RESOLUTION 2026-13

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA REGARDING AN ADDENDUM TO THE CITY OF LEBANON COMPREHENSIVE PLAN FOR THE 2026 RECREATION IMPACT FEE ZONE IMPROVEMENT PLAN

WHEREAS, the City of Lebanon, Indiana (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the "Council"); and,

WHEREAS, the Council has the duty and authority to review, amend, and approve amendments to the City of Lebanon Comprehensive Plan adopted and certified by the Lebanon Advisory Plan Commission; and,

WHEREAS, the Council adopted a Recreation Impact Fee Zone Improvement Plan (the "Plan") on March 22, 2021 as Resolution 2021-05 and now desires to consider a five-year update and replacement to the Plan as required by law; and,

WHEREAS, the Lebanon Advisory Plan Commission held a public hearing on April 20, 2026 for Docket No. 26-18, "2026 Recreation Impact Fee Zone Improvement Plan" as required by law pursuant to Indiana Statute 36-7-4-500 series; and,

WHEREAS, the Lebanon Advisory Plan Commission has found said "2026 Recreation Impact Fee Zone Improvement Plan" to be in accordance with the promotion of public health, safety, morals, convenience, order and/or general welfare for the sake of efficiency and economy in the process of development of the community and has certified to the Council its adoption by a vote of 6 ayes and zero nays.

NOW, THEREFORE, be it resolved and adopted by the Common Council of the City of Lebanon, Indiana as follows:

Section 1. That the Council hereby adopts the 2026 Recreation Fee Zone Improvement Plan as an amendment to the City of Lebanon Comprehensive Plan as evidenced by **Exhibit A**, attached hereto and incorporated by reference herein and replaces the Recreation Impact Fee Zone Improvement Plan adopted as an amendment to the Comprehensive Plan via Resolution 2021-05 on March 22, 2021.

Section 2. That the Department of Planning and Zoning is ordered to amend the Comprehensive Plan to conform to these amendments. All acts done to create and implement this amendment to the Comprehensive Plan are hereby ratified.

Section 3. This Resolution shall be in full force and effect immediately upon passage.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

LEBANON COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Keith Campbell	Keith Campbell	Keith Campbell
_____	_____	_____
John Copeland	John Copeland	John Copeland
_____	_____	_____
Robert Hawkins	Robert Hawkins	Robert Hawkins
_____	_____	_____
Sandra Jasionowski	Sandra Jasionowski	Sandra Jasionowski
_____	_____	_____
Mike Kincaid	Mike Kincaid	Mike Kincaid
_____	_____	_____
Sierra Messenger	Sierra Messenger	Sierra Messenger
_____	_____	_____
Dick Robertson	Dick Robertson	Dick Robertson

ATTEST:

_____
Tonya Thayer, Clerk-Treasurer

I hereby certify that Resolution 2026-13 was delivered to the Mayor of Lebanon on the _____ day of _____, 2026, at ___:___ __m.

_____
Tonya Thayer, Clerk-Treasurer

I hereby APPROVE RESOLUTION 2026-13 this _____ day of _____, 2026, at ___:___ __m.

_____
Matthew T. Gentry, Mayor

I hereby VETO RESOLUTION 2026-13 this _____ day of _____, 2026, at ___:___ __m.

_____
Matthew T. Gentry, Mayor

ATTEST:

_____
Tonya Thayer, Clerk-Treasurer

EXHIBIT A

bakertilly
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April 15, 2026

City of Lebanon Common Council
401 South Meridian Street
Lebanon, IN 46052

In connection with the calculation of the recreation impact fee for the purpose of financing capital improvements to the Parks & Recreation system of the City of Lebanon, we have at your request, compiled this special purpose report (the "Report") including the following schedules and appendices:

Page(s)	
2-5	General Comments
6	Summary of 2026 Impact Fee Calculation
7	2026 Impact Fee Phase-In Schedule
8	Estimated Population and Housing Unit Growth 2026-2036
9	Estimated Housing Unit Growth and Impact Fee Equivalent
10	Current Amenities Inventory and Community Service Ratios for 2026 Population
11	Analysis of 2021 Impact Fee Deficits
12	Estimated Amenities Needs to Meet Estimated Population Level of Service
13	Estimated Cost of Park & Recreation Amenities
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23	Historical Impact Fee Receipts and Expenditures
Appendix A	Map of the City of Lebanon
Appendix B	Amenities Definitions and Cost Estimates

These schedules are intended for use by City of Lebanon officials, the Department of Planning and Community Development, the Parks & Recreation Department and their respective advisors, for use in connection with implementation of the recreation impact fee within the City of Lebanon. The use of these schedules should be restricted to this purpose.

