



**Parks Master Plan, Phase 1:  
\$27.7M Supplemental Funding Recommendation  
of the Budget Committee**

**Town Council Meeting**

**April 19, 2023**

# Purpose of Presentation

Receive Town Council Direction Regarding:

1. Increasing Funding for Phase 1 of the Parks Master Shortfall by \$27.7M
2. Funding the \$27.7M Shortfall Using \$6M of Investment Income and a \$21.7M Debt Issue

- *Unanimously Approved by the Budget Committee on April 10<sup>th</sup>*
- *Notice Required to Contractor Prior to April 30<sup>th</sup> to Maintain Schedule for Park and Facility Openings*



# Parks Level of Service



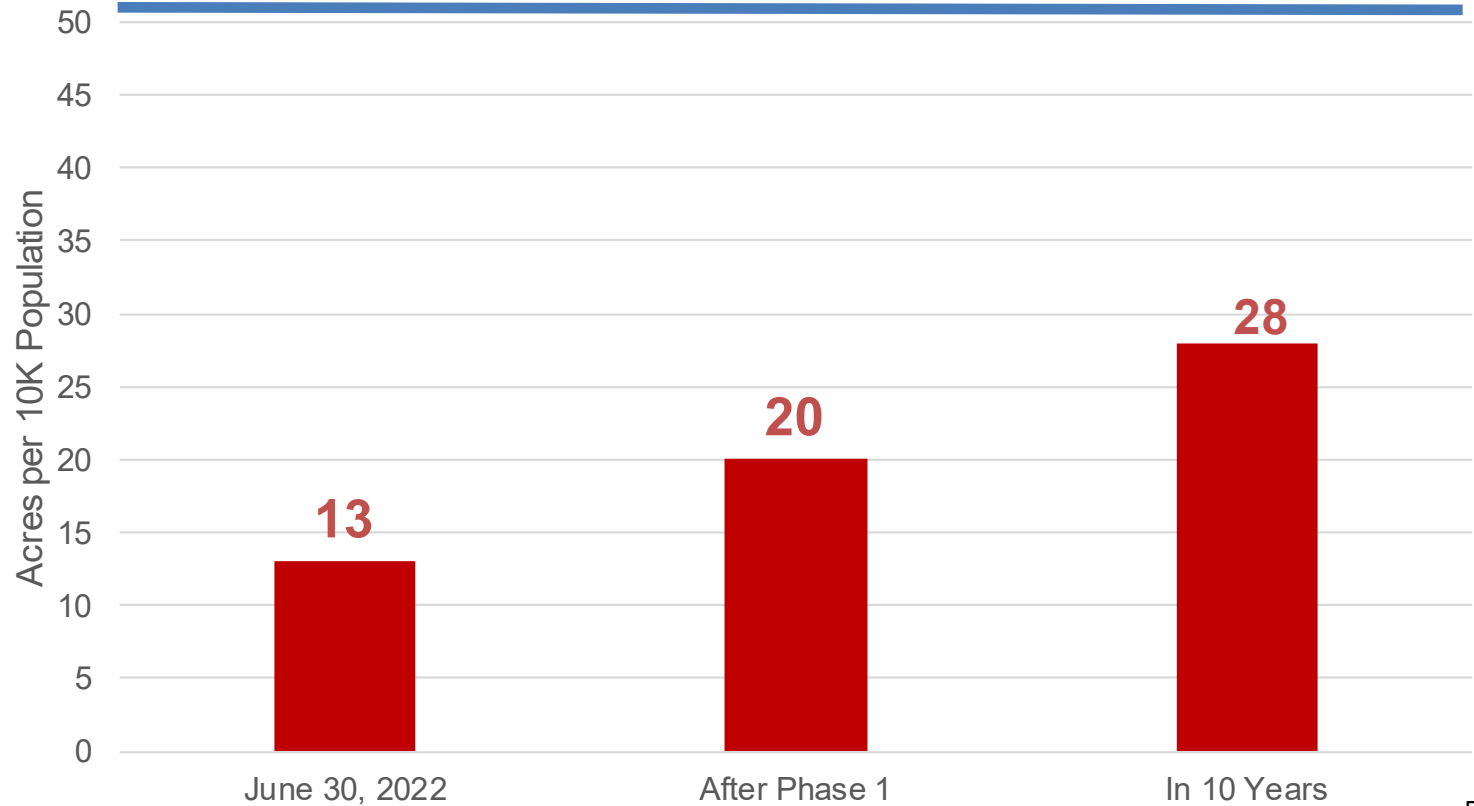
- Adopted in the Parks Master Plan
- Level of Service
  - Adopted: 51 Acres per 10K Residents
  - Actual at June 30, 2022: 13 Acres (Excluding Eagle Park)
- December 2021 Town Council Decisions
  - “Keep Up”
  - “Catch Up”
  - Construct Phases 1 and 2 Over the Next 10 Years

