

Town of South Kingstown Capital Improvement Program



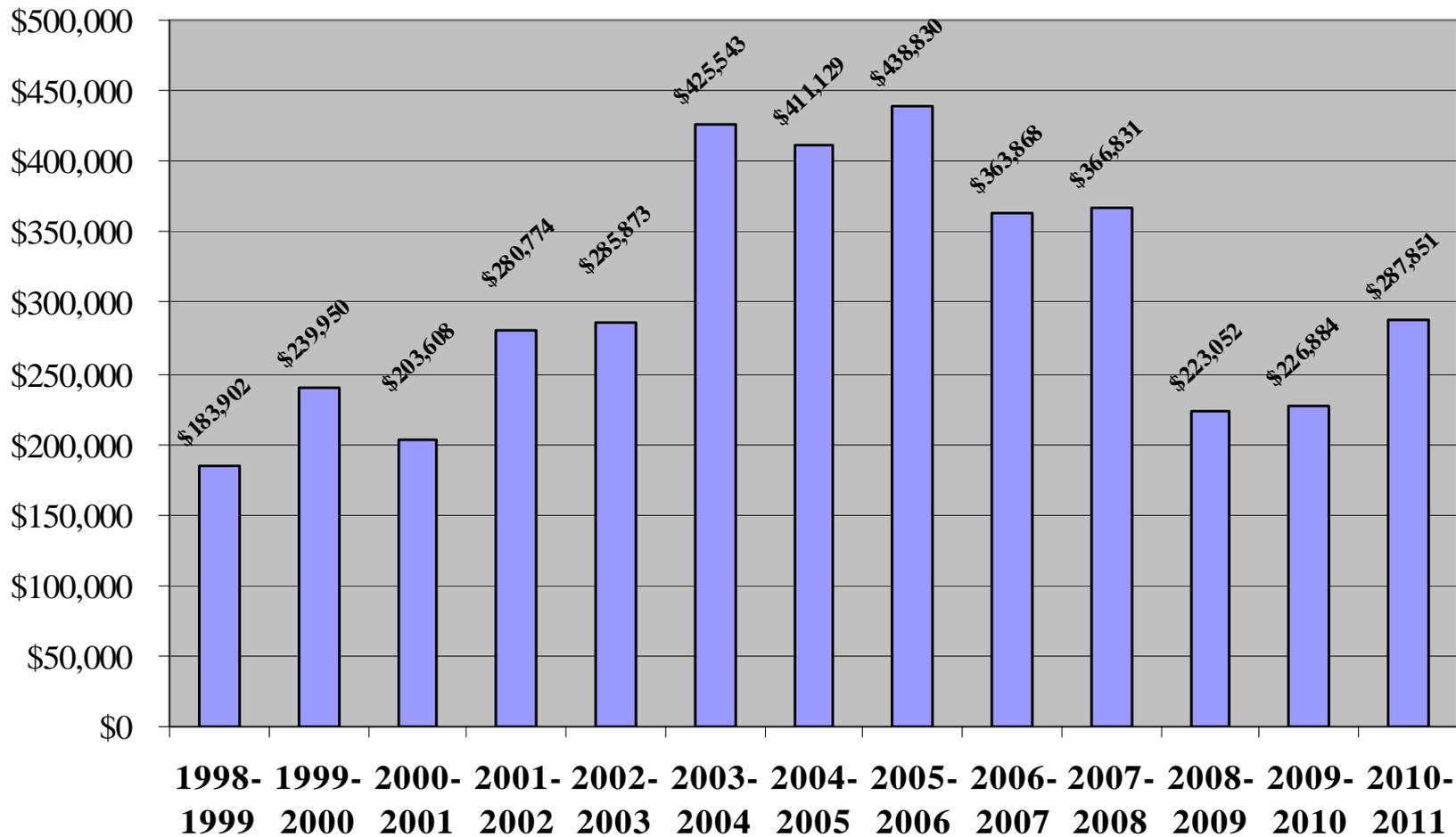
Town Council Work Session #2

January 5, 2012

Open Space Acquisition Program

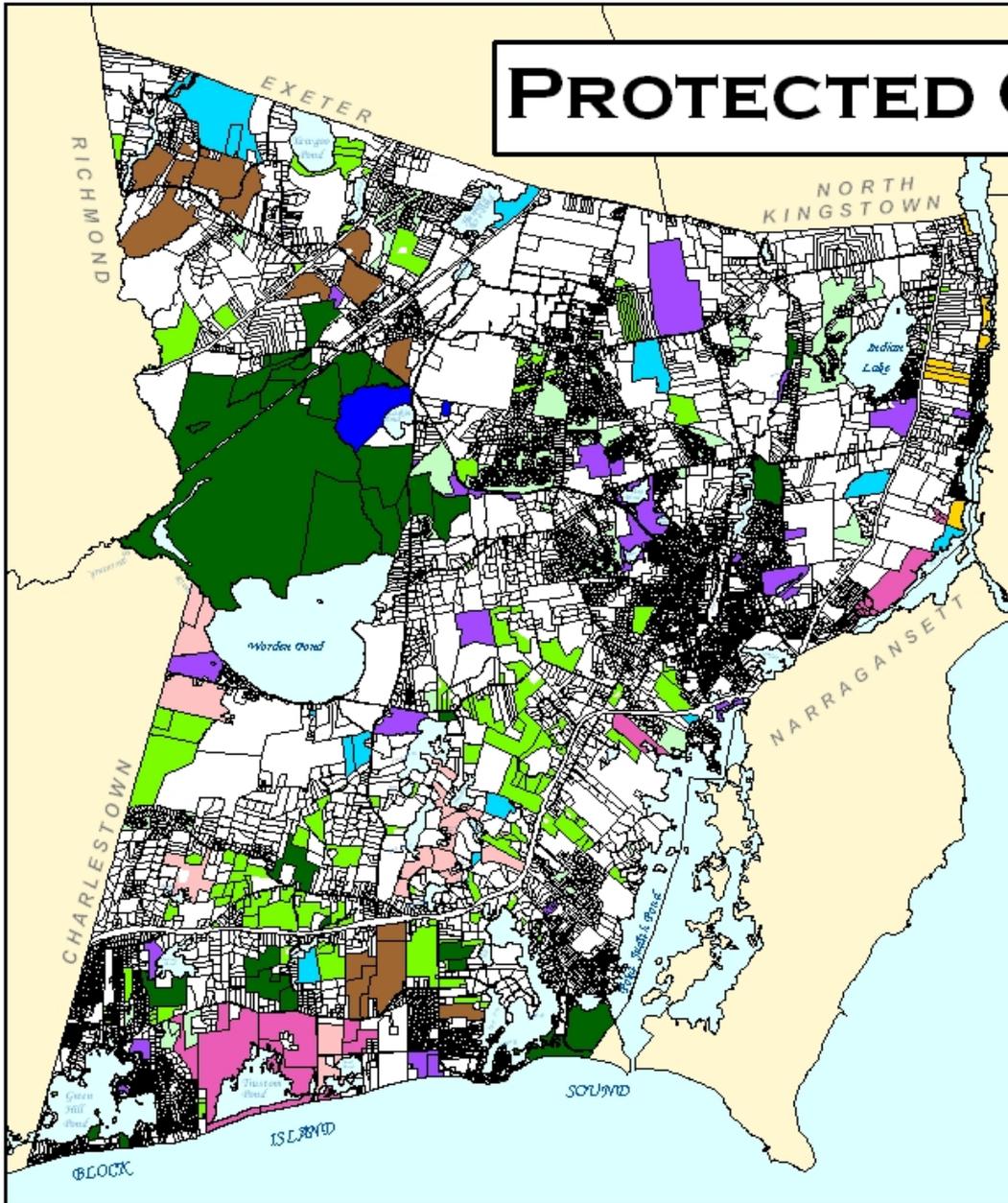
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
<i>Revenue Statement</i>								
Real Estate Conveyance Tax Proceeds	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,500,000
Investment Income	75	75	75	50	50	50	50	350
Total Revenues	\$250,075	\$250,075	\$250,075	\$250,050	\$250,050	\$250,050	\$250,050	\$1,500,375
<i>Expense Statement</i>								
Debt Service - \$200,000 - FY99 #21	(\$13,634)	(\$13,267)	(\$12,876)	(\$12,604)	(\$11,831)	(\$11,519)	(10,681)	(\$72,778)
Debt Service - \$800,000 - FY02 #23	(46,040)	(81,770)	(79,510)	(77,179)	(74,806)	(72,377)	(69,891)	(455,533)
Debt Service - \$400,000 - FY03 #26	(28,525)	(27,925)	(27,325)	(26,700)	(26,050)	(25,375)	(24,675)	(158,050)
Debt Service - \$400,000 - FY04 #28	(31,395)	(30,595)	(29,795)	(28,995)	(28,175)	(27,335)	(26,475)	(171,370)