The schedules and underlying assumptions are based upon information provided to us by the City of Lebanon Department of Planning and Community Development, the City of Lebanon Parks & Recreation Department, their respective advisors and other resources identified within. In the preparation of the schedules contained in this Report, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions, nor have we audited or reviewed the historical data. Consequently, we express no opinion nor provide any other form of assurance thereon nor do we have a responsibility to prepare subsequent reports.

Very Truly Yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

Matt Eckerle, Principal

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GENERAL COMMENTS

The City of Lebanon, Indiana (the "City") adopted a recreation impact fee (the "2021 Impact Fee") through the adoption of an ordinance on April 12, 2021 (the "2021 Impact Fee Ordinance") pursuant to IC 36-7-4-1300 through IC 36-7-4-1342 (the "Enabling Legislation"). The 2021 Impact Fee Ordinance established the 2021 Impact Fee at an amount of $1,286 per single family dwelling unit and $901 per multi-family unit, effective October 12, 2021. The 2021 Impact Fee is collected at the time of issuance of a building permit by the City.

The 2021 Impact Fee Ordinance, per the Enabling Legislation, expires five years after its effective date. The City is pursuing the adoption of a replacement ordinance (the "2026 Impact Fee Ordinance") as allowed by the Enabling Legislation. This report is intended to serve as the "Zone Improvement Plan" for the establishment of a new recreation impact fee (the "2026 Impact Fee") pursuant to the Enabling Legislation.

The 2026 Impact Fee calculation is based on the infrastructure information and amenity level of service ("LOS") standards compiled by the City and its advisors and was calculated based on an analysis of recreation infrastructure needs over a 10-year planning horizon (2027-2036). The 2026 Impact Fee Ordinance will be effective six months following the adoption of the 2026 Impact Fee Ordinance for five years. The City has also adopted a Parks & Recreation Master Plan dated April 2023 (the "Master Plan"), and the Zone Improvement Plan for the 2026 Impact Fee will be considered as a component of the Master Plan.

Impact Zone

The Enabling Legislation requires the Parks & Recreation Department to define the geographic area for the recreation infrastructure (the "Impact Zone") that is analyzed in the Zone Improvement Plan. For the purposes of this Zone Improvement Plan, the Impact Zone is defined as the corporate limits of the City of Lebanon. A map of the Impact Zone is attached to this Report as Appendix A.

Impact Fee Advisory Committee

As a part of the process of establishing the 2026 Impact Fee, the City was required to form an "Impact Fee Advisory Committee" that consisted of five to ten members, with at least 40% of the members representing the development, building, and real estate industries. The Impact Fee Advisory Committee convened by the City consisted of Ben Bontrager, Jessica Lollar, Melissa Garrard, John Messenger, and Bryan Stumpf. The Impact Fee Advisory Committee met four times during the Zone Improvement Plan development process to discuss the 2026 Impact Fee and the Zone Improvement Plan.

Summary of 2026 Impact Fee Calculation – Page 6

This schedule illustrates the calculation of the 2026 Impact Fee of $2,423 for a single-family housing unit. The costs to be funded through the 2026 Impact Fee are based on the estimated 2036 cost of infrastructure improvements to meet the estimated LOS, with credits and deductions for the estimated non-local revenue contribution to recreation capital projects, specifically trails, the contribution of new residents to principal payments on outstanding bonds and the contribution of new residents to the Parks & Recreation Department's annual capital projects budget through traditional means. The calculation of the 2026 Impact Fee was based upon a base implementation year of 2026.

The 2026 Impact Fee for a single-family housing unit is adjusted to $1,866 for a multi-family housing unit in order to reflect the varying needs for recreation infrastructure imposed by such developments (the "Adjusted 2026 Impact Fee"). The adjustment factor for multi-family units was calculated based on average household size of occupied housing unit data per the U.S. Census Bureau's American Community Survey. The adjustment for the 2026 Impact Fee calculation reflects Census Bureau information that was available at the time of preparation.

