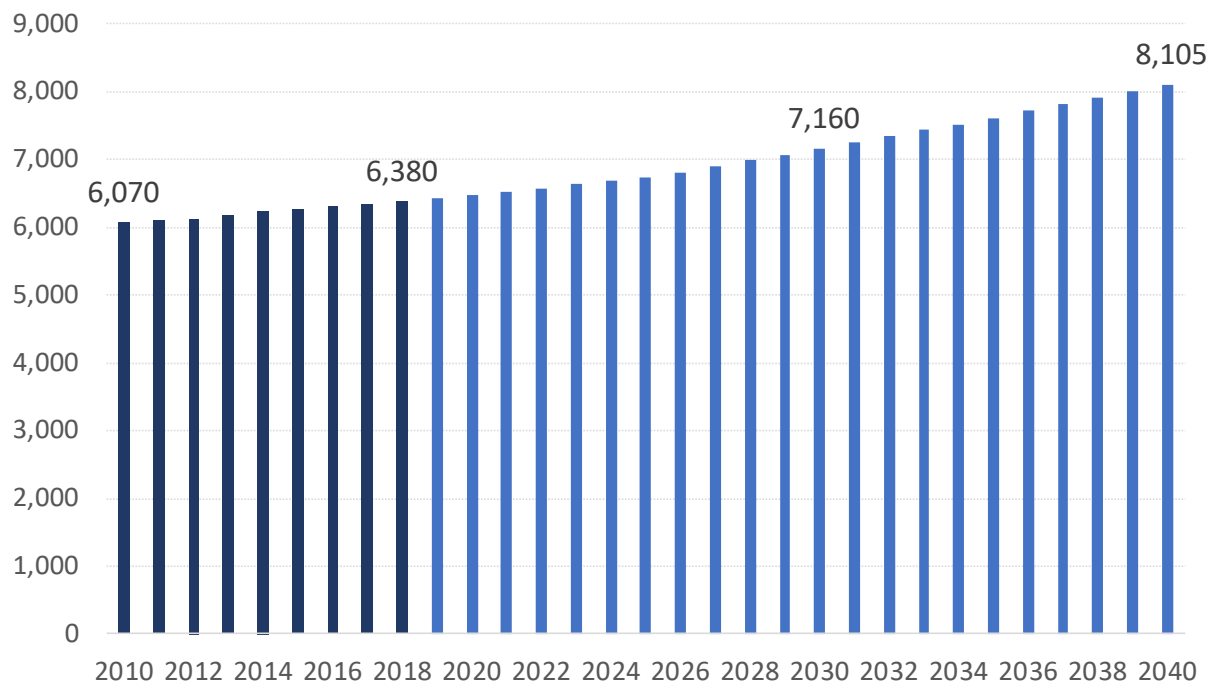
This section describes City parks customers and level of service, and improvements identified in the PMP over the next twenty years.

### 2.1 CITY PARKS CUSTOMERS

City parks are enjoyed by residents, employees, and visitors to Talent. Greatest use of parks is by resident families, who use the active and passive recreation opportunities provided by the parks. Talent has a variety of parks, including small neighborhood parks, larger community parks, specific-purpose parks such as the dog park and skate park, and greenways that provide open space linkages within the community.

Per the Portland State University Population Research Center (PRC), Talent has a population of approximately 6,380, and it has sustained an annual average population increase of 0.66% since 2000. The historical PRC estimates and the projected 20-year population estimates for this report are illustrated in **Figure 3** below. Future population estimates are based on annual increases of 0.75% for the first five years and 1.25% each year thereafter to match the PRC population projections.

**Figure 3**  
**Historical and Projected Population Growth**



Source: Portland State University PRC.

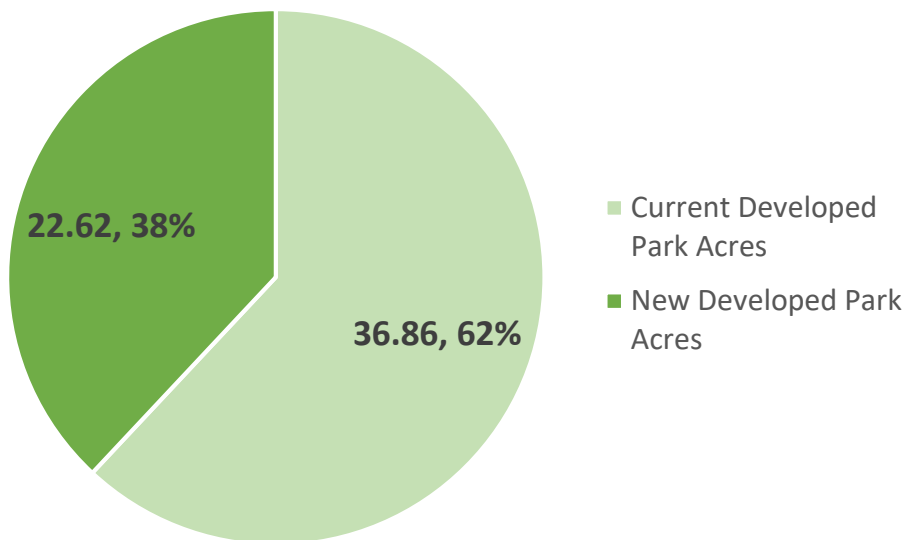
Greater detail of historical growth in population is provided in **Appendix Table A-1** and the estimates of projected population are shown in **Appendix Table A-2**.

The US Census estimates that there are 2.14 people per household in Talent. **Appendix Table A-3** shows the most recent American Community Survey (ACS) data produced by the US Census. By housing type, there are approximately 2.34 persons per single unit, 1.98 persons per multi-unit, and 1.78 persons per mobile home in Talent. There are more persons per household in units that are rented than owned. The number of occupied housing units subject to the park utility fee is projected to grow from 3,082 currently to 3,404 in ten years, and to 3,854 in twenty years.

## 2.2 DEVELOPED AND PLANNED PARKS FACILITIES

There are currently 36.86 developed acres of parkland in Talent. The PMP includes an additional 22.62 acres being developed over the next twenty years. **Figure 4** below illustrates the current developed park acreage and planned new developed park acreage by 2040. **Table 3** on the next page provides information on the park names and type of park (linear, neighborhood, or greenway for example).

**Figure 4**  
**Developed Park Acreage in Talent**



**Table 3**  
**Current Developed and Planned Parkland**

<b>Parks</b>	<b>Acres</b>	<b>Park Type</b>
<b>Developed Parks</b>		
Talent Commons	1.00	Neighborhood
Lynn Newbry *	2.46	Linear
Old Town Park (Skate Park)	0.96	Special Use
Bark Park	0.48	Special Use
Kamerin Springs	0.21	Neighborhood
Chuck Roberts	12.34	Community
<b>Total Developed Parks</b>	<b>17.45</b>	
<b>Developed Greenway</b>		
Bear Creek	19.19	Greenway
Old Bridge Village *	0.22	Greenway
<b>Total Developed Greenway</b>	<b>19.41</b>	
<b>Undeveloped Parks</b>		
Suncrest (unofficial name)	19.04	Community
Creekside (unofficial name)	1.01	Linear
Joseph Park	0.28	Pocket
Wagner Creek	2.29	Linear
<b>Total Undeveloped Parks</b>	<b>22.62</b>	

Source: Draft Parks Master Plan, August 2019. lands

\* These parks are not owned by the City but they are maintained by the City.

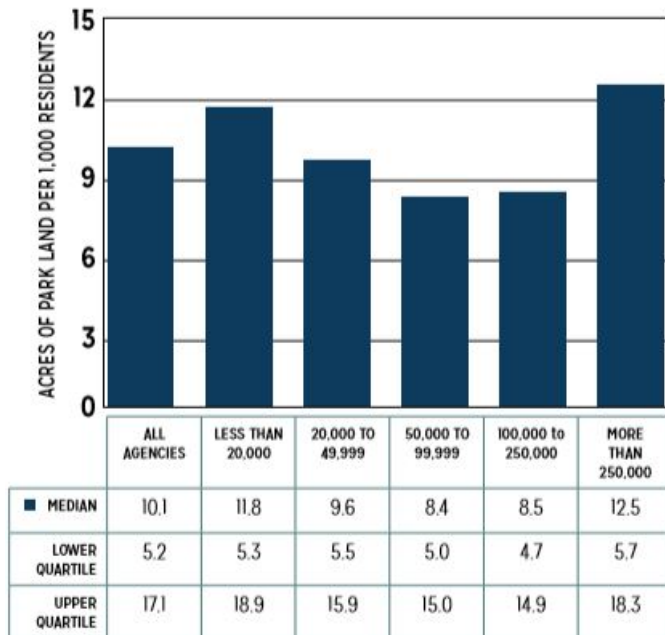
Talent’s current level of service is 5.78 acres per 1,000 population<sup>1</sup>. If no new parkland were developed, the level of service would be reduced to 4.55 acres per 1,000 population by 2040. If all the facilities are developed as planned in the PMP then the level of service would be increased to 7.34 acres per 1,000 population by 2040, or reduced to 4.99 acres per 1,000 population without development of Suncrest Park<sup>2</sup>.

Generally, cities strive for about 5 acres per 1,000 population. Nationally, including special districts that provide parks and recreation and encompass areas outside of cities, the median is 10 acres per 1,000 population, and the lower quartile provide about 5 acres per 1,000 population. National Park and Recreation Association data published in 2019 from a nationwide survey is provided in the table on the following page. The report notes that “.....there are no set national standards for how much parkland a community should offer because every community has unique needs.”

<sup>1</sup> The PMP calculates 5.23 acres per 1,000 population due to using an older population data set and only including City-owned parkland.

<sup>2</sup> A Talent Parks Commission recommendation is to not develop Suncrest Park.

**FIGURE 2: ACRES OF PARK LAND PER 1,000 RESIDENTS  
(BY JURISDICTION POPULATION)**



Source: 2019 NRPA Agency Performance Review – Park and Recreation Agency Performance Benchmarks.

### 2.3 ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS

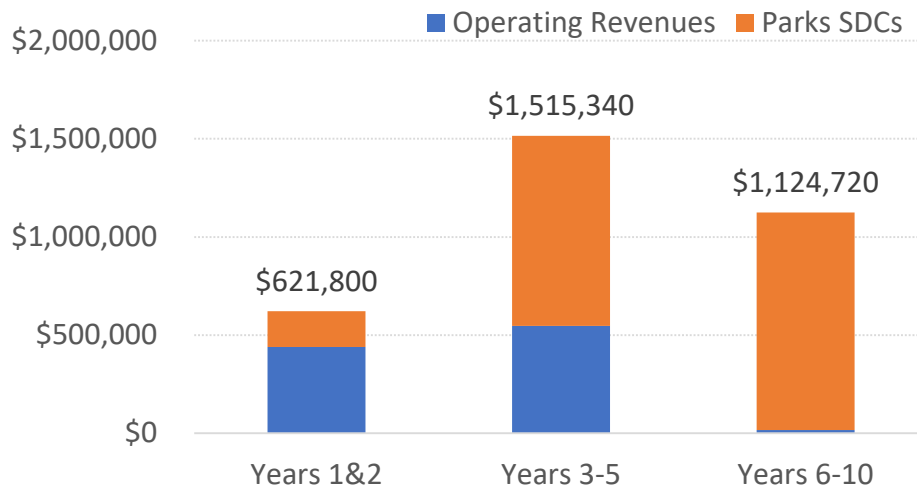
The PMP provides a list of recommended improvements based on outreach performed by consultants in 2019 with residents of Talent. In total, \$4.36 million in land purchase and improvements is included in the plan in today’s dollars. Of those total costs, the consultants have allocated 77% of costs to future development and 23% of costs to existing customers. Detail of the improvements at each park is provided in **Appendix Table B-1**. About 44% of total costs are for near-term improvements (over the next five years), 20% for medium-term improvements (between years 6 and 10), and 35% for improvements between years 11 and 20.