Debt Service - \$3.5 M - FY06 #31	(283,413)	(276,412)	(269,413)	(262,412)	(255,413)	(246,663)	(239,662)	(1,549,975)
Debt Service - \$700,000 - FY07 #32	(59,062)	(57,575)	(56,087)	(54,600)	(53,200)	(51,800)	(50,536)	(323,798)
Debt in Permanent Financing	(\$462,069)	(\$487,544)	(\$475,006)	(\$462,490)	(\$449,475)	(\$435,069)	(\$421,920)	(\$2,731,504)
Planned New Bonding Requirements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planned New OS Debt Service	\$0							
Total Debt Service	(\$462,069)	(\$487,544)	(\$475,006)	(\$462,490)	(\$449,475)	(\$435,069)	(\$421,920)	(\$2,731,504)
Transfer to General Fund	(\$225,000)	(\$275,000)	(\$250,000)	(\$240,000)	(\$225,000)	(\$225,000)	(\$225,000)	(\$1,440,000)
Less Town Acquisitions	(100,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(50,000)	(425,000)
Total Expenses	(\$325,000)	(\$350,000)	(\$325,000)	(\$315,000)	(\$300,000)	(\$300,000)	(\$275,000)	(\$1,915,000)
Income to Expense Balance	(74,925)	(99,925)	(74,925)	(64,950)	(49,950)	(49,950)	(24,950)	
O S Acquisition Fund Balance	\$368,114	\$268,189	\$193,264	\$128,314	\$78,364	\$28,414	\$3,464	