GENERAL COMMENTS

2026 Impact Fee Phase-In Schedule – Page 7

The City has determined it will not charge the calculated maximum Impact Fee of $2,423, as calculated on page 6, until year 3 of the 2026 Impact Fee. Instead, the City is proposing a phased increase, charging 60% of the maximum Impact Fee in year 1 and 80% of the maximum Impact Fee in year 2.

The schedule on page 7 illustrates the phase-in schedule. The annual adjustments are assumed to be effective in November based on an assumed Council approval in May 2026:

	Single-Family	Multi-Family
Year 1	$1,454	$1,120
Year 2	$1,938	$1,493
Year 3-5	$2,423	1,866

Pursuant to IC 36-7-4-1316.5, the City must hold a public hearing prior to the effective date of each increase.

Estimated Population and Housing Unit Growth 2026-2036 – Page 8

This schedule illustrates the historical population and residential building permits of the City between 2016-2025, and the estimated population and residential building permits for 2026-2036. The historic and estimated population and housing unit information is per the City of Lebanon Department of Planning and Zoning.

Estimated Housing Unit Growth and Impact Fee Equivalent – Page 9

This schedule illustrates the estimated residential unit growth for the City over the planning horizon of 2027-2036 as shown on page 8 and adjusts it for multi-family housing units. The adjustment factors for these units were calculated based on average household size of occupied housing units data per the U.S. Census Bureau's American Community Survey. The adjustment is made in recognition of the varying recreation infrastructure needs created by different residential development types.

Current Amenities Inventory and Community Service Ratios for 2026 Population – Page 10

This schedule illustrates the Zone Improvement Plan amenities and analyzes the current inventory versus the LOS standards for the amenities developed by the Parks & Recreation Department for the Zone Improvement Plan. The target inventory was calculated by multiplying the target LOS ratios for the respective amenity types by the 2026 population of 18,320. The inventory deficits identified in this Report must be addressed by the City using funding methods other than 2026 Impact Fee revenues, and they must be addressed prior to spending any 2026 Impact Fee revenues on that amenity type.

During the process of developing the Zone Improvement Plan, the Impact Fee Advisory Committee and the Parks & Recreation Department evaluated the changes in community recreation priorities as compared to what had been used in the development of the 2021 Impact Fee and what is included in the Master Plan. The decision was made to remove certain amenities from the 2026 Impact Fee calculation, but to keep them in the Zone Improvement Plan for planning purposes. As it pertains to the Zone Improvement Plan, Community Centers, Amphitheaters, and Waterparks are amenities that are included in the Zone Improvement Plan for planning purposes but excluded from the calculation of the 2026 Impact Fee.

Analysis of 2021 Impact Fee Deficits – Page 11

The capital improvements that are eligible to be funded from the 2021 Impact Fee are shown in this schedule. The capital improvements and their estimated costs are per the 2021 Park Impact Fee Zone Improvement Plan that was prepared for the City by Baker Tilly Municipal Advisors, LLC. Funds on hand from the 2021 Impact Fee may be used to fund projects outlined in this schedule.

GENERAL COMMENTS

Estimated Amenities Needs to Meet Estimated Population Level of Service – Page 12

The estimated amenities needed to service the estimated 2031 and 2036 population of the City are illustrated in this schedule. To determine the amenities inventory needs for the 2031 and 2036 populations, the LOS target ratios from page 10 are multiplied by the estimated population for the respective years from page 8. The estimated deficits and surpluses are calculated based on the assumption that the 2026 target inventory is reached for each amenity. Revenues from the 2026 Impact Fee may only be used to fund amenities that have identified deficits due to population growth.

Estimated Cost of Park & Recreation Amenities – Page 13

The estimated costs of the various recreation amenities are shown in this schedule. These costs are based on information provided by Corner Stone PDS. The assumption for land cost per acre is based upon recent land acquisitions made by the City. Appendix B provides a definition for each amenity type, which is the basis for the cost estimate.