# Parks Phase 1: Overview



- Town Council Approved December 2021
- Construct 4 Facilities
  1. Complete Mansel Carter Park (14 Acres)
  2. Frontier Family Park ( 90 Acres: 85 Park Acres, 5 Acre Lake)
  3. Recreation Center
  4. Aquatic Center
- Original Estimated Cost: \$141M
  - Bond Issue: \$115M
  - Impact Fees: \$21M
  - Water and Wastewater: \$5M
- Risks in December 2021
  - Increasing Bond Interest Rates
  - Inflation
  - Very Early in Design so Unknown Final Cost Estimates

# Park Acres Level of Service – LOS\* (Acres per 10K Population) Adopted LOS: 51 Acres



\*Excludes Eagle Park

# Parks Master Plan: Parks Level of Service Shortfall\*



\*Master Plan Level of Service is 51 Acres per 10K Population, Calculations Exclude Eagle Park



# Parks and Facilities

## Mansel Carter Oasis Park Phase II

Amenities may include:

- Tennis Courts
- Volleyball Courts
- Pickleball Courts
- Fitness Play
- Passive Turf Space
- Restrooms
- Parking
- Retention



# Parks and Facilities

## Frontier Family Park

Amenities include:

- 6 Ballfields (315')
- 3-5 Multipurpose Fields
- 24 Pickleball Courts
- 2 Basketball Courts
- 2 Sand Volleyball Courts
- Destination Playground
- 5-acre Fishing Lake (AZGF)