Real Estate Conveyance Fees for Open Space Purchases



PROTECTED OPEN SPACES

July 2011



-  Agricultural Land Preservation Commission
-  Girl Scouts of America
-  Narrow River Land Trust
-  South Kingstown Land Trust
-  Audubon Society of Rhode Island
-  The Nature Conservancy
-  Town of South Kingstown
-  State of Rhode Island
-  US Fish and Wildlife Service
-  Private / Other

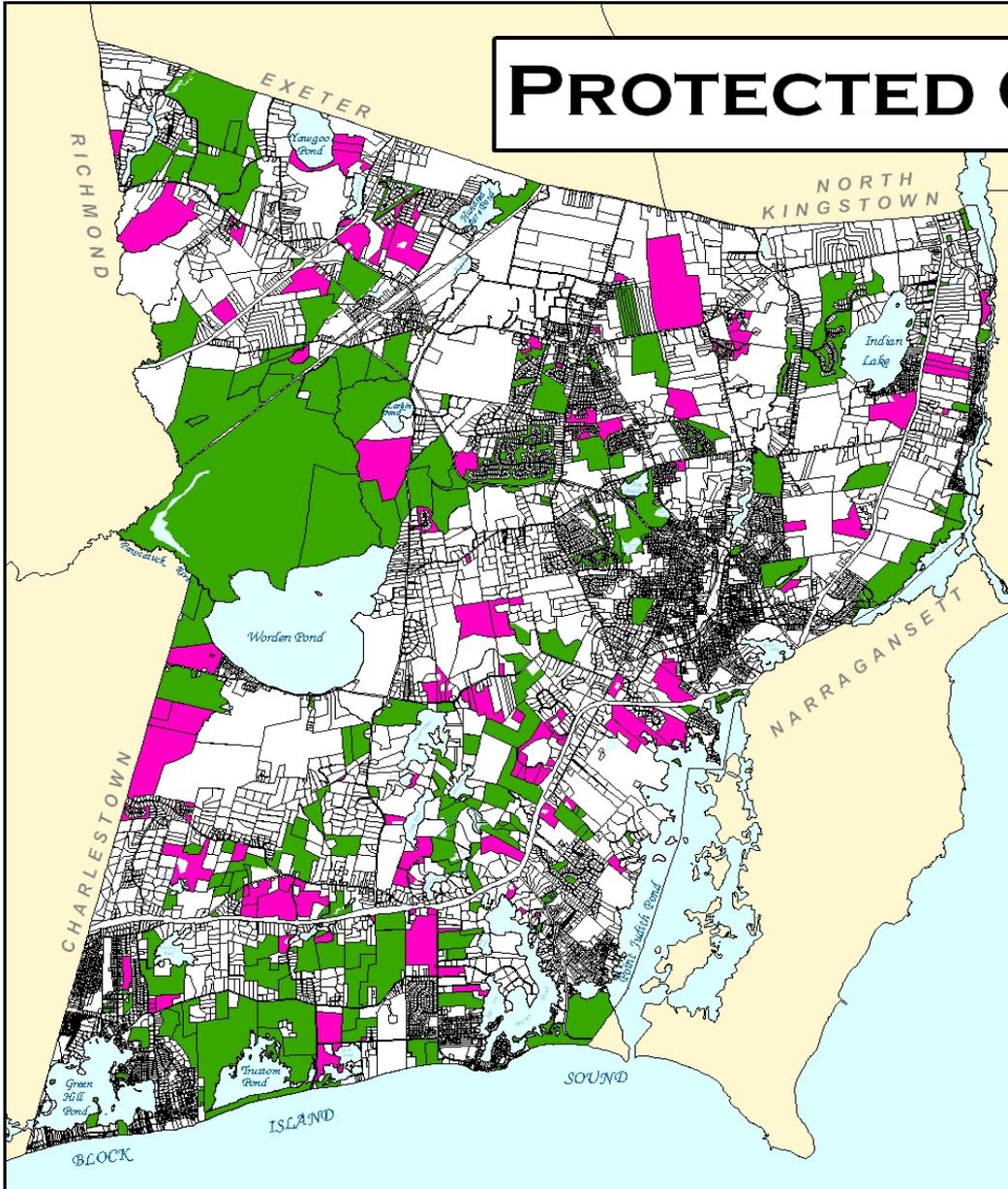
PROTECTED OPEN SPACES

July 2011

Protected
Before 1999



Protected
After 1999



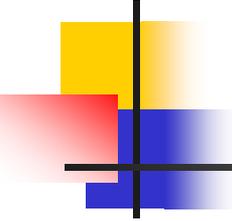
Bike Path Connector

Broad Rock Playfields to South County Commons

Bike Path Connector - Broad Rock to Commons Parking Lot				
Income	Entire Corridor		Town Property Only	
Surface Condition	Paved	Unpaved	Unpaved	Paved
Recreation Impact Fees	\$200,000	\$200,000	\$112,500	\$137,500
Third Party Revenues	300,275	200,275	0	0
DEM Grant Greenway Program	169,725	169,725	112,500	137,500
Total Income	\$670,000	\$570,000	\$225,000	\$275,000
Expenses				
So County Commons Bike Path Spur	\$600,000	\$515,000	\$200,000	\$250,000
Contingency	70,000	50,000	25,000	25,000
Total Expenditures	\$670,000	\$565,000	\$225,000	\$275,000