Estimated Cost of Raising Current Inventory to 2026 Target Level of Service Standards – Page 14

The estimated cost of bringing the current recreation inventory up to the 2026 target LOS standards is shown in this schedule. Per the Enabling Legislation, the current inventory for each amenity must meet the LOS standards defined in the Zone Improvement Plan for the 2026 Impact Fee before 2026 Impact Fee revenues may be spent on that type of amenity. Based on the current inventory for each amenity and the target LOS ratios defined in the 2026 Impact Fee Zone Improvement Plan, the total estimated cost of bringing the current recreation amenities inventory up to the LOS standards defined on page 10 is $1,590,180. It is anticipated that these costs will be funded through the use of the existing capital budget, bonds, or 2021 Impact Fee revenues that are available for amenities identified on page 9. Grants and other non-local revenues will be utilized to the extent that they are available.

Estimated Impact Fee Cost of 2031 Improvements – Page 15

The estimated cost of amenities needed to serve the estimated 2031 population of the City is shown in this schedule. The 2026 Impact Fee will be effective six months after the adoption of the 2026 Impact Fee Ordinance. This schedule is meant to illustrate the estimated costs of new amenities needed to serve the 2031 population. The estimated cost amount is based on the costs identified on page 13, with no assumptions included for inflation of construction costs.

Estimated Impact Fee Cost of 2036 Improvements – Page 16

The estimated cost of amenities needed to serve the estimated 2036 population of the City is shown in this schedule. The Enabling Legislation specifies that the impact fee calculation be based on the estimated costs of infrastructure over a 10-year planning horizon. Thus, the total cost identified in this schedule is used as the total cost of infrastructure that may be funded using the 2026 Impact Fee revenues. The estimated cost amount is based on the costs identified on page 13, with no assumptions included for inflation of construction costs.

Estimated Annual 2026 Impact Fee Revenues – Page 17

This schedule shows the estimated annual revenues for the 2026 Impact Fee. The estimated revenues are calculated by multiplying the estimated residential units for each year by the 2026 Impact Fee for the respective residential development type. The calculations are based upon a base implementation year of 2026.

Estimated Non-Local Revenue Credit – Page 18

The estimated credit for non-local revenues used for recreation infrastructure is shown in this schedule. It is assumed, based on historical experience, that 50% of the estimated cost of all impact fee-related trail mileage needs will be met through the use of impact fee revenues, with the rest being funded through private donations or other, non-impact fee means.

GENERAL COMMENTS

Estimated Non-Local Revenue Credit – Page 18 (Cont'd)

The City received no grants or donations for uses other than trails over the past 5 years. The estimated total value of the non-local revenue credit is $5,312,500.

Estimated New Population Share of Principal Payments on Outstanding Bonds – Page 19

This schedule shows the calculation of the estimated share of the principal payments on the outstanding Park District Bonds of 2013 (the "2013 Bonds") and the Park District Bonds of 2013, Series A (the "2013A Bonds") that will be funded by new residents. The 2013 Bonds and the 2013A bonds are collectively referred to herein as the "Outstanding Bonds". The Outstanding Bonds are payable from ad valorem property taxes levied on all property located within the City. The Outstanding Bonds currently have $380,000 in principal remaining and mature January 1, 2028.

It is assumed that new residents will pay a share proportional to their makeup of the total population of the City. Based on these assumptions, it is assumed that new residents will contribute $7,520 to the principal payments on the Outstanding Bonds made during the planning horizon of the 2026 Impact Fee Zone Improvement Plan. Currently, there are no immediate plans to issue additional debt for parks improvements identified as 2026 Impact Fee-eligible in the Zone Improvement Plan.

Estimated New Population Share of Capital Budget – Page 20

This schedule shows the calculation of the estimated share of the Parks & Recreation Department's annual capital budget that will be funded by new residents. The annual Parks & Recreation Department capital budget is funded from sources including (but not limited to) property taxes, financial institutions taxes, commercial vehicle excise taxes, auto/aircraft excise taxes, food & beverage taxes and other local revenue sources.

It is assumed that the historical five-year average capital budget amount of $162,000 will be held constant into the future, and new residents will pay a share proportional to their makeup of the total population of the City. Based on these assumptions, it is assumed that new residents will contribute $342,200 over the 10-year planning horizon.