# RECREATION CENTER



# RECREATION CENTER



QUEEN CREEK  
RECREATION  
CENTER





LIVE  
PLAY  
LEARN

RECREATION CENTER



RECREATION CENTER

# Parks and Facilities

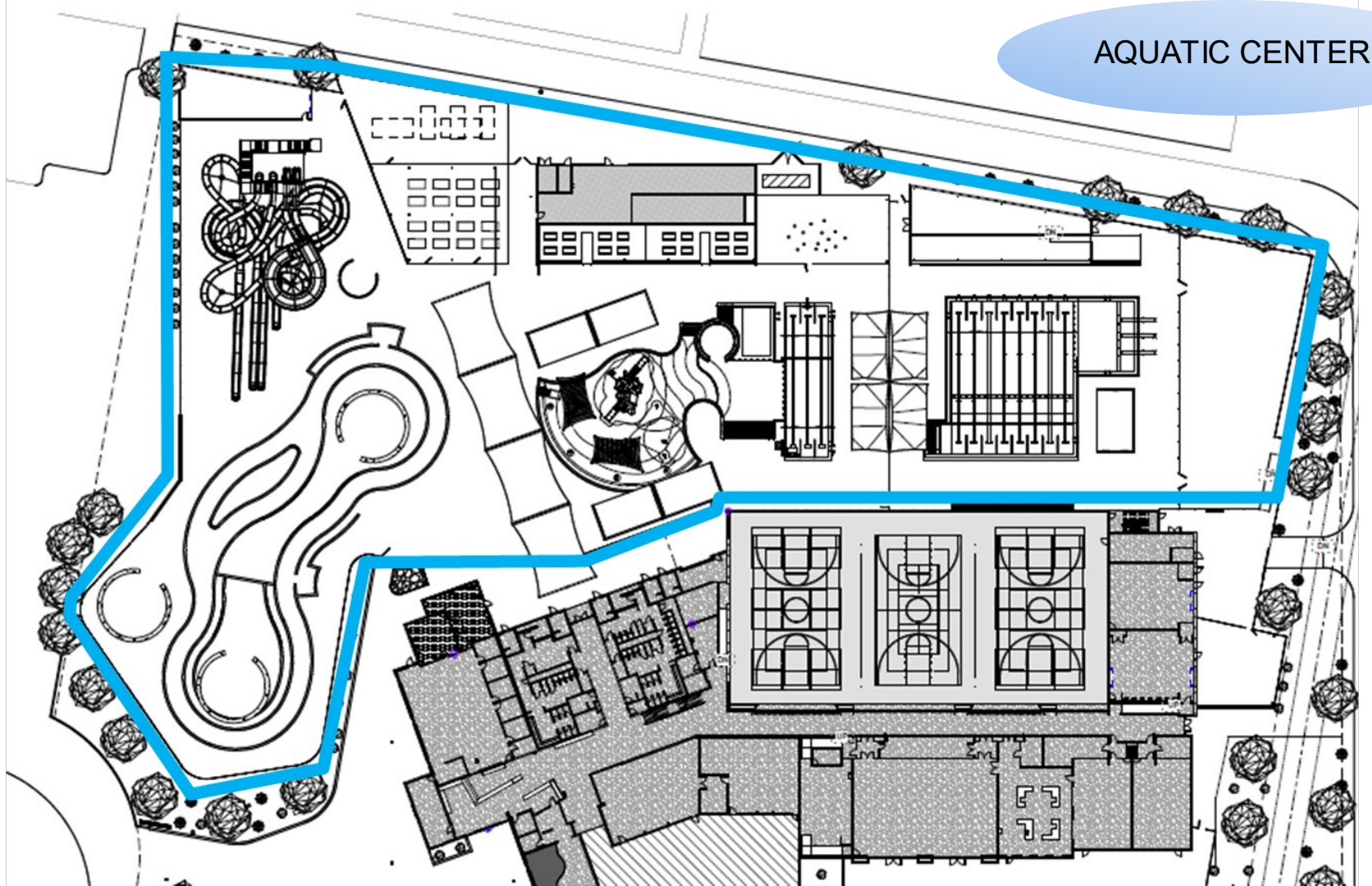
## RECREATION CENTER

- Gym – Basketball, Volleyball, Pickleball, Multiuse Space
- Fitness Floor
- Indoor Track
- Classrooms
- Dance and Fitness Rooms
- Multipurpose Rooms
- Catering and Teaching Kitchen
- Teen Center
- Senior Center
- Child Watch
- Lobby
- Art Studio
- Locker Rooms with Showers
- Staff Offices
- Meeting Rooms