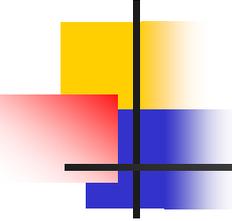
Neighborhood Guild Improvements

Neighborhood Guild Improvements		FY 2016
Income		
Municipal Bond - May 2015		\$1,000,000
Total Income		\$1,000,000
Expenses		
Window Replacement		\$350,000
Air Conditioning Installation		250,000
Interior Renovations		150,000
Exterior Renovations		25,000
Electrical/Plumbing Improvements		50,000
Design and Architectural Services		25,000
Contingency		150,000
Total Expenditures		\$1,000,000



Community Recreation Center

Community Recreation Center		FY 2018
Income		
Municipal Bond #1 11/04 Approval Issue 5/15/17		\$650,000
School Bond #1 - 11/04 Approval - Issue 5/15/17		900,000
Municipal Bond #2 - 11/06 Approval - Issue 5/15/17		1,600,000
Recreation Impact Fees		1,085,300
Total Income		\$4,235,300
Expenses		
Building (23,000 Sq. Ft. @ \$145/SF Cost)		\$3,335,000
Furnishings		200,000
Design Services - (8% of Construction Cost)		266,800
Contingency - (10% of Construction Cost)		333,500
Parking (50 Spaces @ \$2,000 per unit cost)		100,000
Total Expenditures		\$4,235,300



Marina Park Improvements

Marina Park Improvement Program	
Income	
Funds Held in Reserve - 6/30/11	\$47,335
CIP Transfers FY 2013 through FY 2015	30,000
Recreational Impact Fees	55,165
US Fish and Wildlife/RI DEM Grant	397,500
Total Income	\$530,000
Expenses	
Engineering Services FY2011-2012	\$30,000
Boat Ramp Reconstruction - FY 2012-2013	225,000
Public Dock Expansion - FY 2013-2014	150,000
Resurfacing of Parking Lots- FY 2014-2015	125,000
Total Program Cost	\$530,000

Town Beach Program

Town Beach Improvement	
Revenues	
Funds Held in Reserve - 6/30/11	\$53,897
Funds forwarded from Parks Rehabilitation Fund	8,860
Federal Stafford Act Hazard Mitigation	119,906
Federal Hazard Mitigation Grant Program (HMGP)	178,268
FY 2011-2012 CIP Transfer	10,000
Future CIP Transfers	85,000
Total Income	\$455,931
Expenditures	
<i>Pavilion Relocation Program</i>	
Engineering Services - FY 2012-2013	\$10,000
On-Site Wastewater System - FY 2012-2013	148,032
Pavilion Relocation - FY 2013-2014	237,899
Relocation Project Total	\$395,931
<i>Other Beach Related Improvements</i>	
Sand Replenishment - FY 2015-2016 - FY 2017-2018	\$25,000
Parking Lot Improvements - FY 2014-2015	10,000
Playground Upgrade - FY 2016-2017	25,000
Other Beach Related Improvements Total	\$60,000
Total Program Cost	\$455,931

Town Beach Program



Town Beach Program



Town Beach Program



Senior Center Program

Senior Services Program	
Income	
Funds Held in Reserve Balance - Facilities	\$2,747
Transfer from Elderly Services Fund	90,000
Total Income	\$92,747
Expenses	
Senior Center Facility Improvements FY 2014	
Interior Painting/Carpets/Wallpaper	\$25,000
Addition of Divider Wall in Main Room	10,000
Roof Replacement Reserve	20,000
Senior Center Annex Improvements FY 2015	
Replacement Windows/Doors	\$10,000
Exterior Shingling and Insulation	15,000
Senior Center Barn Improvements FY 2016	
Roof and Siding Replacement	10,000
Senior Services Program	\$90,000

Parks and Recreation Programs



Park Improvement and Rehabilitation Program

Pay As You Go (PAYG)

Park Improvements and Rehabilitation is an ongoing program providing for the development, maintenance, and repair of the Town's existing park system, recreation facilities, athletic fields, and playground components.

Project	Location	Estimated Cost
1. Basketball Court Resurfacing	Brousseau Park	\$6,000
2. Irrigation System Upgrade	CCMS Multi-Purpose Field	5,000
3. In Line Rink Rehab	Old Mountain Field	5,000
4. Interior Building Improvement	Stepping Stone School	15,000
5. Beach Improvement Program	Town Beach	25,000
6. Tennis Court Resurfacing	Tuckertown Park	10,000
7. Rest Room Improvements	Tuckertown Park	10,000
8. Playground Upgrades	West Kingston Park	15,000
9. Rest Room Improvements	West Kingston Park	5,000
10. Irrigation Improvements	West Kingston Park	5,000
Total		\$101,000
Less Capital Funds Forwarded		(\$10,000)
Total FY 2012-2013 Element		\$91,000

