



Shelton City Council  
Study Session Agenda  
July 26, 2022 – 6:00 p.m.  
Civic Center

**A. Call to Order**

**B. Roll Call**

**C. Study Agenda**

1. Park Funding Strategies – Presented by Community Development Director Mark Ziegler

**D. New Items for Discussion**

**E. Adjourn**

*The City of Shelton is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council meeting, please call (360) 432-5103 at least 48 hours in advance of the meeting.*



# 2022 Looking Ahead

(Items and dates are subject to change)

Tues. 8/2 6:00 p.m.	Regular Meeting	Consent Agenda <ul style="list-style-type: none"> <li>• Vouchers/Payroll Warrants/Meeting Minutes</li> </ul> Business Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Action Agenda <ul style="list-style-type: none"> <li>• Ordinance No. 1987-0422 Amending SMC Ch. 20.47 Regulating Camping on Private Property</li> <li>• Resolution No. 1240-0622 Cota Street Parking Lot Project Award</li> <li>• Resolution No. 1241-0622 Hearing Examiner Recommendation – MTV Portables</li> </ul> Administration Report <ul style="list-style-type: none"> <li>•</li> </ul>	Packet Items Due: 7/22 – 5:00 p.m.
Tues. 8/9 6:00 p.m.	Study Session	Study Agenda <ul style="list-style-type: none"> <li>• Downtown Visioning</li> <li>• Downtown Parking Regulations</li> </ul>	Packet Items Due: 8/5 @ noon
Tues. 8/16 6:00 p.m.	Regular Meeting	Consent Agenda <ul style="list-style-type: none"> <li>• Vouchers/Payroll Warrants/Meeting Minutes</li> <li>• June Financial Status Report</li> <li>• Mason County Historical Society Museum 2<sup>nd</sup> Q LTAC Report</li> </ul> Business Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Action Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Administration Report <ul style="list-style-type: none"> <li>•</li> </ul>	Packet Items Due: 8/5 – 5:00 p.m.
Tues. 8/23 6:00 p.m.	Study Session	Study Agenda <ul style="list-style-type: none"> <li>• 2023 Budget</li> </ul>	Packet Items Due: 8/19 @ noon
Tues. 9/6 6:00 p.m.	Regular Meeting	Consent Agenda <ul style="list-style-type: none"> <li>• Vouchers/Payroll Warrants/Meeting Minutes</li> </ul> Business Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Action Agenda <ul style="list-style-type: none"> <li>• Brockdale Road Resurfacing Improvements</li> </ul> Administration Report <ul style="list-style-type: none"> <li>•</li> </ul>	Packet Items Due: 8/26 – 5:00 p.m.
Tues. 9/13 6:00 p.m.	Study Session	Study Agenda	Packet Items Due: 9/9 @ noon
Tues. 9/20	SMPD Meeting	Consent Agenda	Packet Items Due:

5:45 p.m.		<ul style="list-style-type: none"> <li>• Vouchers/Meeting Minutes</li> </ul> Business Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Action Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Administration Report	9/9 – 5:00 p.m.
Tues. 9/20 6:00 p.m.	Regular Meeting	Consent Agenda <ul style="list-style-type: none"> <li>• Vouchers/Payroll Warrants/Meeting Minutes</li> <li>• July Financial Status Report</li> </ul> Business Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Action Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Administration Report <ul style="list-style-type: none"> <li>•</li> </ul>	Packet Items Due: 9/9 – 5:00 p.m.
Tues. 9/27 6:00 p.m.	Study Session	Study Agenda <ul style="list-style-type: none"> <li>• 2023 Budget</li> </ul>	Packet Items Due: 9/23 @ noon
Tues. 10/4 6:00 p.m.	Regular Meeting	Consent Agenda <ul style="list-style-type: none"> <li>• Vouchers/Payroll Warrants/Meeting Minutes</li> </ul> Business Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Action Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Administration Report <ul style="list-style-type: none"> <li>•</li> </ul>	Packet Items Due: 9/23 – 5:00 p.m.
Tues. 10/11 6:00 p.m.	Study Session	Study Agenda	Packet Items Due: 10/7 @ noon
Tues. 10/18 6:00 p.m.	Regular Meeting	Consent Agenda <ul style="list-style-type: none"> <li>• Vouchers/Payroll Warrants/Meeting Minutes</li> <li>• August Financial Status Report</li> </ul> Business Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Action Agenda <ul style="list-style-type: none"> <li>•</li> </ul> Administration Report <ul style="list-style-type: none"> <li>•</li> </ul>	Packet Items Due: 10/7 – 5:00 p.m.

