**ORDINANCE NO. 2023/18**

**ORDINANCE TO AMEND THE PARK IMPACT FEE ORDINANCE**

**OF THE CITY OF GREENFIELD, INDIANA**

**WHEREAS,** the procedures for enacting an Impact Fee Ordinance are contained in I.C. 36-7-1300-1341 and were previously approved by Ordinance No. 2010-2, dated January 27, 2010, Ordinance No. 2014-9, and Ordinance No. 2019-4; and

**WHEREAS,** the Greenfield Advisory Plan Commission, the Impact Fee Advisory Committee and the Greenfield Board of Parks and Recreation all have reviewed certain information prepared by Lehman & Lehman addressing a revised park impact fee; and

**WHEREAS,** the Impact Fee Advisory Committee, as established under I.C. 36-7-4-1312, at its meeting on the 16th day of May, 2023, recommended to the Greenfield Advisory Plan Commission and Common Council of the City of Greenfield, Indiana, the modification of the fee structure for the park impact fee that was reviewed at the public hearing.

**WHEREAS,** the Greenfield Advisory Plan Commission held a public hearing for the citizens of Greenfield, Indiana, and the Common Council of the City of Greenfield, Indiana, on the 12th day of June, 2023, to review the proposed modification of the park impact fee amount referenced in the Code of Ordinances of Greenfield, Indiana, contained in Title III, Chapter 31, § 31.40; and

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA:**

**SECTION I**

Section 4 of Ordinance No. 2010-2, Impact Fee Schedule, is deleted in its entirety and in lieu thereof is inserted the following:

SECTION 4. Establishment of Park Impact Fee. Based upon the Plan, it is determined that each dwelling unit hereafter constructed in the City of Greenfield, not specifically excepted hereunder, shall pay the sum outlined below as the Fee which includes the 5% annual inflation factor as approved by the Plan Commission.

**Impact Fee Schedule**

|  |  |  |  |
| --- | --- | --- | --- |
| 2024 | $1,680 | 2029 | $2,144 |
| 2025 | $1,764 | 2030 | $2,251 |
| 2026 | $1,852 | 2031 | $2,364 |
| 2027 | $1,945 | 2032 | $2,482 |
| 2028 | $2,042 | 2033 | $2,606 |

Based on the equivalent dwelling unit calculations contained within the City of Greenfield Recreation Improvement Plan, prepared in 2023 by Lehman & Lehman, Inc., the Common Council hereby establishes the Park Impact Fee in the following amounts for single-family dwelling units, two-family dwelling units, multi-family dwelling units of one bedroom, two bedrooms, and three bedrooms or larger, and mobile homes.

**Type of Unit Fee Per Dwelling Unit and Housing Equivalent**

Unit Type 2024 Fee Amount (Per Unit)\* Equivalent %

Single-Family Dwelling Unit $1,680 100% of fee amount

Two-Family Dwelling Unit

(per dwelling unit) $1,596 95% of fee amount

Multi-Family Dwelling Unit

(per dwelling unit)

One-Bedroom $1,092 65% of fee amount

Two-Bedrooms $1,428 85% of fee amount

Three-Bedrooms or larger $1,680 100% of fee amount

Mobile Home $1,092 65% of fee amount

\**The 2024 fees are shown for illustrative purposes; actual fee will be based on the current year fee multiplied by equivalent rate for dwelling unit type*

The Common Council hereby makes as part of the record of these proceedings, all the data collected, calculations made, and conclusions reached by the City’s consultant, Lehman & Lehman, Inc. in the process of developing and drafting the Zone Improvement Plan, and specifically instructs the employees of the City to make such data and other information available to the public for review during regular business hours, along with any other information that is part of the public record created as a result of the process involved in enacting this Ordinance. Furthermore, the Dwelling Unit and Housing Equivalent fee shall be modified commencing January 1, 2024 according to the impact fee schedule set forth above.

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

**SECTION II**

This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and publication as prescribed by law.

**SECTION III**

Introduced and filed on the 14th day of June, 2023. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. On the \_\_\_\_\_ day of , 2023, a motion to approve the above on second reading was offered and sustained by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. Upon a motion to approve the above on third reading was offered and sustained by a vote of \_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this \_\_\_\_\_ day of , 2023 by the Common Council of the City of Greenfield, Indiana, having been passed by a vote of in favor and opposed.

**COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA**

Voting Affirmative: Voting Opposed:

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Kerry Grass Kerry Grass

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John Jester John Jester

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Jeff Lowder Jeff Lowder

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Mitch Pendlum Mitch Pendlum

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George Plisinski George Plisinski

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Dan Riley Dan Riley

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Anthony Scott Anthony Scott

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lori Elmore, Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023.

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Lori Elmore, Clerk-Treasurer

Approved by me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chuck Fewell, Mayor

City of Greenfield, Indiana