Brousseau Park

Basketball Court Resurfacing

- Project Scope

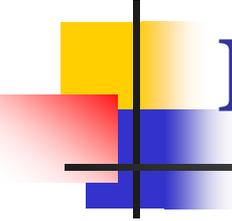
Total Project Cost: \$6,000

FY2012-2013: \$6,000 Proposed

- Rehabilitation of the existing recreational basketball court located at Brousseau Park
- Existing surface last upgraded in 1997
- Project includes crack repair and resurfacing

Brousseau Park Basketball Court Resurfacing





Curtis Corner Playfields Irrigation System Upgrade

- Project Scope

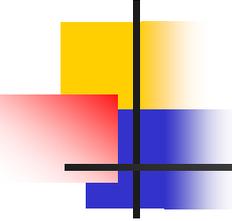
Total Project Cost: \$5,000

FY 2012-2013: \$5,000 Proposed

- Involves servicing and replacement of deteriorated lines and connectors of the irrigation system
- System installed in 1997
- In need of a complete assessment and repair plan

Curtis Corner Playfields Irrigation System Upgrade





Old Mountain Field In Line Rink Rehabilitation

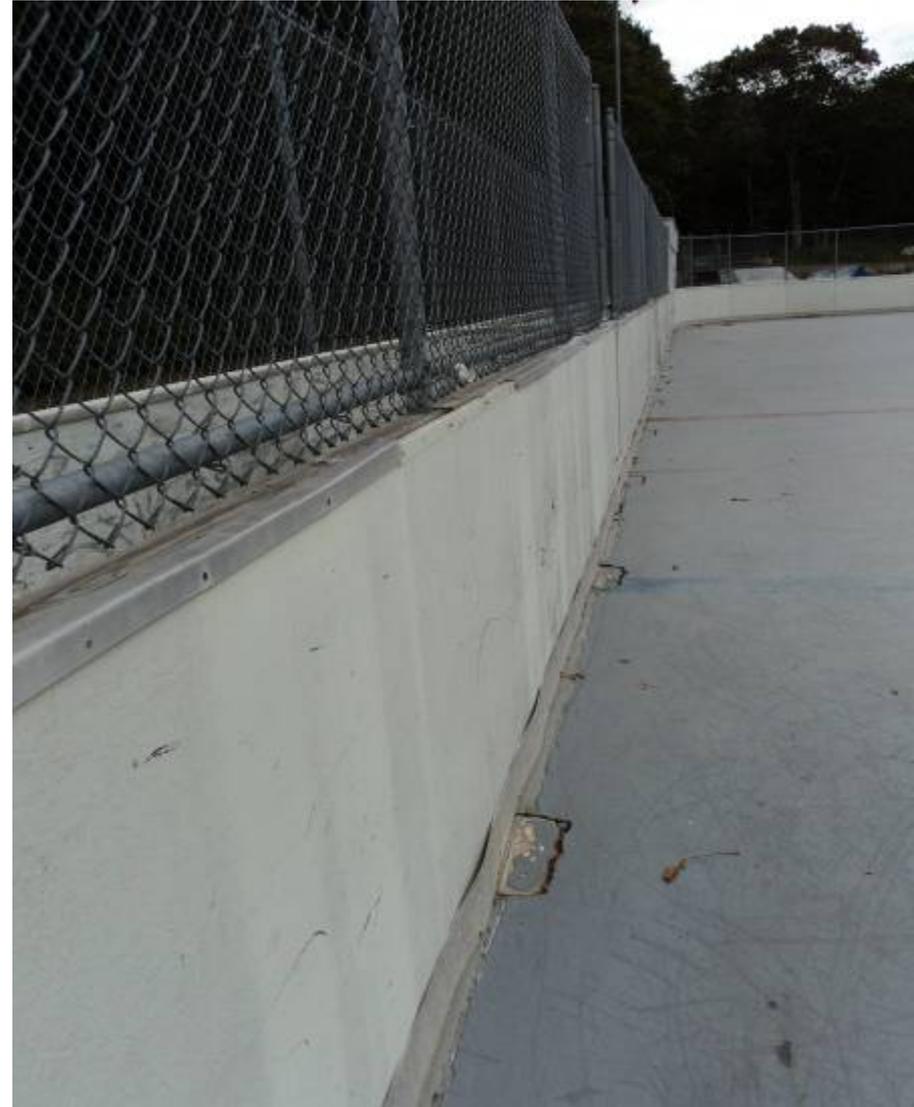
- Project Scope

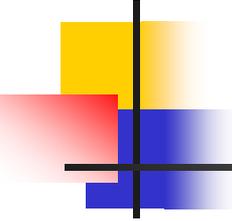
Total Project Cost: \$5,000

FY 2012-2013: \$5,000 Proposed

- Involves repairs to existing boards and rink surface
- Repair work to be performed by Parks Division Personnel

Old Mountain Field In Line Rink Rehabilitation





Stepping Stone School

Interior Building Improvements

- Project Scope

Total Project Cost: \$15,000

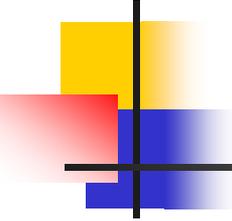
FY2012-2013: \$15,000 Proposed

- Project is a component of ongoing building maintenance program
- Involves interior painting of basement floor, walls, ductwork and pipes