**Appendix Table B-2** summarizes the improvements by park and funding source. Improvement costs that are allocated to future customers are to be paid for with one-time park SDCs. Improvement costs that are allocated to existing customers are to be paid for with monthly parks utility fees.

Almost all of the projects funded by existing customers are in years one through ten with a total estimated cost of \$919,961 (the remaining \$86,450 is in years 11 through 20). This report inflates these project cost estimates to calculate parks utility fees for the next ten years. The report inflates

the cost estimates by 3.0% each year per the 20-year historical average increase in the Engineering News Record (ENR) Construction Cost Index (CCI)). With inflation, the total estimated cost to existing customers over the next ten years is \$1.0 million. **Figure 5** below illustrates funding sources and estimated CIP costs for the next ten years.

**Figure 5**  
**Funding Sources and Estimated CIP Costs**



**Table 4** on the following page shows inflated facility costs over the next ten years by park and funding source.

**Table 4**  
**Summary of Park CIP Costs in Inflated Dollars**

Park	Total	Years 1&2	Years 3-5	Years 6-10
<b>Funded by Operating Revenues</b>		<i>Inflated Dollars</i>		
Kamerin Springs	\$93,050	\$36,150	\$56,900	\$0
Chuck Roberts	\$619,280	\$319,800	\$299,480	\$0
Talent Commons	\$162,670	\$0	\$154,230	\$8,440
Skate Park	\$0	\$0	\$0	\$0
Lynn Newbry	\$79,170	\$48,660	\$25,460	\$5,050
Bark Park	\$41,830	\$34,350	\$7,480	\$0
Wagner Creek Park	\$4,750	\$1,390	\$0	\$3,360
Joseph Park	\$3,000	\$0	\$3,000	\$0
<b>Total Funded by Operating Revenues</b>	<b>\$1,003,750</b>	<b>\$440,350</b>	<b>\$546,550</b>	<b>\$16,850</b>
<b>Funded by SDCs</b>				
Kamerin Springs	\$139,050	\$139,050	\$0	\$0
Chuck Roberts	\$1,108,890	\$34,760	\$568,250	\$505,880
Skate Park	\$0	\$0	\$0	\$0
Lynn Newbry	\$252,930	\$0	\$0	\$252,930
Wagner Creek Park	\$75,880	\$0	\$0	\$75,880
Joseph Park	\$62,140	\$0	\$62,140	\$0
Suncrest Phase 1	\$390,930	\$6,950	\$110,800	\$273,180
Suncrest Phase 2	\$0	\$0	\$0	\$0
Creekside	\$228,290	\$690	\$227,600	\$0
<b>Total Funded by SDCs</b>	<b>\$2,258,110</b>	<b>\$181,450</b>	<b>\$968,790</b>	<b>\$1,107,870</b>
<b>Total Funded</b>	<b>\$3,261,860</b>	<b>\$621,800</b>	<b>\$1,515,340</b>	<b>\$1,124,720</b>

Source: City of Talent Updated Parks Master Plan, Draft August 2019 and HEC November 2019.

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If the City made all of the improvements included in the PMP it would need to debt-finance a portion of the improvements. To minimize the financial impacts to park users, it is estimated that the City would need to debt-finance \$1.25 million of the total \$3.26 million of estimated costs over the next ten years.

**Table 5** on the next page shows the estimated bond proceeds, annual debt service and financing charges that are allocated to existing and future park users assuming an interest rate of 5.0% and an amortization period of 20 years.

**Table 5**  
**Estimated Debt Service for Park Improvements**

Item		Years 1&2	Years 3-5	Years 6-10	Total
<b>Total Bond Proceeds (rounded)</b>		<b>\$402,000</b>	<b>\$626,000</b>	<b>\$222,000</b>	<b>\$1,250,000</b>
Parks Fund	64%	\$365,542	\$432,226	\$0	\$797,768
SDC Fund	36%	\$36,290	\$193,758	\$221,574	\$451,622
		<i>figures rounded to hundreds</i>			
<b>Estimated Annual Debt Service [1]</b>		<b>\$32,300</b>	<b>\$50,300</b>	<b>\$17,900</b>	<b>\$100,500</b>
Parks Fund		\$29,400	\$34,800	\$0	\$64,200
SDC Fund		\$3,000	\$15,600	\$17,900	\$36,500
<b>Total Debt Service</b>		<b>\$646,000</b>	<b>\$1,006,000</b>	<b>\$358,000</b>	<b>\$2,010,000</b>
Parks Fund		\$412,287	\$642,044	\$0	\$1,282,811
SDC Fund		\$233,398	\$363,465	\$129,345	\$726,208
<b>Financing Charges</b>		<b>\$244,000</b>	<b>\$380,000</b>	<b>\$136,000</b>	<b>\$760,000</b>
Parks Fund		\$155,724	\$242,521	\$86,797	\$485,043
SDC Fund		\$88,157	\$137,293	\$49,136	\$274,586

Source: City of Talent Parks Master Plan Draft August 2019 and HEC November 2019.

debt

[1] Estimated debt terms: 20 years  
5% interest rate

## 2.4 PARK FUNDING SOURCES AND HISTORICAL EXPENSES

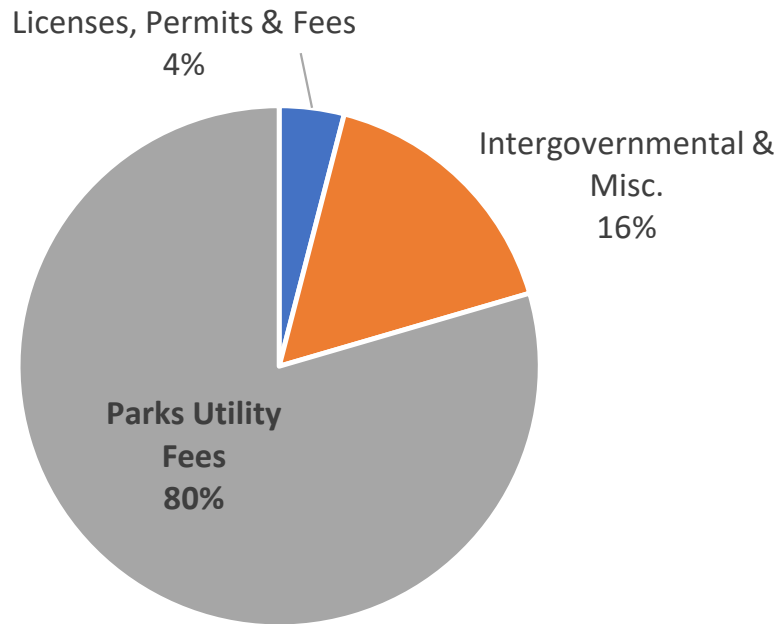
The operations and maintenance costs of City parks are paid for from a variety of revenue sources; however, parks utility fees comprise the largest revenue source at approximately 80% of total revenues. Other revenues include intergovernmental revenues (gas and marijuana taxes), as well as licenses, permits and fees (transient room tax). **Figure 6** on the next page shows the composition of parks revenue sources. The City uses some fund balance (carryover over of unspent revenues) to pay for costs in future years.

The current monthly parks utility fee is \$5.00 per month per equivalent dwelling unit (EDU). City Resolution 17-965 restricts \$1.00 of the \$5.00 monthly fee for capital project expenditures.

Both residential and non-residential customers pay for operations costs of the parks. There are currently 3,082 EDUs paying the monthly fee, of which 52 are non-residential EDUs.



**Figure 6**  
**Parks Operations Revenue Sources**



Actual historical and adopted revenues and expenses for the park fund is shown in **Table 6** on the next page. Detail of revenues is provided in **Appendix B Table B-4** and detail of revenues is provided in **Table B-5**.

**Table 6  
Historical Park Fund Revenues and Expenditures**

Revenues and Expenses	Fiscal Year Ending							2020 Proposed	
	2012	2013	2014	2015	2016	2017	2018 Adopted		2019 Adopted
<b>Revenues</b>									
Licenses, Permits & Fees	\$5,160	\$5,626	\$5,399	\$5,639	\$7,663	\$8,731	\$8,000	\$8,000	\$8,000
Intergovernmental	\$3,312	\$3,334	\$3,528	\$3,526	\$3,705	\$13,182	\$6,500	\$43,500	\$44,000
Charges for Services	\$105,968	\$107,796	\$107,676	\$108,796	\$109,183	\$110,594	\$109,000	\$181,000	\$185,000
Program Fees	\$5,554	\$4,268	\$1,696	\$1,712	\$873	\$120	\$0	\$0	\$0
Miscellaneous	\$4,602	\$1,640	\$1,099	\$1,093	\$676	\$583	\$200	\$1,000	\$3,100
Fund Balance	\$127,763	\$112,191	\$68,854	\$26,778	\$22,959	\$46,924	\$48,000	\$80,000	\$120,000
<b>Total Revenues</b>	<b>\$252,359</b>	<b>\$234,855</b>	<b>\$188,252</b>	<b>\$147,544</b>	<b>\$145,059</b>	<b>\$180,134</b>	<b>\$171,700</b>	<b>\$313,500</b>	<b>\$360,100</b>
<b>Expenses</b>									
Personnel Services	\$80,673	\$97,832	\$99,077	\$82,857	\$64,942	\$79,474	\$97,400	\$112,400	\$145,061
Materials & Services	\$49,050	\$58,173	\$56,829	\$41,645	\$33,191	\$37,770	\$50,300	\$61,700	\$66,550
Capital Outlay	\$445	\$0	\$1,569	\$83	\$0	\$1,315	\$700	\$1,500	\$1,400
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$23,300	\$50,000	\$14,945
Unappropriated End Fund Bal.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,900	\$84,644
<b>Total Expenses</b>	<b>\$130,168</b>	<b>\$156,005</b>	<b>\$157,475</b>	<b>\$124,585</b>	<b>\$98,133</b>	<b>\$118,559</b>	<b>\$171,700</b>	<b>\$272,500</b>	<b>\$312,600</b>
<b>Interfund Transfers</b>									
In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Out	\$10,000	\$10,000	\$4,000	\$0	\$0	\$0	\$0	\$41,000	\$47,500
<b>Net Parks Fund Revenues</b>	<b>\$112,191</b>	<b>\$68,850</b>	<b>\$26,777</b>	<b>\$22,959</b>	<b>\$46,926</b>	<b>\$61,575</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Source: City of Talent financial statements.

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The current park SDC schedule is shown in **Table 7** below. The schedule is updated every March by the change in the prior 12-month of the ENR CCI. Park SDCs are only charged to residential development. The fee structure accounts for the average number of persons residing in single family, multi-family and mobile home park units.

**Table 7**  
**Current Park SDCs**

Land Use Category	SDCs Mar-19 [1]
	<i>per unit</i>
Single Family	\$1,782
Multi-Family	\$1,293
Mobile Home Park Units	\$1,223

Source: City of Talent.

sdc

[1] Adjusted every March by the prior 12-month  
Engineering News Record Construction Cost Index change.

Revenues generated from payment of park SDCs is deposited into the SDC Fund for parks. This fund pays for SDC-funded capital improvements projects and debt service. A separate fund is maintained for park capital project expenditures. Revenues are transferred from the park fund and the park SDC fund to pay for capital expenditures.

## Section 3: PARKS UTILITY FEE

The monthly parks utility fee is calculated in this section of the report. The fee is modeled under four options.