Other – TBD

- UGA/Annexation Policy (Water/Sewer Extensions)
- More Standing Committees by the Council
- Water and Sewer Fee Schedule Revisions (Ordinance removing rates from SMC)
- Public Hearing Ordinance No. 1968-0321 Water Comp Plan Adoption
- Public Hearing Ordinance No. 1990-0522 Amending SMC 17.12



# PARK FUNDING

MEETING EXISTING AND FUTURE COMMUNITY NEEDS

# BENEFITS OF PARKS

- Improve physical and psychological health, strengthen communities and create attractive places
- Intrinsic environmental, aesthetic and recreation benefits
- Economic benefits
  - Property values increase in proximity to parks
  - Sales tax and tourism
  - Over 6 billion dollars in economic activity in local park and recreational agency spending in Washington State

# PARKS, RECREATION, OPEN SPACE AND TRAILS PLAN(PROST)

- 5 acres per 1,000 residents
- ½ mile service radius for neighborhood parks
- Priority objectives
  - Cleanliness and safety
  - Walking/biking trails
  - Nature trails
  - Beach/shoreline areas
  - Neighborhood parks
- Renovation/Replacement Needs
  - Kneeland play structure
  - Skatepark
  - Callanan parking

# CAPITAL IMPROVEMENT PROGRAM

<b>PROJECT</b>	<b>5 year</b>	<b>PROJECT</b>	<b>Future</b>
Callanan Irrigation and backstop fencing	\$ 18,000.00	Powerline Trail	\$ 60,000.00
6th St. Park Shelter roof replacement	\$ 6,000.00	Turner Ave Connection(sidewalk)	\$ 100,000.00
Callanan Park parking	\$ 500,000.00	Wallace Kneeland Blvd. - Goose Lake Trail	\$ 170,000.00
Ravenna Trail Crosswalk	\$ 1,000.00	Goldsborough Creek Trail/Manke Angle Properties	\$ 250,000.00
Kneeland Park Playground	\$ 375,000.00	Turner Neighborhood Park(Manke/Angle Master Plan)	\$ 25,000.00
Loop Field Parcel Acquisition	\$ 300,000.00	Huff n Puff Expansion	\$ 60,000.00
Skatepark relocation/expansion	\$ 350,000.00	Canyon Creek Trail	\$ 95,000.00
Northcliff Neighborhood Park	\$ 70,000.00	Cascade Marine Trail(Eagle Pt. & Pine St)	\$ 75,000.00
Hillcrest Neighborhood Park Siting and Master Plan	\$ 25,000.00	Johnson Park Play structure	\$ 25,000.00
Simpson Railroad Multi-model Trail	\$ 2,000,000.00	Catalyst Park Play structure	\$ 25,000.00
Eagle Point Trail Construction	\$ 1,400,000.00	Shelton Point Master Plan	\$ 50,000.00
		Library Hill Trail paved	\$ 16,000.00
	<b>\$ 5,045,000.00</b>		<b>\$ 951,000.00</b>

# SMPD REVENUE

- Junior taxing district levying property tax in City limits
- Rate of \$.64 per \$1,000 valuation
- \$400,000 house pays approx. \$256 annually
- User and programs fees