Stepping Stone School

Interior Building Improvements



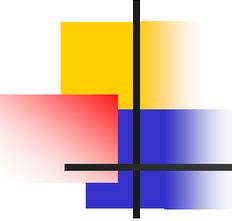


Town Beach Program Pavilion Relocation Project

- Project Scope

FY 2012-2013: \$25,000 Proposed Transfer

- Program supports ongoing improvements and maintenance efforts to address erosion
- Short term planned projects include relocation of pavilion, and installation of on site waster water treatment system.
- Grant funds have been sought through FEMA Hazard Mitigation Grant Program and Federal Stafford Act Hazard Mitigation Program



Tuckertown Park Tennis Court Resurfacing

- Project Scope

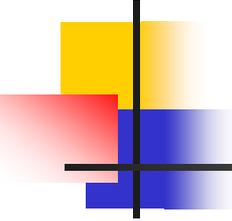
Total Project Cost: \$10,000

FY2012-2013: \$10,000 Proposed

- Project involves the resurfacing of two tennis courts at Tuckertown Park
- Courts are heavily used through three seasons
- Courts were last upgraded in 2001

Tuckertown Park Tennis Court Resurfacing





Tuckertown Park

Restroom Improvements

- Project Scope

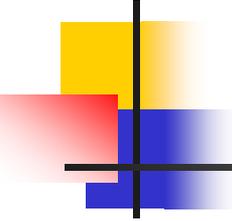
Total Project Cost: \$10,000

FY2012-2013: \$10,000 Proposed

- Project involves the installation of vandal resistant wall treatment over existing cinderblock; fixture replacements, and automatic locking mechanisms on exterior doors

Tuckertown Park Restroom Improvements





West Kingston Park Playground Upgrades

- Project Scope

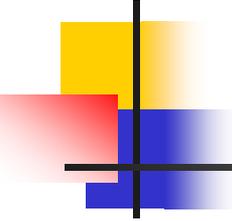
Total Project Cost: \$15,000

FY2012-2013: \$15,000 Proposed

- Project involves replacement of one of two play structures designed for children ages 3-5 and 6-12
- Existing structures are 19 years old

West Kingston Park Playground Upgrades





West Kingston Park

Restroom Improvements

- Project Scope

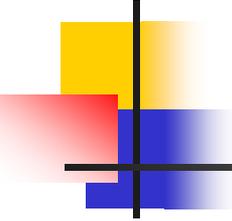
Total Project Cost: \$5,000

FY2012-2013: \$5,000 Proposed

- Project involves replacement of corroded fixtures, and installation of automatic locking mechanisms on exterior doors
- Work will be completed in house by Parks Division personnel

West Kingston Park Restroom Improvements





West Kingston Park Irrigation Improvements

- Project Scope

Total Project Cost: \$5,000

FY2012-2013: \$5,000 Proposed

- Project involves extending the irrigation system to the infield area that will allow for longer life of field lining and minimize common problem of windswept dust and debris
- Current system installed in 1993

Parks and Recreation Equipment Acquisition/Replacement Program

The equipment acquisition/replacement program is designed to ensure that the Town has the necessary equipment to effectively manage public buildings, park facilities, park system grounds and to provide administrative services.

Equipment		Use	Proposed
1. Infield Machine		Parks Division	\$15,000
2. Tractor		Parks Division	15,000
3. 12 Foot Mower		Parks Division	46,000
4. Equipment trailer		Parks Division	6,000
5. Toolcat attachment		Parks Division	6,000
Total			\$88,000
Less Capital Funds Forwarded			(\$10,000)
Total			\$78,000

Infield Machine

Total Cost: \$15,000
FY2012-2013: \$15,000

- Replacement of a 2007 Toro Infield Machine
- Recommended 4-year turnover cycle
- Vehicle is used to grade and prepare ball fields to ensure level and safe playing areas that meet recommended field safety standards



Multi Purpose Tractor

Total Cost: \$30,000
FY2012-2013: \$15,000

- First of two installments for replacement of a 1992 John Deere Tractor with a recommended 10 year life cycle.
- Equipment used for parks and field maintenance
- Equipment is also used to support special projects



Twelve Foot Mower

Total Cost: \$46,000

FY2012-2013: \$46,000

- Replacement of a 2004 twelve foot mower
- Recommended 5-year turnover cycle
- Equipment is critical to the support of parks and grounds maintenance



Equipment Trailer

Total Cost: \$6,000

FY2012-2013: \$6,000

- Replacement of a 2001 fourteen foot utility trailer with a recommended 8-year life cycle
- Equipment supports grounds maintenance operations in transporting equipment throughout the park system for daily maintenance support and specialized projects



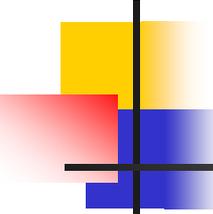
Toolcat Attachment

Total Cost: \$6,000

FY2012-2013: \$6,000

- Acquisition of blower attachment for the Bobcat Toolcat machine purchased in 2011 will enable the Toolcat to be used for clearing lengthy areas of sand and debris, such as the bike path, parking lots and sidewalks
- Toolcat is used in support of grounds maintenance operations year round including snow removal





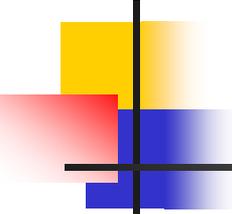
Fair Share Development Fees

A. Educational Facilities

An Educational Fair Share Fee, which provides limited reimbursement of capital costs associated with the development of new school facilities, is imposed at the time of issuance of building permits for all new residential structures. Revenues from Fair Share Fees are used to pay down the cost of debt service associated with general obligation bonds issued for new or expanded school facilities.