- Option 1 - Improvement costs greater than revenue generated by \$1.00 of the parks utility fee per month per EDU is debt-funded.
- Option 2 - The monthly fee is increased by 50 cents every year and the remaining unfunded capital costs are debt-financed.
- Option 3 – The monthly fee is increased by \$1.00 every year and the remaining unfunded capital costs are debt-financed.
- Option 4 – All new capital improvements costs are cash-funded.

### 3.1 REVENUE REQUIREMENT

The revenue requirement refers to the amount of money that must be raised for revenue sufficiency of the parks fund through monthly fees. This section explains the derivation of revenue requirement for this report. Components of the revenue requirement include:

- Operating Expenses and Reserves,
- Existing Park Users' Share of Capital Improvements costs, and
- Debt Service.

Non-utility fee revenue projections are credited against projected operations costs. Non-utility fee revenues include state highway gas tax, transient room tax, local marijuana tax, and miscellaneous revenues such as interest earnings and refunds. Increases in these sources of revenues are based on historical revenue increases and discussion with City staff. The historical annual change in revenues and expenses is provided in **Appendix B Table B-5**. The State highway gas tax is increased 2.5% per year. Transient room tax and local marijuana tax are increased 1.0% per year. Miscellaneous revenues are not increased; however, they are minimal (about \$3,000 per year).

Operating expenses are increased 5.0% per year for personnel and 2.5% per year for materials and services and small item capital outlay, as well as potential cost overrun (contingency) for those expenses. Operating expense projections are not based on historical figures because of high fluctuation in numbers from year to year and because development of the PMP will incur additional maintenance costs that have not yet been quantified. Operating expenses are projected to increase from almost \$228,000 to just over \$342,000 per year in the next ten years.

With the projected increases in non-utility fee revenue and operating expenses, the current level of park utility fees would be insufficient to support continued operation of the parks. **Table 8** on the following page shows that the current fiscal year budgeted deficit of \$24,856 would increase to a deficit of \$117,778 over the next ten years. The parks fund is able to absorb this deficit currently by using fund reserves; however, with a fund balance of \$67,457 as of July 1 2019, using reserves would only be possible for another year. In order to keep park operations at their current level of service, parks utility fees need to be increased.

In addition to needing to raise the parks utility fee for operations costs, the fee needs to be increased to pay for the PMP capital improvement costs allocated to existing park users. **Appendix Table B-6** provides the inflated annual costs of \$1.0 million for capital improvements by park.

**Table 8** shows the estimated total inflated capital improvement costs and the estimated amounts to be paid with cash versus debt-financing under Option 1 of the four options modeled.

**Table 8  
Projected Parks Fund Revenue Requirement**

Revenues and Expenses	Fiscal Year Ending										2030 Year 10	
	2020 Budget	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	2026 Year 6	2027 Year 7	2028 Year 8	2029 Year 9		
<b>OPERATING FUND</b>												
<b>Revenues</b>												
State Highway Gas Tax	\$4,000	\$4,100	\$4,200	\$4,310	\$4,420	\$4,530	\$4,640	\$4,760	\$4,880	\$5,000	\$5,130	
Transient Room Tax	\$8,000	\$8,080	\$8,160	\$8,240	\$8,320	\$8,400	\$8,480	\$8,560	\$8,650	\$8,740	\$8,830	
Local Marijuana Tax	\$40,000	\$40,400	\$40,800	\$41,210	\$41,620	\$42,040	\$42,460	\$42,880	\$43,310	\$43,740	\$44,180	
Utility Fee for Operations (no change @ \$4 / mo)	\$148,000	\$149,040	\$150,192	\$151,296	\$152,448	\$153,552	\$155,520	\$157,440	\$159,408	\$161,376	\$163,392	
Interest Earnings	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Refunds, Reimbursements, Other	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	
<b>Subtotal Revenues</b>	<b>\$203,100</b>	<b>\$204,720</b>	<b>\$206,452</b>	<b>\$208,156</b>	<b>\$209,908</b>	<b>\$211,622</b>	<b>\$214,200</b>	<b>\$216,740</b>	<b>\$219,348</b>	<b>\$221,956</b>	<b>\$224,632</b>	
<b>Operating Expenses</b>												
Personnel Services	\$145,061	\$152,310	\$159,930	\$167,930	\$176,330	\$185,150	\$194,410	\$204,130	\$214,340	\$225,060	\$236,310	
Materials & Services	\$66,550	\$68,210	\$69,920	\$71,670	\$73,460	\$75,300	\$77,180	\$79,110	\$81,090	\$83,120	\$85,200	
Capital Outlay	\$1,400	\$1,430	\$1,470	\$1,510	\$1,550	\$1,590	\$1,630	\$1,670	\$1,710	\$1,750	\$1,790	
Contingency	\$14,945	\$15,320	\$15,700	\$16,090	\$16,490	\$16,900	\$17,320	\$17,750	\$18,190	\$18,640	\$19,110	
<b>Subtotal Operating Expenses</b>	<b>\$227,956</b>	<b>\$237,270</b>	<b>\$247,020</b>	<b>\$257,200</b>	<b>\$267,830</b>	<b>\$278,940</b>	<b>\$290,540</b>	<b>\$302,660</b>	<b>\$315,330</b>	<b>\$328,570</b>	<b>\$342,410</b>	
Net Revenues @ Current Fee Level	(\$24,856)	(\$32,550)	(\$40,568)	(\$49,044)	(\$57,922)	(\$67,318)	(\$76,340)	(\$85,920)	(\$95,982)	(\$106,614)	(\$117,778)	
<b>Increase in Utility Fees for Operations</b>	<b>\$24,856</b>	<b>\$32,550</b>	<b>\$40,568</b>	<b>\$49,044</b>	<b>\$57,922</b>	<b>\$67,318</b>	<b>\$76,340</b>	<b>\$85,920</b>	<b>\$95,982</b>	<b>\$106,614</b>	<b>\$117,778</b>	
<b>Capital Costs</b>												
CIP Costs	\$0	\$216,920	\$223,430	\$176,830	\$182,120	\$187,600	\$3,180	\$3,270	\$3,360	\$3,470	\$3,570	
Utility Fee for Capital	\$37,000	\$37,260	\$37,548	\$37,824	\$38,112	\$38,388	\$38,880	\$39,360	\$39,852	\$40,344	\$40,848	
<b>Cash Funded</b>	<b>\$37,000</b>	<b>\$37,260</b>	<b>\$37,548</b>	<b>\$37,824</b>	<b>\$38,112</b>	<b>\$38,388</b>	<b>\$3,180</b>	<b>\$3,270</b>	<b>\$3,360</b>	<b>\$3,470</b>	<b>\$3,570</b>	
Debt Funded		\$179,660	\$185,882	\$139,006	\$144,008	\$149,212	\$0	\$0	\$0	\$0	\$0	
<b>Debt Service (paid with inc. utility fees)</b>	<b>\$0</b>	<b>\$29,400</b>	<b>\$29,400</b>	<b>\$64,200</b>	<b>\$64,200</b>	<b>\$64,200</b>	<b>\$64,200</b>	<b>\$64,200</b>	<b>\$64,200</b>	<b>\$64,200</b>	<b>\$64,200</b>	
<b>Net Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,700</b>	<b>\$36,090</b>	<b>\$36,492</b>	<b>\$36,874</b>	<b>\$37,278</b>	

Source: City of Talent 2019, and HEC.

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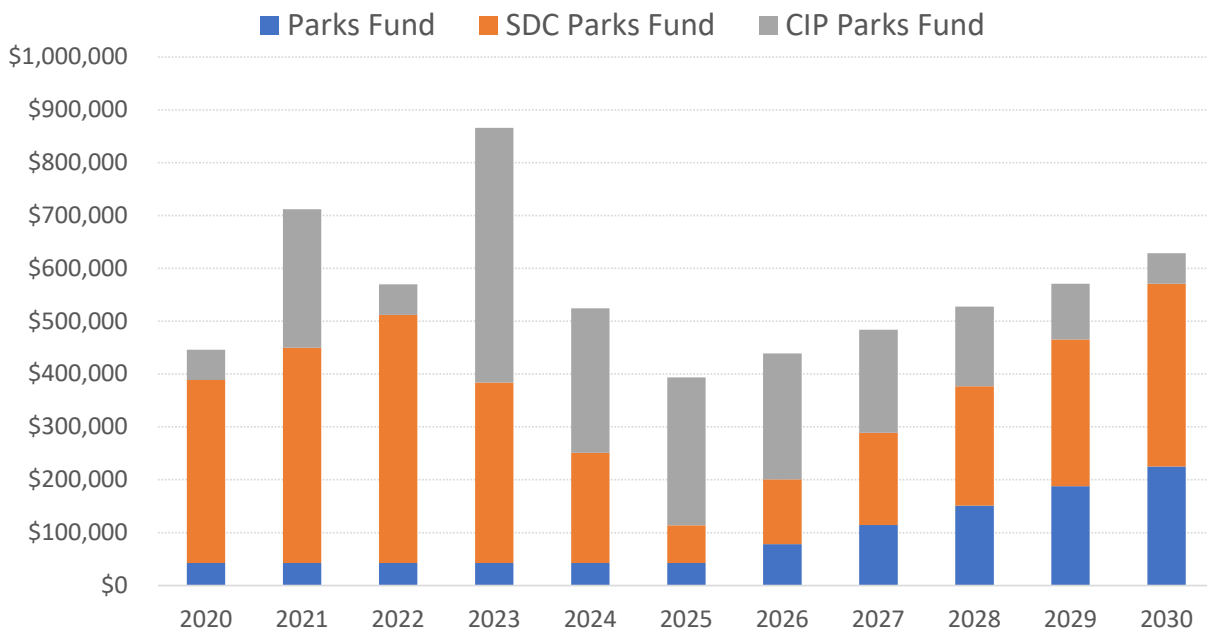
### 3.2 CASH FLOW AND FUND BALANCES

**Table 9** on the following page shows the projected cash flows under Option 1 for the three City funds that pay for park services and improvements through fiscal year ending 2030. The three funds include:

1. Parks Fund – pays for operations and maintenance and debt service for existing park users
2. SDC Parks Fund – pays for improvements and debt service for future park users
3. CIP Parks Fund – a ‘clearing’ fund used to pay for improvements to parks

Projected cash balances for each fund are displayed in **Figure 7** below. After year 5, the ending cash balance for the parks fund is projected to grow because of a decrease in capital improvement costs. Because this is several years out and actual improvements may not be built as assumed in this report, it is appropriate to leave this as modeled. In another four to five years the parks utility fees should be reviewed again to determine if the fees are adequate, too high, or too low, and adjustments can be made accordingly. If cash reserves are higher than necessary for operations, they can also be used to retire debt.