# PARKS AND RECREATION 2022 BUDGET

- \$598,717 anticipated 2022 SMPD revenue
- \$776,690 anticipated operating 2022 expenses
- \$139,000 anticipated capital 2022 expenses
- \$904,290 total 2022 budget
  - \$303,873 use of end fund balance 2022
- \$480,027 anticipated end fund balance year end 2022
  - \$124,276 16% fund balance required by policy

# HOW GROWTH ADDRESSES PARK NEEDS CURRENTLY

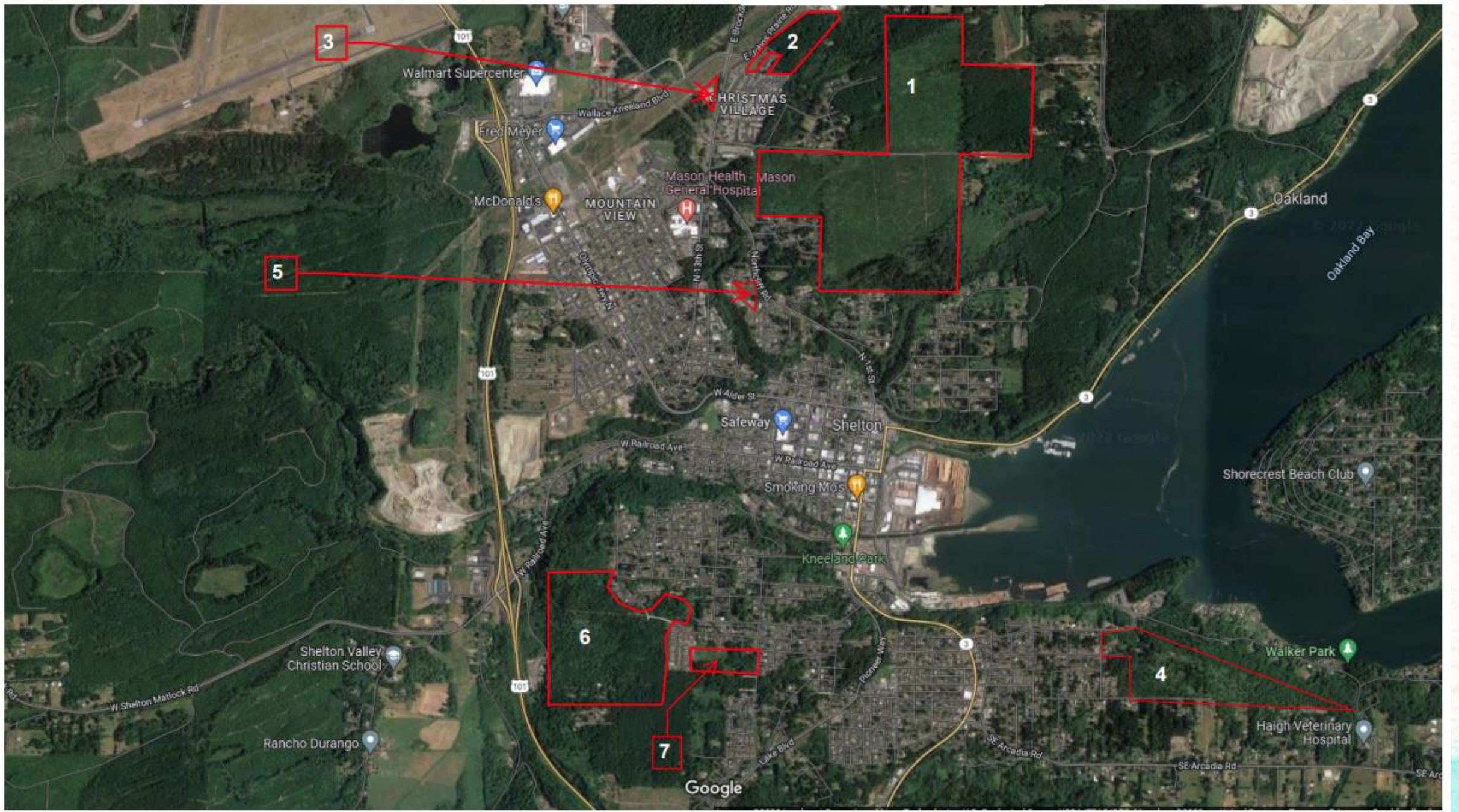
- Shelton Municipal Code Chapter Subdivisions 19.27. Parks and Recreation Standards. Compliance with city parks and recreation standards. Subdivisions shall be required to comply with current city parks and recreation standards and assessments.