# AQUATIC CENTER



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AQUATIC CENTER



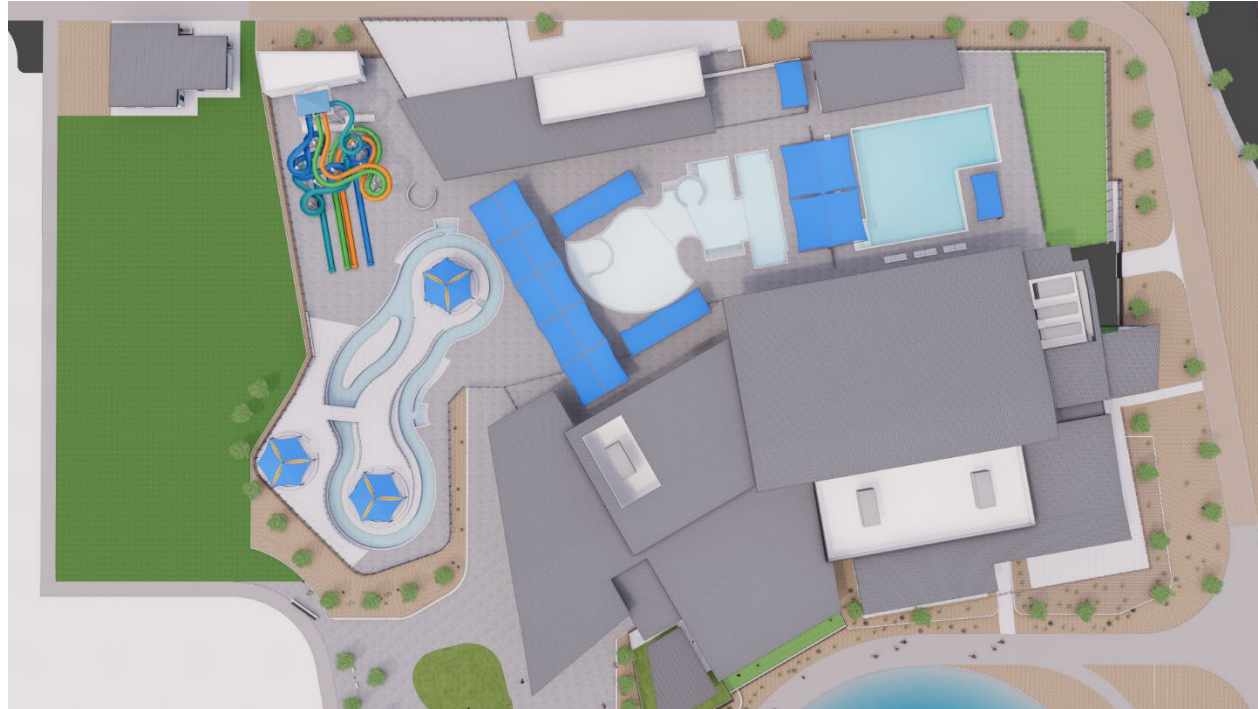


AQUATIC CENTER

# Parks and Facilities

## AQUATIC CENTER

- Lazy River
- Family Play Pool with Interactive Water Features
- Water Slides
- Competition Pool
- Diving Boards
- Shared Amenities
  - Lobby/Check In
  - Locker Rooms with Showers



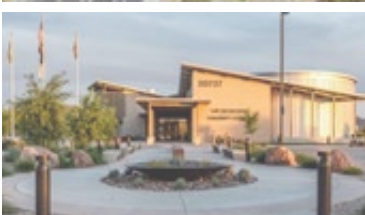
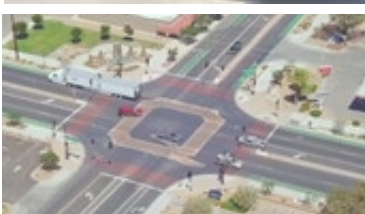


# Parks and Facilities: Completion Dates

Facility	Completion Date
Frontier Family Park	January 2024
Mansel Carter Oasis Park - Phase II	March 2024
Recreation Center	October 2024
Aquatic Center	October 2024

# Parks Funding (Phase 1) Shortfall

- Funding Shortfall: \$27.7M
- Reasons for the Shortfall
  1. Record Inflation (Materials and Labor): \$12.7M
  2. Impact Fee Cap: \$15M



# Budget Committee Recommendation



1. Approve Additional Funding of \$27.7M and Build the Projects Approved in December, 2021
2. Sources of the Additional Funding:
  1. \$6M Investment Income from \$115M Bond Proceeds
  2. Issue \$21.7M of New Bonds
    - Terms: 30-Year, Annual Payment:\$1.3M from the Operating Budget
    - Timing: TBD (Included with Police Master Plan Phase 1 Bond Issue)
    - Objectives of Issuing Debt
      - Intergenerational Equity - Costs Shared by Existing and New Residents (Mirrors the \$115M Bonds Previously Issued)
      - Provides Flexibility Regarding Funding Final Cost Amounts (i.e. Possible Lower Amount)
      - Allows for Possible Use of Excess Operating Budget Reserves In Lieu of Debt if this Option Becomes More Viable as Staff Makes More Progress on 'AAA' Bond Initiative Financial Strategies

# Parks Funding (Phase 1): Updated

	Mansel Carter Park (Phase 2)	Frontier Family Park	Aquatic / Rec Centers	Total
Bond Issue #1	\$9M	\$41M	\$65M	\$115M
Bond Issue #2 (Budget Committee*)	<u>\$3.3M</u>	<u>\$15.4M</u>	<u>\$3M</u>	<u>\$21.7M</u>
Total Bond Issue	\$12.3M	\$56.4M	\$68M	\$136.7M
Investment Income	N / A	\$6M	N / A	\$6M
Impact Fees	N / A	\$11M	N / A	\$11M
Water / Wastewater	<u>N / A</u>	<u>\$5M</u>	<u>N / A</u>	<u>\$5M</u>
<b>Total Funding (Updated)</b>	<b>\$12.3M</b>	<b>\$78.4M</b>	<b>\$68M</b>	<b>\$158.7M</b>

\* Includes \$0.7M in additional funding approved by the Budget Committee for shade and seating.

# Recommended Motion



1. Approve the Budget Committee's Recommendation
  1. Approve Additional Funding of \$27.7M and Build the Projects Approved in December, 2021
  2. Sources of the Additional \$27.7M Funding:
    - \$6M Investment Income from \$115M Bond Proceeds
    - Issue \$21.7M of New Bonds
2. Authorize Staff to Amend the FY 22-23 Budget and Approve Delegation Resolutions 1488-22, 1466-22, and 1501-22 as Presented