**Figure 7**  
**Projected Park Funds Cash Balances**



**Table 9  
Projected Park Funds Cash Flow**

Parks Fund Revenues and Expenses	Fiscal Year Ending										
	2020 Budget	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	2026 Year 6	2027 Year 7	2028 Year 8	2029 Year 9	2030 Year 10
<b>PARKS Fund</b>											
Beginning Fund Balance	\$67,457	\$42,601	\$42,601	\$42,601	\$42,601	\$42,601	\$42,601	\$78,301	\$114,391	\$150,883	\$187,757
Existing Funding Sources	\$240,100	\$241,980	\$244,000	\$245,980	\$248,020	\$250,010	\$253,080	\$256,100	\$259,200	\$262,300	\$265,480
Additional Utility Fees	\$0	\$61,950	\$69,968	\$113,244	\$122,122	\$131,518	\$140,540	\$150,120	\$160,182	\$170,814	\$181,978
Operating Expenses	(\$227,956)	(\$237,270)	(\$247,020)	(\$257,200)	(\$267,830)	(\$278,940)	(\$290,540)	(\$302,660)	(\$315,330)	(\$328,570)	(\$342,410)
Cash Fund CIP (transfer)	(\$37,000)	(\$37,260)	(\$37,548)	(\$37,824)	(\$38,112)	(\$38,388)	(\$3,180)	(\$3,270)	(\$3,360)	(\$3,470)	(\$3,570)
Debt Service	\$0	(\$29,400)	(\$29,400)	(\$64,200)	(\$64,200)	(\$64,200)	(\$64,200)	(\$64,200)	(\$64,200)	(\$64,200)	(\$64,200)
<b>Est. Ending Fund Balance</b>	<b>\$42,601</b>	<b>\$42,601</b>	<b>\$42,601</b>	<b>\$42,601</b>	<b>\$42,601</b>	<b>\$42,601</b>	<b>\$78,301</b>	<b>\$114,391</b>	<b>\$150,883</b>	<b>\$187,757</b>	<b>\$225,035</b>
<b>SDC Fund - Parks</b>											
Beginning Fund Balance	\$345,983	\$345,983	\$407,348	\$469,278	\$341,284	\$208,605	\$71,058	\$122,640	\$174,313	\$226,029	\$277,732
SDC Revenues [1]	\$0	\$135,869	\$138,586	\$141,358	\$144,185	\$147,069	\$255,017	\$260,118	\$265,320	\$270,626	\$292,277
Cash Fund CIP (transfer)	\$0	(\$71,504)	(\$73,656)	(\$250,752)	(\$258,264)	(\$266,016)	(\$166,936)	(\$171,944)	(\$177,104)	(\$182,424)	(\$187,888)
Debt Service	\$0	(\$3,000)	(\$3,000)	(\$18,600)	(\$18,600)	(\$18,600)	(\$36,500)	(\$36,500)	(\$36,500)	(\$36,500)	(\$36,500)
<b>Est. Ending Fund Balance</b>	<b>\$345,983</b>	<b>\$407,348</b>	<b>\$469,278</b>	<b>\$341,284</b>	<b>\$208,605</b>	<b>\$71,058</b>	<b>\$122,640</b>	<b>\$174,313</b>	<b>\$226,029</b>	<b>\$277,732</b>	<b>\$345,620</b>
<b>CIP Fund Parks</b>											
Beginning Fund Balance	\$20,564	\$57,564	\$262,028	\$57,732	\$482,038	\$273,464	\$279,748	\$238,014	\$195,028	\$150,752	\$105,146
Bond Proceeds	\$0	\$402,000	\$0	\$626,000	\$0	\$222,000	\$0	\$0	\$0	\$0	\$0
Transfer In - Parks	\$37,000	\$37,260	\$37,548	\$37,824	\$38,112	\$38,388	\$3,180	\$3,270	\$3,360	\$3,470	\$3,570
Transfer In - SDC Parks	\$0	\$71,504	\$73,656	\$250,752	\$258,264	\$266,016	\$166,936	\$171,944	\$177,104	\$182,424	\$187,888
Capital Projects	\$0	(\$306,300)	(\$315,500)	(\$490,270)	(\$504,950)	(\$520,120)	(\$211,850)	(\$218,200)	(\$224,740)	(\$231,500)	(\$238,430)
<b>Est. Ending Fund Balance</b>	<b>\$57,564</b>	<b>\$262,028</b>	<b>\$57,732</b>	<b>\$482,038</b>	<b>\$273,464</b>	<b>\$279,748</b>	<b>\$238,014</b>	<b>\$195,028</b>	<b>\$150,752</b>	<b>\$105,146</b>	<b>\$58,174</b>

Source: HEC November 2019. flow

[1] Assumes new SDC fee is in effect and that it increases each year by 2%. The actual increase will be tied to the ENR CCI change.

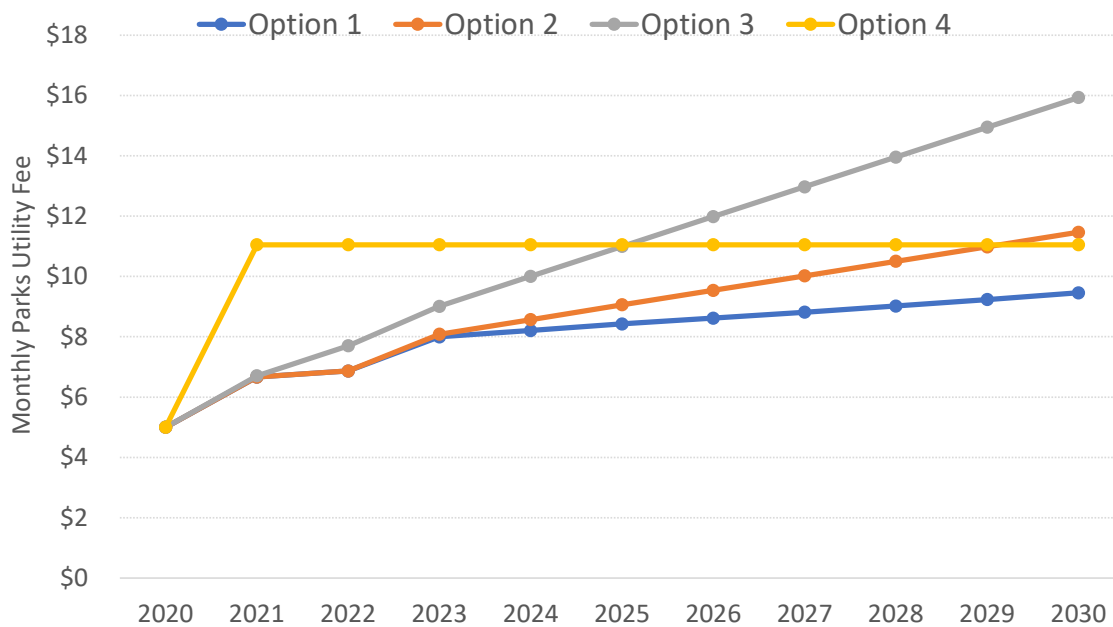


### 3.3 PARKS UTILITY FEE CALCULATIONS

The parks utility fees for the next ten years are calculated by dividing the total revenue requirement each year by the projected number of EDUs. **Table 10** on the next page shows the calculation of parks utility fees for each of the four options modeled.

Option 1 has the least financial impact to park users. Under this option, the total monthly parks utility fee would increase from \$5.00 per month to \$6.66 per month in July 2020, and increase to \$9.46 per month by year ten. Under Option 2 the fee increase is the same for the first two years and then a little greater than under Option 1 each year thereafter. Under Option 3 the fees have to be even greater because more is cash-funded. Under Option 4 the fees have to immediately be raised to a higher fee than under the other options to be able to cash-fund all improvements in the desired timeframe described in the PMP. The calculated fees are shown in **Figure 8** below.

**Figure 8**  
Parks Utility Fee Projection for a Single Family Home



Over the ten-year period, a single family home would pay \$1,000 under Option 1, \$1,101 under Option 2, \$1,371 under Option 3, and \$1,326 under Option 4.

**Table 10  
Calculated Parks Utility Fees**

Parks Utility Fee Fee Level Options	Fiscal Year Ending										
	2020 Budget	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	2026 Year 6	2027 Year 7	2028 Year 8	2029 Year 9	2030 Year 10
Estimated Number of EDUs	3,082	3,105	3,129	3,152	3,176	3,199	3,240	3,280	3,321	3,362	3,404
<b>Option 1 All capital (&gt;\$1.00/mo) debt funded</b>	<b>\$5.00</b>	<b>\$6.66</b>	<b>\$6.87</b>	<b>\$8.00</b>	<b>\$8.21</b>	<b>\$8.43</b>	<b>\$8.62</b>	<b>\$8.82</b>	<b>\$9.02</b>	<b>\$9.24</b>	<b>\$9.46</b>
Monthly Surcharge per EDU [1]	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Est. Monthly Surcharge - Ops	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00
Additional Ops Surcharge		\$0.87	\$1.08	\$1.30	\$1.52	\$1.75	\$1.96	\$2.18	\$2.41	\$2.64	\$2.88
Est. Monthly Surcharge - Capital	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Est. Monthly Surcharge - Debt		\$0.79	\$0.79	\$1.70	\$1.69	\$1.68	\$1.65	\$1.63	\$1.61	\$1.59	\$1.57
<b>Option 2 Increase \$0.50 / yr + debt service</b>	<b>\$5.00</b>	<b>\$6.66</b>	<b>\$6.87</b>	<b>\$8.08</b>	<b>\$8.57</b>	<b>\$9.06</b>	<b>\$9.54</b>	<b>\$10.02</b>	<b>\$10.50</b>	<b>\$10.98</b>	<b>\$11.47</b>
Monthly Surcharge per EDU [1]	\$5.00	\$5.50	\$6.00	\$6.50	\$7.00	\$7.50	\$8.00	\$8.50	\$9.00	\$9.50	\$10.00
Est. Monthly Surcharge - Ops	\$4.00	\$4.87	\$5.08	\$5.30	\$5.52	\$5.75	\$5.96	\$6.18	\$6.41	\$6.64	\$6.88
Est. Monthly Surcharge - Capital	\$1.00	\$1.00	\$1.00	\$1.20	\$1.48	\$1.75	\$2.04	\$2.32	\$2.59	\$2.86	\$3.12
Est. Monthly Surcharge - Debt		\$0.79	\$0.79	\$1.58	\$1.57	\$1.56	\$1.54	\$1.52	\$1.50	\$1.48	\$1.47
<b>Option 3 Increase \$1.00 /yr + debt service</b>	<b>\$5.00</b>	<b>\$6.71</b>	<b>\$7.70</b>	<b>\$9.01</b>	<b>\$10.00</b>	<b>\$11.00</b>	<b>\$11.99</b>	<b>\$12.97</b>	<b>\$13.96</b>	<b>\$14.95</b>	<b>\$15.94</b>
Monthly Surcharge per EDU [1]	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00	\$14.00	\$15.00
Est. Monthly Surcharge - Ops	\$4.00	\$4.87	\$5.08	\$5.30	\$5.52	\$5.75	\$5.96	\$6.18	\$6.41	\$6.64	\$6.88
Est. Monthly Surcharge - Capital	\$1.00	\$1.13	\$1.92	\$2.70	\$3.48	\$4.25	\$5.04	\$5.82	\$6.59	\$7.36	\$8.12
Est. Monthly Surcharge - Debt		\$0.71	\$0.70	\$1.01	\$1.00	\$1.00	\$0.99	\$0.97	\$0.96	\$0.95	\$0.94
<b>Option 4 No debt for existing users</b>	<b>\$5.00</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>	<b>\$11.05</b>
Monthly Surcharge per EDU [1]	\$5.00	\$11.05	\$11.05	\$11.05	\$11.05	\$11.05	\$11.05	\$11.05	\$11.05	\$11.05	\$11.05
Est. Monthly Surcharge - Ops	\$4.00	\$4.87	\$5.08	\$5.30	\$5.52	\$5.75	\$5.96	\$6.18	\$6.41	\$6.64	\$6.88
Est. Monthly Surcharge - Capital	\$1.00	\$6.18	\$5.97	\$5.75	\$5.53	\$5.30	\$5.09	\$4.87	\$4.64	\$4.41	\$4.17
Est. Monthly Surcharge - Debt		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Source: City of Talent resolution 17-965-R and HEC November 2019.

[1] A minimum of \$1 per month shall be allocated for capital expenditures.

util fee

## Section 4: PARK SDC CALCULATIONS

The park SDC fee calculation presented in this section of the report is based on Talent Ordinance 05-791 which adopted the methodology and procedures to implement park system development charges. The park SDC is collected from each applicant for a building permit for a new dwelling unit at the time the permit is issued. The park SDC is collected for new single family units, new multi-family units and new mobile home units. Accessory dwelling units (ADUs) are treated as apartments and are therefore charged the multi-family unit fee. Duplexes, triplexes and combinations of separate buildings on a single tax lot are also classified as multi-family units.