Example:

100 lot subdivision @ 2.76 residents per household = 276 residents

City parkland standard @ 5 acres per 1,000 residents= 1.38 acres

This serves the proposed subdivision only, not deficiencies in surrounding area or City wide. The park can be private, and amenities are not specified. Community facilities such as trails, water access, and Kneeland Park playground replacement are funded from SMPD revenue.



# POTENTIAL FUNDING SOURCES

Residential growth is insufficient to meet identified needs.

50 houses built per year = \$12,800 approx. annual SMPD revenue

- Council/Park Board Approved
  - Councilmatic bonds(capital)
  - Impact fees(capital)
  - Real estate excise tax(capital)
  - General Fund(capital or m&o)
- Voter Approved
  - General obligation bonds(capital)
  - Sales tax(m&o)
  - Regular property tax lid lift(m&o)

# Sales tax- 8.8% current (6.5% state 2% county .3% city)

- 6.5% State
- 1% City - maximum unrestricted
- .5% basic – 85% city/15%county unrestricted
- .5% optional – unrestricted

## Restricted sales tax

Affordable housing

Cultural access

non-profit cultural orgs.- .1% - 7 years

911(v)

Juvenile detention & jails

Mental health & chemical dependency

Public safety(v)

Rental car

Public facilities(v)

Regional center- convention center, special events center,

Transit(existing MTA .6%)

Transportation benefit district (existing .2% expires in 2026)

Zoos & aquariums

# Levy Lid Lift

- Regular property tax levy limited to 1% or rate of inflation(lower amount)
- Less than maximum statutory limit is collected- \$.11 available
- Simply majority vote
  - Single year- one year lift then used as base for subsequent calculations
  - Temporary – expires based on need
  - Multi-year – increase annually up to 6 years

# Bonds

- General obligation bonds
  - Capital projects – land acquisition, park development, transportation projects
  - Secured by a pledge of City property tax authority
    - Limited tax general obligation bonds(councilmatic) - issued by legislative body must be paid from existing revenue sources
    - Unlimited tax general obligation bonds – 60% voter approval, simultaneously approval of excess property tax levy to cover debt
- Revenue Bonds
  - Capital projects that pay for debt service through user fees

# Impact Fees

- One-time charges assessed against new development
- Pay for new or expanded public facilities directly addressing increased demand
- Used for publicly owned parks, open space and recreation facilities
- Mostly imposed on residential construction or residential portion of mixed use
- Commercial or industrial developments less common
- Charges based on CIP



# Real Estate Excise Tax(REET)

- REET 1 .0025 on sales of real property capital projects in capital facilities plan and limited maintenance

Planning, acquisition, construction reconstruction, repair replacement, rehabilitation or improvements of streets roads, sidewalks, signals, bridges water, sewer parks, law and fire enforcement facilities

– 2020 \$109,618      2021 \$194,000

- REET 2 .0025 on sales of real property

Financing capital projects specified in capital facilities plan. More specifically directed to infrastructure and parks capital projects. Omits public facilities listed in REET 1.

– 2020 \$109,618      2021 \$194,000

# PARKS AND RECREATION ADVISORY COMMITTEE RECOMMENDATION

- Refine/update SMC 19.27 to specify park requirements meeting PROST
- Impact fee study
  - RFP for consultant to develop model
- Additional funding source for maintenance and operations