B. Open Space, Conservation, Park, and Recreational Land

This component provides for the acquisition of open space and/or conservation land to meet Town open space standards as described in the Comprehensive Community Plan. The Plan identifies a need to acquire land for active recreation facilities, for beach, salt and freshwater access, for aquifer and ground water recharge area protection, for the development of a greenway system, and for other special use activities.



Educational Fair Share Fee

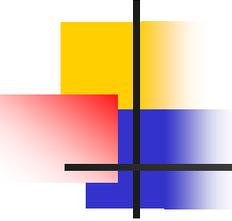
Methodology for Computing School-Related Fair Share Development Fees

Recognizing that seated enrollment space requirements will no longer require additional school construction and the capital costs associated with such construction, the method of calculating Education-Related Fair Share Fees was revised to reflect more accurately the cost per student seat housed at the Broad Rock Middle School over the useful life of the facility.

The cost of land acquisition and facility construction for Broad Rock Middle School is summarized on the next chart. The methodology establishes the cost allocation to be recovered from Fair Share Fees at 50% of the net program costs. The remaining program cost is required to be recovered through the property tax levy. In addition, the net cost to be recovered from fees is proposed to be discounted by 25%.

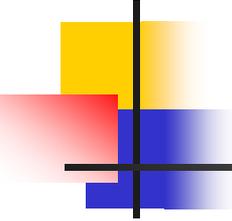
Educational Fair Share Fee

Middle School Construction Program			
Middle School Program	Middle School Construction Cost	Recovered Cost by Fees - 50%	Recovered Cost by Taxes - 50%
Land Acquisition	\$406,382	\$203,191	\$203,191
Facility Construction	10,570,000	5,285,000	5,285,000
Athletic Fields Phases 1 & 2	1,040,000	520,000	520,000
Building Equipment/Supplies	599,203	299,602	299,602
Total Facility Cost	\$12,615,585	\$6,307,793	\$6,307,793
Plus Bond Interest Expense	5,919,293	2,959,647	2,959,647
Recoverable Capital Cost	\$18,534,878	\$9,267,439	\$9,267,439
Less State School Construction Aid	(5,560,463)	(2,780,232)	(2,780,232)
Net Facility Cost to Community	\$12,974,415	\$6,487,207	\$6,487,207
25% Discount and Cost Transfer		(\$1,621,802)	\$1,621,802
Net Cost Share	\$12,974,415	\$4,865,405	\$8,109,009



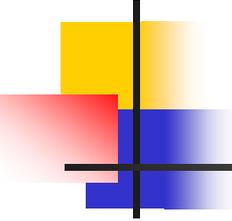
Educational Fair Share Fee

Fair Share Development Fees - Education Related	
Cost Recovery: Broad Rock Middle School	
Middle School Building Capacity (Seats)	600
Less 50% Students from Housing Constructed Prior to 1990	(300)
Students from Housing Constructed after 1990 - Use Maximum - Per Year	300
Assumes 15 year use before Major Renovations	4,500
Individual Student Years in Middle School Program	3
Maximum # of Students over Expected Use Term	1,500
Recoverable Cost	\$4,865,405
School Related Fair Share Development Fee	\$3,244



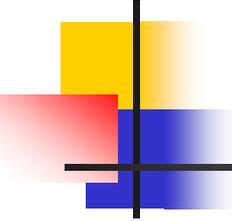
Educational Fair Share Fee

Educational Fair Share Fee - FY 2012-2013	Adopted 2011-2012	Proposed 2012-2013	Change in Fee
All Single & Duplex Household Units	\$3,244	\$3,244	(\$0)
Multi-Household Units - With 2 Bedrooms or less	\$1,622	\$1,622	(\$0)
Accessory Apartments & Multi-Household Units - With one bedroom	\$811	\$811	(\$0)



Educational Fair Share Fee

School Related - Fair Share Fees Collection/Expenditures		
<i>10 Year Term</i>	Income	Expended
2000-2001	\$226,961	(\$700,000)
2001-2002	339,750	(250,000)
2002-2003	397,354	(360,325)
2003-2004	505,515	(400,000)
2004-2005	312,907	(400,000)
2005-2006	273,976	(400,000)
2006-2007	116,738	(400,000)
2007-2008	94,846	(200,000)
2008-2009	83,282	(100,000)
2009-2010	91,456	(80,000)
2010-2011	62,206	(80,000)
2011-2012 -Estimated	70,000	(70,000)
	\$2,574,991	(\$3,440,325)

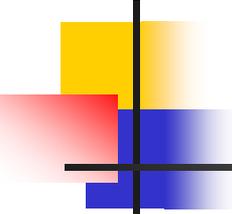


Recreational Fair Share Fee

For the FY2012-2013 Capital Improvement Program, it is proposed to maintain the existing methodology for calculation of the fee per dwelling unit for open space, conservation, park, and recreation land and/or facilities.