The fee is comprised of three parts:

1. Improvement Fee
2. Reimbursement Fee
3. Administration Fee

### 4.1 IMPROVEMENT FEE

The improvement fee pays for future park users' cost share of capital improvement projects that are included in the PMP. **Table 11** on the next page shows the estimated costs for the improvements by park in today's dollars. The costs are not inflated for the SDC fee calculation because the fee is automatically increased each year to keep up with inflation per City Ordinance No. 02-725 Section 4.B. The costs do include estimated financing charges because SDCs will be used to pay debt service for facility costs that are financed. The improvement fee calculation also includes compliance costs, specifically costs for future updates of the PMP and associated financial analysis every five years. The current SDC fund balance is subtracted from the total costs to determine net improvement fee costs of \$3.48 million.

The total net estimated improvement fee costs are divided by estimated number of new persons residing in Talent over the next twenty years, which results in a cost of \$2,144.53 per new person. Using the average number of persons by residential unit type, the calculated improvement fee is \$5,026.24 per single family unit, \$4,248.01 per multi-family unit, and \$3,810.71 per mobile home.

### 4.2 REIMBURSEMENT FEE

The reimbursement fee is a "buy-in" fee for future residents to repay existing residents for the cost of the currently available park facilities. The fee is based on the current value of existing park assets, including land and improvements.

**Table 11**  
**Improvement Fee SDC Calculation**

<b>Park Name</b>		<b>Estimated Cost</b>
<b>Construction Costs</b>		<i>2020 Dollars</i>
Kamerin Springs		\$133,000
Chuck Roberts		\$936,985
Skate Park		\$285,950
Lynn Newbry (land purchase from ODOT)		\$199,500
Wagner Creek Park		\$59,850
Joseph Park		\$55,195
Suncrest Phase 1		\$320,530
Suncrest Phase 2		\$1,162,420
Creekside		\$202,825
<b>Total Estimated Construction Costs</b>		<b>\$3,356,255</b>
Estimated Financing Charges		\$274,586
<b>Total Estimated Construction and Financing Costs</b>		<b>\$3,630,841</b>
<b>Compliance Costs</b>		
Parks Master Plan (every 5 yrs)	\$40,000	\$160,000
Financial Analysis (every 5 yrs)	\$10,000	\$40,000
<b>Total Estimated Compliance Costs</b>		<b>\$200,000</b>
<b>LESS SDC Ending Fund Balance</b>		<b>(\$345,983)</b>
<b>TOTAL Improvement Fee Costs</b>		<b>\$3,484,858</b>
Estimated New Persons		1,625
<b>Cost per New Person</b>		<b>\$2,144.53</b>
	<i>Persons per HH</i>	
Single Family	2.34	\$5,026.24
Multi-Family	1.98	\$4,248.01
Mobile Home Park Units	1.78	\$3,810.71

Source: City of Talent, US Census, and HEC.

imp fee

**Appendix Table C-1** provides the estimate of parkland value. The cost is based on historical comparison land sales provided by a local realtor and inflated to current dollars.

**Appendix Table C-2** provides the estimated replacement cost of facilities. The replacement costs of \$2.18 million have been discounted to a net present value using a discount factor of 3.0% over a period of 25 years. The net present value of the improvements is \$1.07 million.

The total estimated current value of park assets (land and improvements) is \$1.3 million. Of this total cost, 21% is allocated to new park users; therefore, the reimbursement fee costs are \$276,173. As for the improvement fee calculation, the total costs are divided by the estimated number of new persons residing in Talent over the next twenty years. The cost per person is multiplied by the average number of persons per household by unit type to determine the fee per new unit type.

**Appendix Table C-3** shows the calculation of allocation of reimbursement fee costs between existing and future park users. The current level of service is 5.78 acres per 1,000 population. If no new parks were developed in the next 20 years then the level of service would fall to 4.55 acres per 1,000 population, a difference of 1.23 acres per 1,000 population. In another 20 years the current parkland would in theory be used 21% by new park users and 79% by existing park users.

The calculated reimbursement fee is shown in **Table 12**.

**Table 12**  
**Reimbursement Fee SDC Calculation**

Item		Fee
<b>Estimated Current Value of Park Assets</b>		
Land	<i>Table C-1</i>	\$223,000
Facilities Net Present Value Estimate [1]	<i>Table C-2</i>	\$1,074,613
<b>Total Estimated Current Value of Park Assets</b>	<b>a</b>	<b>\$1,297,613</b>
Percent Allocated to New Users	b	21%
<b>SDC Share of Current Assets</b>	<b>c = axb</b>	<b>\$276,173</b>
Estimated New Persons		1,625
<b>Cost per New Person</b>		<b>\$169.95</b>
	Persons per HH	
Single Family	2.34	\$398.33
Multi-Family	1.98	\$336.65
Mobile Home Park Units	1.78	\$302.00

Source: City of Talent, US Census, and HEC. reimb

[1] Replacement cost of facilities discounted by 3.0% per year for 25 years.

### 4.3 TOTAL PARK SDC FEES

Table 13 shows the calculated total park SDC fees, which include administration costs.

**Table 13**  
**Total Calculated Parks SDC Fee**

Land Use	Fee Component			Fee Total
	Reimbursement	Improvement	Administration 5.06%	
Single Family	\$398.33	\$5,026.24	\$274.48	<b>\$5,699.00</b>
Multi-Family	\$336.65	\$4,248.01	\$231.98	<b>\$4,817.00</b>
Mobile Home Park Units	\$302.00	\$3,810.71	\$208.10	<b>\$4,321.00</b>

*rounded to nearest \$1*

Source: City of Talent, US Census, and HEC.

sdc tot

### 4.4 FEE OPTIONS

The City requested that fee options be analyzed. The first options include a) not building phase 2 of Suncrest Park, and b) not building Suncrest Park at all. In addition, a recommendation from the Parks Commission included not building the amphitheater at the Skate Park and not building a new skate facility at Chuck Roberts Park but rebuilding the existing skate facility at the Skate Park. These options were modeled, resulting in the fee options shown in Table 14 below. The fees would be lower under the alternative fee options because the improvement fee portion would be lowered by the decrease in facility costs.

**Table 14**  
**Parks SDC Fee Level Options**

Land Use Category	Current Fees	Calculated 2020 Fees		
		All Projects Included	No Suncrest Phase 2	No Suncrest Park
Single Family	\$1,782	\$5,699	\$4,310	\$3,638
Multi-Family	\$1,293	\$4,817	\$3,643	\$3,074
Mobile Home Park Units	\$1,223	\$4,321	\$3,268	\$2,758
<b>No Amphitheater @ Skate Park but Rebuild Skate Facility; No new Skate Facility @ Chuck Roberts</b>				
Single Family		\$5,234	\$3,791	\$3,126
Multi-Family		\$4,423	\$3,204	\$2,642
Mobile Home Park Units		\$3,968	\$2,874	\$2,370

Source: HEC January 2020.

sdc proj

# **APPENDIX A**

## **POPULATION AND HOUSING**





Table A-1

DRAFT

City of Talent Parks Master Plan Financial Analysis  
 City of Talent Historical Population

Year	July 1 Population	Annual Change
2000	5,670	
2001	5,580	-90
2002	5,520	-60
2003	5,700	180
2004	5,890	190
2005	6,255	365
2006	6,415	160
2007	6,525	110
2008	6,635	110
2009	6,680	45
2010	6,070	-610
2011	6,095	25
2012	6,115	20
2013	6,170	55
2014	6,230	60
2015	6,270	40
2016	6,305	35
2017	6,325	20
2018	6,380	55
Total Change	710	
<b>Avg. Annual Growth</b>	<b>0.66%</b>	
<b>Projected Growth Rate (first 5 years)</b>	<b>0.75%</b>	
<b>Projected Growth Rate (years 6+)</b>	<b>1.25%</b>	

Source: Portland State University Population

pop

Research Center and HEC November 2019.

**Table A-2**  
**City of Talent Parks Master Plan Financial Analysis**  
**Population and Housing Units Forecast**

<b>Population and Housing</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b> Year 1	<b>2022</b> Year 2	<b>2023</b> Year 3	<b>2024</b> Year 4	<b>2025</b> Year 5	<b>2026</b> Year 6	<b>2027</b> Year 7	<b>2028</b> Year 8	<b>2029</b> Year 9	<b>2030</b> Year 10	<b>2040</b> Year 20
PRC Estimated Population			6,489					6,796					7,314	8,142
Estimated Population rounded to nearest 5 [1]	6,380	6,430	6,480	6,530	6,580	6,630	6,680	6,730	6,815	6,900	6,985	7,070	7,160	8,105
<b>Estimated Occupied Housing Units</b>	<b>2,983</b>	<b>3,006</b>	<b>3,030</b>	<b>3,053</b>	<b>3,076</b>	<b>3,100</b>	<b>3,123</b>	<b>3,146</b>	<b>3,186</b>	<b>3,226</b>	<b>3,266</b>	<b>3,305</b>	<b>3,348</b>	<b>3,789</b>
<b>Estimated Add'l Residential Units [2]</b>				<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>42</b>	<b>442</b>
Percentage Increase				0.76%	0.75%	0.75%	0.74%	0.74%	1.27%	1.26%	1.24%	1.22%	1.27%	13.20%
<b>Estimated Number of Units Paying Parks Utility Fee[3]</b>														
			<b>3,082</b>	<b>3,105</b>	<b>3,129</b>	<b>3,152</b>	<b>3,176</b>	<b>3,199</b>	<b>3,240</b>	<b>3,280</b>	<b>3,321</b>	<b>3,362</b>	<b>3,404</b>	<b>3,854</b>
Single Family			1,935	1,953	1,969	1,986	2,003	2,020	2,049	2,079	2,109	2,139	2,170	2,506
Multi-Family			645	651	656	662	668	673	683	693	703	713	723	835
Mobile Home Park Units			449	449	449	449	449	449	449	449	449	449	449	449
Non-Residential			52	53	54	55	56	57	58	59	60	61	62	63

Source: Portland State University Population Research Center (PRC) and US Census 2017 5-year ACS.

units

[1] Estimated annual population increase of 0.75% for the first five years and 1.25% each year thereafter.

[2] Estimated based on population and 2.14 persons per unit. See Table A-3.

[3] Includes growth of 1% per year for non-residential units.

**Table A-3**  
**City of Talent Parks Master Plan Financial Analysis**  
**Housing Characteristics**

**DRAFT**

<b>Units and Population</b>	<b>Total</b>	<b>Own</b>	<b>Rent</b>
<b>Occupied Housing Units</b>			
1-unit (attached & detached)	1,664	1,113	551
Multi-unit (2+ units in structure)	627	0	627
Mobile Homes	668	545	123
<b>Total Occupied Units</b>	<b>2,959</b>	<b>1,658</b>	<b>1,301</b>
<b>Population</b>			
1-unit (attached & detached)	3,900	2,496	1,404
Multi-unit (2+ units in structure)	1,242	0	1,242
Mobile Homes	1,187	799	388
<b>Total Population</b>	<b>6,329</b>	<b>3,295</b>	<b>3,034</b>
<b>Persons per Unit</b>			
1-unit (attached & detached)	2.34	2.24	2.55
Multi-unit (2+ units in structure)	1.98	n/a	1.98
Mobile Homes	1.78	1.47	3.15
<b>Total Persons per Unit [1]</b>	<b>2.14</b>	<b>1.99</b>	<b>2.33</b>

Source: 2017 5-year ACS data (US Census).

census

[1] The 2017-37 Talent Housing Needs Analysis used 2.28 which was the US Census reported figure for the 2014 5-yr ACS.



## **APPENDIX B**

# **PARKS MASTER PLAN COSTS AND THE PARKS FUND**



**Table B-1**  
**City of Talent Parks Master Plan Financial Analysis**  
**Master Plan Capital Improvements Plan Estimated Costs**

**DRAFT**

Park	Total Estimated Cost [1]	SDC Funded	Other Funds	Years 1&2	Years 3-5	Years 6-10	Years 11+
				2020 Dollars			
<b>Kamerin Springs</b>							
Install single stall restroom	\$133,000	\$133,000	\$0	\$133,000			
Regrade park to address flooding issues	\$26,600		\$26,600	\$26,600			
Re-seed & Re-plant	\$6,650		\$6,650	\$6,650			
Create new park entrance	\$1,330		\$1,330	\$1,330			
Install adaptive and ADA accessible swings	\$39,900		\$39,900		\$39,900		
Install baby swings	\$3,990		\$3,990		\$3,990		
Install water fountain	\$6,650		\$6,650		\$6,650		
<b>Subtotal Kamerin Springs</b>	<b>\$218,120</b>	<b>\$133,000</b>	<b>\$85,120</b>	<b>\$167,580</b>	<b>\$50,540</b>	<b>\$0</b>	<b>\$0</b>
<b>Chuck Roberts</b>							
Install water recycling system for splash pad	\$186,200		\$186,200	\$186,200			
Install water fountain	\$6,650		\$6,650	\$6,650			
Add additional park area	\$106,400		\$106,400	\$106,400			
Add shade structures	\$33,250	\$33,250	\$0	\$33,250			
Placemaking project	\$6,650		\$6,650	\$6,650			
Adaptive swings and ADA play equipment	\$39,900	\$39,900	\$0		\$39,900		
Install baby swings	\$6,650	\$6,650	\$0		\$6,650		
Remove play structure and replace	\$266,000		\$266,000		\$266,000		
Build new skate park	\$299,250	\$299,250	\$0		\$299,250		
Add toddlers play structure	\$133,000	\$133,000	\$0		\$133,000		
Install sand box	\$1,995	\$1,995	\$0		\$1,995		
Add shade structure over new sandbox	\$23,940	\$23,940	\$0		\$23,940		
New tennis/pickleball courts	\$399,000	\$399,000	\$0			\$399,000	
<b>Subtotal Chuck Roberts</b>	<b>\$1,508,885</b>	<b>\$936,985</b>	<b>\$571,900</b>	<b>\$339,150</b>	<b>\$770,735</b>	<b>\$399,000</b>	<b>\$0</b>
<b>Talent Commons</b>							
Remove play structure per ADA	\$99,750		\$99,750		\$99,750		
Add interpretive signage	\$3,325		\$3,325		\$3,325		
Add accessible picnic tables	\$1,995		\$1,995		\$1,995		
Replace bark chips with rubberized play surface	\$31,920		\$31,920		\$31,920		
Install water fountain	\$6,650		\$6,650			\$6,650	
<b>Subtotal Talent Commons</b>	<b>\$143,640</b>	<b>\$0</b>	<b>\$143,640</b>	<b>\$0</b>	<b>\$136,990</b>	<b>\$6,650</b>	<b>\$0</b>
<b>Skate Park</b>							
Construct new amphitheater	\$266,000	\$266,000	\$0				\$266,000
Build new skate park	\$0	\$0	\$0				\$0
Add covered pavilion	\$19,950	\$19,950	\$0				\$19,950
<b>Subtotal Skate Park</b>	<b>\$285,950</b>	<b>\$285,950</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$285,950</b>
<b>Lynn Newbry</b>							
Install water fountain	\$6,650		\$6,650	\$6,650			
Install irrigation	\$39,900		\$39,900	\$39,900			
Install parking lot lighting	\$15,960		\$15,960		\$15,960		
Install benches	\$2,660		\$2,660		\$2,660		
Repair pavilion roof	\$3,990		\$3,990		\$3,990		
Add interpretive signage	\$3,990		\$3,990			\$3,990	
Purchase land from ODOT	\$199,500	\$199,500	\$0			\$199,500	
Create viewing platform along creek	\$26,600		\$26,600				\$26,600
Pave gravel parking area	\$59,850		\$59,850				\$59,850
<b>Subtotal Lynn Newbry</b>	<b>\$359,100</b>	<b>\$199,500</b>	<b>\$159,600</b>	<b>\$46,550</b>	<b>\$22,610</b>	<b>\$203,490</b>	<b>\$86,450</b>
<b>Bark Park</b>							
Perimeter drain, add topsoil and reseed grass	\$11,305		\$11,305	\$11,305			
Install shade pavilion	\$5,320		\$5,320	\$5,320			
Install benches	\$3,990		\$3,990	\$3,990			
Install new water station for dogs	\$10,640		\$10,640	\$10,640			
Add trees	\$1,596		\$1,596	\$1,596			
Install water fountain	\$6,650		\$6,650		\$6,650		
<b>Subtotal Bark Park</b>	<b>\$39,501</b>	<b>\$0</b>	<b>\$39,501</b>	<b>\$32,851</b>	<b>\$6,650</b>	<b>\$0</b>	<b>\$0</b>

**Table B-1**  
**City of Talent Parks Master Plan Financial Analysis**  
**Master Plan Capital Improvements Plan Estimated Costs**

**DRAFT**

Park	Total Estimated Cost [1]	SDC Funded	Other Funds	Years 1&2	Years 3-5	Years 6-10	Years 11+
				2020 Dollars			
<b>Suncrest Phase 1</b>							
Install planted or constructed barrier at pond	\$6,650	\$6,650	\$0	\$6,650			
Install water fountain	\$6,650	\$6,650	\$0		\$6,650		
Install dog pickup stations	\$1,995	\$1,995	\$0		\$1,995		
Install trash receptacles	\$6,650	\$6,650	\$0		\$6,650		
Create 0.5 mile soft surface trail	\$16,625	\$16,625	\$0		\$16,625		
Construct parking lot (30 spaces)	\$66,500	\$66,500	\$0		\$66,500		
Construct 1 acre dog park	\$66,500	\$66,500	\$0			\$66,500	
Construct a restroom	\$133,000	\$133,000	\$0			\$133,000	
Install parking lot lighting	\$15,960	\$15,960	\$0			\$15,960	
<b>Subtotal Suncrest Phase 1</b>	<b>\$320,530</b>	<b>\$320,530</b>	<b>\$0</b>	<b>\$6,650</b>	<b>\$98,420</b>	<b>\$215,460</b>	<b>\$0</b>
<b>Suncrest Phase 2</b>							
Bridges connection to Bear Creek Greenway	\$798,000	\$798,000	\$0				\$798,000
Build full size soccer field	\$152,950	\$152,950	\$0				\$152,950
Pave gravel access road	\$66,500	\$66,500	\$0				\$66,500
Add second parking area	\$126,350	\$126,350	\$0				\$126,350
Add disc golf course	\$11,970	\$11,970	\$0				\$11,970
Install trash receptacles	\$6,650	\$6,650	\$0				\$6,650
<b>Subtotal Suncrest Phase 2</b>	<b>\$1,162,420</b>	<b>\$1,162,420</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,162,420</b>
<b>Total Suncrest</b>	<b>\$1,482,950</b>	<b>\$1,482,950</b>	<b>\$0</b>	<b>\$6,650</b>	<b>\$98,420</b>	<b>\$215,460</b>	<b>\$1,162,420</b>
<b>Wagner Creek Park</b>							
Install trash receptacles	\$1,330		\$1,330	\$1,330			
Develop 6ft wide asphalt trail along creek	\$59,850	\$59,850	\$0			\$59,850	
Install benches along trail	\$2,660		\$2,660			\$2,660	
<b>Subtotal Wagner Creek Park</b>	<b>\$63,840</b>	<b>\$59,850</b>	<b>\$3,990</b>	<b>\$1,330</b>	<b>\$0</b>	<b>\$62,510</b>	<b>\$0</b>
<b>Joseph Park</b>							
Install trash receptacles	\$2,660	\$2,660	\$0		\$2,660		
Create pollinator garden	\$6,650	\$6,650	\$0		\$6,650		
Install natural play structure	\$23,940	\$23,940	\$0		\$23,940		
Install small picnic shelter	\$19,950	\$19,950	\$0		\$19,950		
Install picnic table on concrete pad	\$1,995	\$1,995	\$0		\$1,995		
Install benches	\$2,660		\$2,660		\$2,660		
<b>Subtotal Joseph Park</b>	<b>\$57,855</b>	<b>\$55,195</b>	<b>\$2,660</b>	<b>\$0</b>	<b>\$57,855</b>	<b>\$0</b>	<b>\$0</b>
<b>Creekside</b>							
Add wayfinding signage	\$665	\$665	\$0	\$665			
Install inclusive play structure	\$133,000	\$133,000	\$0		\$133,000		
Install swing set, rubber ground surfacing & baby swing	\$39,900	\$39,900	\$0		\$39,900		
Install adaptive swings	\$15,960	\$15,960	\$0		\$15,960		
Install trash receptacles	\$1,330	\$1,330	\$0		\$1,330		
Install picnic tables	\$2,660	\$2,660	\$0		\$2,660		
Install water fountain	\$6,650	\$6,650	\$0		\$6,650		
Install benches	\$2,660	\$2,660	\$0		\$2,660		
<b>Subtotal Creekside</b>	<b>\$202,825</b>	<b>\$202,825</b>	<b>\$0</b>	<b>\$665</b>	<b>\$202,160</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL IMPROVEMENTS ESTIMATED COST</b>	<b>\$4,362,666</b>	<b>\$3,356,255</b>	<b>\$1,006,411</b>	<b>\$594,776</b>	<b>\$1,345,960</b>	<b>\$887,110</b>	<b>\$1,534,820</b>
<b>Percent of Total Estimated Cost</b>		<b>77%</b>	<b>23%</b>	<b>14%</b>	<b>31%</b>	<b>20%</b>	<b>35%</b>

Source: City of Talent Updated Parks Master Plan, Draft August 2019.

cip

[1] Costs include construction cost, engineering and design (18%), and contingency (15%).