The existing methodology, introduced in FY 2011-2012 establishes a two-tiered fee based on occupancy type and expected average household size.

The two-tiers of the fee would be a base fee for a typical single-household, detached structure (average household size of 2.60 persons as documented in the 2010 US Census, up from 2.56 persons used in the current year that was based on the 2000 US Census) and a fee with a reduced occupancy basis for elderly housing and units with two bedrooms or fewer (average household size of 1.95 persons (US Census 2010), up from 1.92 persons (US Census 2000) per unit).



Recreational Fair Share Fee

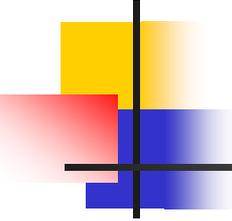
This tiered-fee structure is based on the following assumptions:

The purchase and development of new municipal parkland will cost on average \$105,000 per acre. This cost per acre is based on the estimated “Market Value” for all vacant lots of at least 10,000 sq. ft. that have sold in Town over the past year.

The Comprehensive Community Plan identifies the Town-wide need for recreation land to be 10.50 acres per 1,000 persons.

For a typical single household detached structure, the average occupancy is 2.60^[1] persons per unit. For household units that are age restricted (elderly occupancy only) or include two bedrooms or fewer, the expected occupancy is 1.95 persons per household (75% of single household average).

[1] US Census Bureau, Profile of General Demographic Characteristics 2010 – South Kingstown, Rhode Island, May 2011.

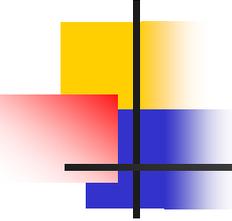


Recreational Fair Share Fee

Recreational/Open Space Fees	Single Household	2 Bedroom or Less Units
Estimated Value of Land Per Acre	\$105,000	\$105,000
Land (Acre) Needed per 1,000 persons	10.50	10.50
Persons Per Owner Occupied household Unit	2.60	1.95
Proposed Recreation Fee for FY 2012 -2013	\$2,867	\$2,150
FY 2011-2012 Recreation Fee	\$2,957	\$2,218
Decrease in Fee	(\$91)	(\$68)
Percentage Decrease	-3.1%	-3.1%

Fee Exemption For Affordable Housing

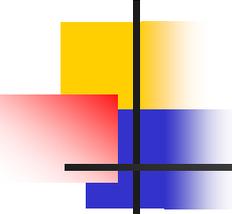
Assumptions	RI Housing	RI Housing
Median Family Income	80% of MFI	120% of MFI
Single Family Dwelling	3 Bedrooms	3 Bedrooms
Interest Rate	4.20%	4.20%
Term in Years	30	30
2011-2012 Tax Rate Per \$1000 of Property Assessment	\$14.51	\$14.51
Wash. County Median Household Income - 2010	72,100	72,100
Percent of Median Household Income - (80%, 120%)	58,550	86,520
30 percent Available for Housing	17,565	25,956
Monthly Housing Expense 1/12 of above	1,464	2,163
Property Taxes (monthly)	250	376
Hazard & Mortgage Insurance (monthly)	200	265
Available for Mortgage Payment	\$1,013	\$1,522
Maximum Total Sales Price	\$207,000	\$311,000
Mortgage Payment - 30 Year Term	\$1,012	\$1,521



In Lieu Fee Requirements For Affordable Housing

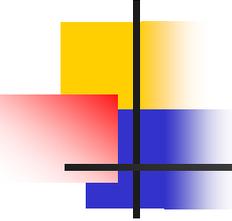
Pursuant to amendments adopted on October 22, 2007 relative to Section 502.6 of the Zoning Ordinance, “Inclusionary Zoning,” Section H “Off-site exactions,” this section outlines the methodology and determines the amount that would be required where the Planning Board permits a fee to be paid in-lieu of providing affordable housing units in a major subdivision or land development project.

Under the Town’s inclusionary zoning requirements a developer of a major subdivision or land development project (≥ 6 units) would be required to provide 20% of such units as “affordable” under RIGL 45-53-3. In consideration of this requirement, the developer is afforded a zoning incentive of 20% over the basic maximum number of units that would be permitted under the development parcel’s zoning classification.



In Lieu Fee Requirements For Affordable Housing

Section 502.6 H. 5. (a.) details the methodology for calculation of the in-lieu fee as follows: “The in-lieu fee per affordable unit required shall be the difference between the median sales price for a single-family home in South Kingstown and the maximum affordable sales price of a single-family home for a South Kingstown family of four earning 80% of the area median income (AMI).” The ordinance requires that the fee be updated annually in the Capital Improvement Program (CIP) using data sets from the Town of South Kingstown Department of Assessment, the Warren Group (for median sales price data) and RI Housing and Mortgage Finance Corporation (for determining the maximum sales price of a single-family home for a family of four (4) at 80% AMI).



In Lieu Fee Requirements For Affordable Housing

South Kingtown Average Sale Price*	\$290,000
Maximum Purchase Price for Affordable Unit	207,000
In-Lieu Fee Requirement (Per Unit)	\$83,000
* Average Price for Single Household Unit - Jan-July 2011 The Warren Group	