**Table B-2**  
**City of Talent Parks Master Plan Financial Analysis**  
**Summary of Parks CIP by Funding Source**

**DRAFT**

<b>Park</b>	<b>Total</b>	<b>Years 1&amp;2</b>	<b>Years 3-5</b>	<b>Years 6-10</b>	<b>Years 11+</b>
<b>Funded by Operating Revenues</b>					
		<i>2020 Dollars</i>			
Kamerin Springs	\$85,120	\$34,580	\$50,540	\$0	\$0
Chuck Roberts	\$571,900	\$305,900	\$266,000	\$0	\$0
Talent Commons	\$143,640	\$0	\$136,990	\$6,650	\$0
Skate Park	\$0	\$0	\$0	\$0	\$0
Lynn Newbry	\$159,600	\$46,550	\$22,610	\$3,990	\$86,450
Bark Park	\$39,501	\$32,851	\$6,650	\$0	\$0
Wagner Creek Park	\$3,990	\$1,330	\$0	\$2,660	\$0
Joseph Park	\$2,660	\$0	\$2,660	\$0	\$0
<b>Total Funded by Operating Revenues</b>	<b>\$1,006,411</b>	<b>\$421,211</b>	<b>\$485,450</b>	<b>\$13,300</b>	<b>\$86,450</b>
<b>Funded by SDCs</b>					
Kamerin Springs	\$133,000	\$133,000	\$0	\$0	\$0
Chuck Roberts	\$936,985	\$33,250	\$504,735	\$399,000	\$0
Skate Park	\$285,950	\$0	\$0	\$0	\$285,950
Lynn Newbry	\$199,500	\$0	\$0	\$199,500	\$0
Wagner Creek Park	\$59,850	\$0	\$0	\$59,850	\$0
Joseph Park	\$55,195	\$0	\$55,195	\$0	\$0
Suncrest Phase 1	\$320,530	\$6,650	\$98,420	\$215,460	\$0
Suncrest Phase 2	\$1,162,420	\$0	\$0	\$0	\$1,162,420
Creekside	\$202,825	\$665	\$202,160	\$0	\$0
<b>Total Funded by SDCs</b>	<b>\$3,356,255</b>	<b>\$173,565</b>	<b>\$860,510</b>	<b>\$873,810</b>	<b>\$1,448,370</b>
<b>Total Funded</b>	<b>\$4,362,666</b>	<b>\$594,776</b>	<b>\$1,345,960</b>	<b>\$887,110</b>	<b>\$1,534,820</b>
Funded by Operating Revenues	23%	71%	36%	1%	6%
Funded by SDCs	77%	29%	64%	99%	94%

Source: City of Talent Updated Parks Master Plan, Draft August 2019.

cip source

**Table B-3**  
**City of Talent Parks Master Plan Financial Analysis**  
**Revenues Detail**

Annual Revenues	Fiscal Year Ending									
	2012	2013	2014	2015	2016	2017	2018 Adopted	2019 Adopted	2020 Proposed	
<b>General Revenues</b>										
Fund Balance - Committed	\$127,763	\$112,191	\$68,854	\$26,778	\$22,959	\$46,924	\$48,000	\$80,000	\$120,000	
State Highway Gas Tax	\$3,312	\$3,334	\$3,528	\$3,526	\$3,705	\$3,767	\$3,500	\$3,500	\$4,000	
Transient Room Tax	\$5,160	\$5,626	\$5,399	\$5,639	\$7,663	\$8,731	\$8,000	\$8,000	\$8,000	
Local Marijuana Tax	\$0	\$0	\$0	\$0	\$0	\$9,415	\$3,000	\$40,000	\$40,000	
Parks Utility Fee	\$105,968	\$107,796	\$107,676	\$108,796	\$109,183	\$110,594	\$109,000	\$181,000	\$185,000	
Interest Earnings	\$451	\$360	\$107	\$80	\$136	\$472	\$200	\$1,000	\$2,000	
Refunds, Reimbursements, Other	\$1,561	\$1,130	\$612	\$863	\$290	\$111	\$0	\$0	\$1,100	
<b>Total General Revenues</b>	<b>\$244,215</b>	<b>\$230,437</b>	<b>\$186,176</b>	<b>\$145,682</b>	<b>\$143,936</b>	<b>\$180,014</b>	<b>\$171,700</b>	<b>\$313,500</b>	<b>\$360,100</b>	
<b>Program Revenues</b>										
Program Fees	\$4,089	\$2,790	\$1,696	\$510	\$0	\$120	\$0	\$0	\$0	
Festival Run	\$1,466	\$1,478	\$0	\$1,202	\$873	\$0	\$0	\$0	\$0	
Donations	\$2,590	\$150	\$380	\$150	\$250	\$0	\$0	\$0	\$0	
<b>Total Program Revenues</b>	<b>\$8,145</b>	<b>\$4,418</b>	<b>\$2,076</b>	<b>\$1,862</b>	<b>\$1,123</b>	<b>\$120</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Revenues</b>	<b>\$252,360</b>	<b>\$234,855</b>	<b>\$188,252</b>	<b>\$147,544</b>	<b>\$145,059</b>	<b>\$180,134</b>	<b>\$171,700</b>	<b>\$313,500</b>	<b>\$360,100</b>	

Source: City of Talent financial statements.

revs

Table B-4  
City of Talent Parks Master Plan Financial Analysis  
Expenditures Detail

Annual Expenditures	Fiscal Year Ending								
	2012	2013	2014	2015	2016	2017	2018 Adopted	2019 Adopted	2020 Proposed
<b>PROGRAMS</b>									
<b>Personnel Services</b>									
Regular Salaries	\$8,888	\$7,013	\$5,525	\$3,173	\$0	\$0	\$0	\$0	\$0
Overtime	\$0	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$2,162	\$1,834	\$1,996	\$1,120	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Personnel Services</b>	<b>\$11,050</b>	<b>\$8,974</b>	<b>\$7,521</b>	<b>\$4,293</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Materials &amp; Services</b>									
Attorney Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Auditor	\$71	\$70	\$68	\$52	\$34	\$0	\$0	\$0	\$0
Training Providers & Registrations	\$1,310	\$542	\$400	\$624	\$0	\$0	\$0	\$0	\$0
Technical Support Services	\$200	\$705	\$237	\$222	\$0	\$0	\$0	\$0	\$0
Computer Technology Services	\$30	\$456	\$1,917	\$879	\$396	\$0	\$0	\$0	\$0
Rental of Equipment & Vehicles	\$0	\$426	\$0	\$0	\$160	\$0	\$0	\$0	\$0
Property and Casualty Insurance	\$69	\$364	\$384	\$387	\$525	\$0	\$0	\$0	\$0
Phone, Internet & Radio	\$0	\$271	\$303	\$23	\$0	\$0	\$0	\$0	\$0
Advertising	\$550	\$400	\$393	\$0	\$330	\$0	\$0	\$0	\$0
Printing & Binding	\$325	\$486	\$994	\$361	\$0	\$0	\$0	\$0	\$0
General Supplies	\$609	\$202	\$285	\$157	\$855	\$0	\$0	\$0	\$0
<b>Subtotal Materials &amp; Services</b>	<b>\$3,164</b>	<b>\$3,922</b>	<b>\$4,981</b>	<b>\$2,705</b>	<b>\$2,300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>MAINTENANCE</b>									
<b>Personnel</b>									
Regular Salaries	\$44,329	\$51,251	\$56,742	\$47,191	\$36,956	\$45,721	\$51,800	\$59,500	\$80,264
Overtime	\$3,547	\$2,589	\$3,283	\$3,572	\$2,833	\$2,867	\$3,000	\$3,000	\$3,000
Accrued Leave Payouts	\$352	\$540	\$566	\$314	\$421	\$0	\$0	\$0	\$0
Fringe Benefits	\$21,395	\$34,478	\$30,965	\$27,487	\$24,732	\$10,260	\$0	\$0	\$0
Comp Time Payoff	\$0	\$0	\$0	\$0	\$0	\$735	\$500	\$500	\$74
Sick Leave Payout	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$500	\$421
Vacation Leave Payout	\$0	\$0	\$0	\$0	\$0	\$635	\$1,000	\$2,000	\$1,462
FICA/Medicare	\$0	\$0	\$0	\$0	\$0	\$2,717	\$4,500	\$5,100	\$6,531
Health insurance	\$0	\$0	\$0	\$0	\$0	\$9,163	\$16,000	\$19,800	\$26,064
HRA VEBA	\$0	\$0	\$0	\$0	\$0	\$398	\$700	\$700	\$1,031
Life & Disability Insurance	\$0	\$0	\$0	\$0	\$0	\$371	\$700	\$700	\$1,093
PERS	\$0	\$0	\$0	\$0	\$0	\$6,112	\$13,300	\$15,000	\$20,624
Workers Comp	\$0	\$0	\$0	\$0	\$0	\$17	\$3,800	\$4,400	\$2,881
Unemployment	\$0	\$0	\$0	\$0	\$0	\$478	\$1,100	\$1,200	\$1,616
<b>Subtotal Personnel</b>	<b>\$69,623</b>	<b>\$88,858</b>	<b>\$91,556</b>	<b>\$78,564</b>	<b>\$64,942</b>	<b>\$79,474</b>	<b>\$97,400</b>	<b>\$112,400</b>	<b>\$145,061</b>

Table B-4

City of Talent Parks Master Plan Financial Analysis  
Expenditures Detail

Annual Expenditures	Fiscal Year Ending								
	2012	2013	2014	2015	2016	2017	2018 Adopted	2019 Adopted	2020 Proposed
<b>Materials and Services</b>									
Attorney Services	\$0	\$27	\$0	\$0	\$331	\$131	\$500	\$500	\$500
Labor Attorney Services	\$0	\$0	\$0	\$474	\$503	\$0	\$500	\$500	\$500
Auditor	\$413	\$419	\$459	\$497	\$477	\$331	\$400	\$400	\$400
Business Consulting Services	\$8,647	\$10,795	\$589	\$130	\$475	\$0	\$500	\$500	\$1,500
Training Providers & Registrations	\$45	\$50	\$86	\$45	\$45	\$275	\$500	\$500	\$800
Engineering, Design & Const. Mgmt	\$1,391	\$2,704	\$1,850	\$0	\$0	\$0	\$0	\$0	\$0
Technical Support Services	\$100	\$493	\$226	\$238	\$325	\$0	\$300	\$300	\$5,000
Contracted Personnel Services	\$3,035	\$8,229	\$10,976	\$4,760	\$0	\$5,928	\$8,000	\$8,500	\$8,900
Computer Technology Services	\$980	\$743	\$2,081	\$902	\$1,190	\$1,203	\$2,400	\$2,400	\$0
Sewer Utilities	\$1,258	\$1,259	\$1,261	\$1,291	\$1,346	\$871	\$1,200	\$1,400	\$1,500
Disposal Services	\$1,767	\$2,173	\$2,504	\$2,888	\$2,139	\$2,315	\$2,500	\$2,500	\$2,500
Custodial	\$0	\$351	\$842	\$512	\$758	\$835	\$800	\$800	\$0
Lawn & Grounds Maintenance	\$900	\$0	\$2,575	\$1,050	\$1,340	\$700	\$1,000	\$2,000	\$13,500
Repair & Maintenance Services	\$9,798	\$6,345	\$8,673	\$9,137	\$6,285	\$6,606	\$13,500	\$21,000	\$11,000
Property & Casualty Insurance	\$1,859	\$2,143	\$2,485	\$2,893	\$2,879	\$2,920	\$3,400	\$3,600	\$3,200
Phone, Internet and Radio	\$0	\$1,094	\$754	\$779	\$758	\$779	\$900	\$900	\$900
Advertising	\$0	\$0	\$23	\$0	\$0	\$16	\$100	\$100	\$100
Printing & Binding	\$0	\$486	\$559	\$500	\$458	\$542	\$600	\$600	\$600
General Supplies	\$12,638	\$13,877	\$11,901	\$8,455	\$6,340	\$8,869	\$8,000	\$10,000	\$10,000
Office Supplies	\$0	\$18	\$15	\$37	\$16	\$10	\$100	\$100	\$50
Energy Utilities	\$2,709	\$2,374	\$2,211	\$2,649	\$2,737	\$2,629	\$2,600	\$2,500	\$2,500
Fuel	\$346	\$656	\$1,699	\$1,147	\$1,461	\$1,928	\$1,800	\$2,000	\$2,500
Uniforms	\$0	\$0	\$71	\$540	\$652	\$683	\$700	\$600	\$600
Miscellaneous	\$0	\$15	\$8	\$16	\$376	\$199	\$0	\$0	\$0
<b>Subtotal Materials and Services</b>	<b>\$45,886</b>	<b>\$54,251</b>	<b>\$51,848</b>	<b>\$38,940</b>	<b>\$30,891</b>	<b>\$37,770</b>	<b>\$50,300</b>	<b>\$61,700</b>	<b>\$66,550</b>
<b>Capital Outlay</b>									
Furniture & Fixtures	\$445	\$0	\$36	\$83	\$0	\$0	\$0	\$0	\$0
Computer Hardware/Printers	\$0	\$0	\$0	\$0	\$0	\$127	\$0	\$0	\$400
Minor Equipment	\$0	\$0	\$1,533	\$0	\$0	\$1,188	\$700	\$1,500	\$1,000
<b>Subtotal Capital Outlay</b>	<b>\$445</b>	<b>\$0</b>	<b>\$1,569</b>	<b>\$83</b>	<b>\$0</b>	<b>\$1,315</b>	<b>\$700</b>	<b>\$1,500</b>	<b>\$1,400</b>
<b>Transfer Out</b>									
to CIP Fund	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Works Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Parks CIP Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,000	\$40,000
Chuck Roberts Park Splashpad	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0
Inventory Maint. Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Parks Land Acquisition	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Transfers Out</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$4,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,000</b>	<b>\$47,500</b>
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$23,300	\$50,000	\$14,945
Unappropriated End Fund Bal.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,900	\$84,644
<b>Total Expenses</b>	<b>\$140,168</b>	<b>\$166,005</b>	<b>\$161,475</b>	<b>\$124,585</b>	<b>\$98,133</b>	<b>\$118,559</b>	<b>\$171,700</b>	<b>\$313,500</b>	<b>\$360,100</b>

Source: City of Talent financial statements.

exps

**Table B-5**  
**City of Talent Parks Master Plan Financial Analysis**  
**Historical Change in Operating Revenues and Expenses**

Revenues and Expenses	Fiscal Year Ending						5-Year Change	Annual Avg. % Change
	2012	2013	2014	2015	2016	2017		
<b>Revenues</b>								
State Highway Gas Tax	\$3,312	\$3,334	\$3,528	\$3,526	\$3,705	\$3,767	\$455	2.6%
Transient Room Tax	\$5,160	\$5,626	\$5,399	\$5,639	\$7,663	\$8,731	\$3,571	11.1%
Local Marijuana Tax	\$0	\$0	\$0	\$0	\$0	\$9,415	\$9,415	
Parks Utility Fee	\$105,968	\$107,796	\$107,676	\$108,796	\$109,183	\$110,594	\$4,626	0.9%
Interest Earnings	\$451	\$360	\$107	\$80	\$136	\$472	\$21	0.9%
Refunds, Reimbursements, Other	\$1,561	\$1,130	\$612	\$863	\$290	\$111	(\$1,450)	-41.1%
<b>Total Revenues</b>	<b>\$116,452</b>	<b>\$118,246</b>	<b>\$117,322</b>	<b>\$118,904</b>	<b>\$120,977</b>	<b>\$133,090</b>	<b>\$16,638</b>	<b>2.7%</b>
<b>Expenses</b>								
Personnel Services	\$80,673	\$97,832	\$99,077	\$82,857	\$64,942	\$79,474	(\$1,199)	-0.3%
Materials & Services	\$49,050	\$58,173	\$56,829	\$41,645	\$33,191	\$37,770	(\$11,280)	-5.1%
Capital Outlay	\$445	\$0	\$1,569	\$83	\$0	\$1,315	\$870	24.2%
<b>Total Expenses</b>	<b>\$130,168</b>	<b>\$156,005</b>	<b>\$157,475</b>	<b>\$124,585</b>	<b>\$98,133</b>	<b>\$118,559</b>	<b>(\$11,609)</b>	<b>-1.9%</b>

Source: City of Talent financial statements.

change

**Table B-6**  
**City of Talent Parks Master Plan Financial Analysis**  
**Annual Projection of CIP Expenditures from the Operating Fund**

<b>Operating Fund</b>	<b>Total Ten Years</b>	<b>2021 Year 1</b>	<b>2022 Year 2</b>	<b>2023 Year 3</b>	<b>2024 Year 4</b>	<b>2025 Year 5</b>	<b>2026 Year 6</b>	<b>2027 Year 7</b>	<b>2028 Year 8</b>	<b>2029 Year 9</b>	<b>2030 Year 10</b>
<b>Operating Fund Project Costs</b>											
Kamerin Springs	\$85,120	\$17,290	\$17,290	\$16,847	\$16,847	\$16,847	\$0	\$0	\$0	\$0	\$0
Chuck Roberts	\$571,900	\$152,950	\$152,950	\$88,667	\$88,667	\$88,667	\$0	\$0	\$0	\$0	\$0
Talent Commons	\$143,640	\$0	\$0	\$45,663	\$45,663	\$45,663	\$1,330	\$1,330	\$1,330	\$1,330	\$1,330
Skate Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lynn Newbry	\$73,150	\$23,275	\$23,275	\$7,537	\$7,537	\$7,537	\$798	\$798	\$798	\$798	\$798
Bark Park	\$39,501	\$16,426	\$16,426	\$2,217	\$2,217	\$2,217	\$0	\$0	\$0	\$0	\$0
Wagner Creek Park	\$3,990	\$665	\$665	\$0	\$0	\$0	\$532	\$532	\$532	\$532	\$532
Joseph Park	\$2,660	\$0	\$0	\$887	\$887	\$887	\$0	\$0	\$0	\$0	\$0
<b>Total Operating Fund Costs</b>	<b>\$919,961</b>	<b>\$210,606</b>	<b>\$210,606</b>	<b>\$161,817</b>	<b>\$161,817</b>	<b>\$161,817</b>	<b>\$2,660</b>	<b>\$2,660</b>	<b>\$2,660</b>	<b>\$2,660</b>	<b>\$2,660</b>
<b>Inflated Operating Fund Project Costs</b>											
		<i>Inflation per Year 3.0%</i>									
Kamerin Springs	\$93,050	\$17,810	\$18,340	\$18,410	\$18,960	\$19,530	\$0	\$0	\$0	\$0	\$0
Chuck Roberts	\$619,280	\$157,540	\$162,260	\$96,890	\$99,800	\$102,790	\$0	\$0	\$0	\$0	\$0
Talent Commons	\$162,670	\$0	\$0	\$49,900	\$51,390	\$52,940	\$1,590	\$1,640	\$1,680	\$1,740	\$1,790
Skate Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lynn Newbry	\$79,170	\$23,970	\$24,690	\$8,240	\$8,480	\$8,740	\$950	\$980	\$1,010	\$1,040	\$1,070
Bark Park	\$41,830	\$16,920	\$17,430	\$2,420	\$2,490	\$2,570	\$0	\$0	\$0	\$0	\$0
Wagner Creek Park	\$4,750	\$680	\$710	\$0	\$0	\$0	\$640	\$650	\$670	\$690	\$710
Joseph Park	\$3,000	\$0	\$0	\$970	\$1,000	\$1,030	\$0	\$0	\$0	\$0	\$0
<b>Inflated Op. Fund Costs</b>	<b>\$1,003,750</b>	<b>\$216,920</b>	<b>\$223,430</b>	<b>\$176,830</b>	<b>\$182,120</b>	<b>\$187,600</b>	<b>\$3,180</b>	<b>\$3,270</b>	<b>\$3,360</b>	<b>\$3,470</b>	<b>\$3,570</b>

Source: City of Talent Updated Parks Master Plan, Draft August 2019 and HEC November 2019.

op cip

# **APPENDIX C**

## **SDC CALCULATION SUPPORT TABLES**





**Table C-1**  
**City of Talent Parks Master Plan Financial Analysis**  
**Valuation of Current Park Land**

**DRAFT**

<b>Park Name</b>	<b>Acres</b>	<b>Cost per Acre</b>	<b>Estimated Land Value</b>
		[1]	
Kamerin Springs	0.21	\$6,500	\$1,365
Chuck Roberts	12.34	\$6,500	\$80,210
Talent Commons	1.00	\$6,500	\$6,500
Skate Park	0.96	\$6,500	\$6,240
Bark Park	0.48	\$6,500	\$3,120
Bear Creek Greenway	19.19	\$6,500	\$124,735
<b>Total Current Park Land (rounded)</b>	<b>34.18</b>		<b>\$223,000</b>

Source: City of Talent December 2019.

landv

[1] Cost per acre based on local realtor researched comparison sites:

	<b>Acres</b>	<b>Price</b>	<b>Year Sold</b>	<b>Inflation Factor</b>	<b>Current Price</b>	<b>Current Price per Acre</b>
Site 1	15.92	\$46,900	1990	2.02	\$94,737	\$5,951
Site 2	13.21	\$38,800	1986	2.37	\$91,943	\$6,960
Site 3	17.32	\$20,200	1984	2.53	\$51,015	\$2,945
Site 4	11.94	\$86,535	2006	1.30	\$112,302	\$9,406
<b>Median Price per Acre in Today's Dollars</b>						<b>\$6,455</b>

**Table C-2**  
**City of Talent Parks Master Plan Financial Analysis**  
**Estimated Replacement Cost of Park Facilities**

<b>Park Name</b>	<b>Replacement Cost Estimate</b>	<b>Park Name</b>	<b>Replacement Cost Estimate</b>
<b>Kamerin Springs</b>		<b>Talent Commons</b>	
BBQ Grill	\$1,000	BBQ Grill	\$1,000
Bike Rack	\$1,000	Picnic Tables	\$2,000
Event Space /Shelter	\$15,000	Play Structure	\$100,000
Parking	\$50,000	Lawn	n.a.
Basketball Court	\$150,000	Platform Stage	\$15,000
Play Structure with Swings	\$130,000	Restrooms	\$160,000
Water Fountain	\$1,000	Bike Rack	\$1,000
Picnic Tables	\$2,000	Trash Can	\$1,000
Benches	\$2,000		
Trash Can	\$1,000	<b>Bark Park</b>	
		Dog Park	\$50,000
<b>Old Town</b>		Benches	\$2,000
Skatepark	\$225,000	Picnic Tables	\$2,000
BBQ Grill	\$1,000	Water Fountain	\$1,000
Benches	\$2,000	Trash Can	\$1,000
Shelter	\$5,000		
Restrooms	\$160,000	<b>Lynn Newbry</b>	
Water Fountain	\$1,000	Restrooms	\$160,000
Trash Can	\$1,000	Shelter with Tables	\$15,000
		Trailhead Kiosk	\$5,000
<b>Chuck Roberts</b>		Picnic Tables	\$2,000
BBQ Grill	\$1,000	Trash Can	\$1,000
Bike Rack	\$1,000	Wayfinding Markers	\$500
Event Space /Shelter	\$15,000		
Sports Field	\$115,000	<b>Bear Creek</b>	
Splash Pad	\$100,000	Benches	\$2,000
Picnic Tables	\$2,000	Bike Rack	\$1,000
Play Area	\$30,000	Picnic Tables	\$2,000
Two Tennis Courts	\$500,000	Trash Can	\$1,000
Restrooms	\$160,000	Wayfinding Markers	\$500
Unpaved Trails (half mile)	n.a.		
Multiuse Paths	n.a.	<b>Wagner Greenway</b>	
Parking	\$50,000	1.5 miles multiuse path	n.a.
Water Fountain	\$1,000		
Trash Can	\$1,000	<b>Estimated Total Cost of Facilities</b>	<b>\$2,250,000</b>

exist

**Table C-3**  
**City of Talent Parks Master Plan Financial Analysis**  
**Calculation of Remaining Capacity of Current Parks**

**DRAFT**

Item		Acres	Population	Acres per 1,000 Pop.
<b>Developed Parkland, Maintained by City</b>				<b>LOS</b>
Current	a	36.86	6,380	5.78
Projected in 2040 (no new parks)	b	36.86	8,105	4.55
Projected in 2040 (with new parks)		59.48	8,105	7.34
Projected in 2040 (no Suncrest Park)		40.44	8,105	4.99
Difference between Future and Current LOS				1.23
<b>Remaining Capacity of Current Parks</b>				<b>21%</b>

Source: City of Talent Parks Master Plan 2019, and HEC.

serv