Estimated Annual 2026 Impact Fee Revenues and Expenditures – Page 21

The estimated annual revenues from the 2026 Impact Fee, the estimated new population's contribution to bond principal payments, and the estimated new population's contribution to the capital budget are compared to the estimated expenditures on amenities over the 10-year planning horizon in this schedule. The estimates are based on the accumulation of revenues and the estimated need for new amenities as dictated by population growth and the LOS Standards. This illustration does not make any assumptions related to the expenditure of 2021 Impact Fee Revenues.

Historical Recreation Capital Improvements Expenditures Not Funded Through Recreation Impact Fees, Grants, Donations or Debt – Page 22

This schedule shows the historical capital expenditures for recreation from 2021 through budgeted 2025.

Historical Impact Fee Receipts and Expenditures – Page 23

This schedule shows the receipts and expenditures for the recreation impact fees between 2021-2025. The 2021 Impact Fee revenues may only be spent on items identified in the capital improvements plan provided in the 2021 Impact Fee Zone Improvement Plan, which is shown on page 11.

The fund balance as of December 31, 2025, is $627,101.03, per the City. The Department does have plans to spend the remaining balance of 2021 Impact Fee revenues on projects identified in the 2021 Impact Fee Zone Improvement Plan.

CITY OF LEBANON, INDIANA

SUMMARY OF 2026 IMPACT FEE CALCULATION

2026 Impact Fee Calculation:

Cost of meeting 2036 Level of Service needs	$19,563,720	(1)
Less: Estimated non-local revenues	(5,312,500)	(2)
Less: New resident capital budget contribution	(342,200)	(3)
Less: New resident contribution to bond principal payments	(7,520)	(4)
Capital costs to be funded by 2026 Impact Fees	13,901,500	
Divided by estimated equivalent housing units	5,738	(5)
Maximum 2026 Impact Fee for single-family unit	$2,423	

2026 Impact Fee Schedule by Development Type (6):

Single-family home	100%	$2,423
Multi-family home	77%	$1,866

(1) See page 16.
(2) See page 18.
(3) See page 20.
(4) See page 19.
(5) See page 9.
(6) Represents the maximum allowable 2026 Impact Fee Amount. Adjustment percentages based on population per household census data for the City of Lebanon.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

2026 IMPACT FEE PHASE-IN SCHEDULE (1)

	Single-Family Home (2)	Multi-Family Home (2)
Year 1	$1,454	$1,120
Year 2	$1,938	$1,493
Year 3-5	$2,423	$1,866

(1) The City is proposing a phase-in of the 2026 Impact Fee over the five year Zone Improvement Plan period. Assumes the 2026 Impact Fee is approved in May 2026, and that it will be effective in November 2026.

(2) See page 6. Assumes the proposed 2026 Impact Fee is 60% of the maximum 2026 Impact Fee in year 1, 80% in year 2, and 100% in years 3-5.

(Subject to the comments in the attached Report dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED POPULATION AND HOUSING UNIT GROWTH 2026-2036

Year	Population	Population Change	New Housing Units		
			Single Family	Multi-Family	Total
Historical (1)					
2016	15,846		36	0	36
2017	15,710	(136)	33	0	33
2018	16,117	407	28	0	28
2019	16,275	158	78	0	78
2020	16,662	387	80	0	80
2021	16,937	275	67	91	158
2022	17,046	109	125	44	169
2023	17,278	232	115	246	361
2024	17,608	330	154	0	154
2025	17,960	352	63	0	63
Estimated (1)					
2026	18,320	360	150	0	150
2027	18,690	370	250	230	480
2028	19,250	560	250	216	466
2029	19,830	580	300	225	525
2030	20,820	990	350	250	600
2031	21,860	1,040	400	0	400
2032	23,610	1,750	500	250	750
2033	25,500	1,890	500	0	500
2034	27,540	2,040	500	250	750
2035	30,295	2,755	700	0	700
2036	33,325	3,030	700	250	950

(1) Per the City of Lebanon Department of Planning and Zoning.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED HOUSING UNIT GROWTH AND IMPACT FEE EQUIVALENT

	Estimated Housing Unit Growth (1)			Housing Unit Adjustment Percentage (2)		Adjusted Equivalent Housing Unit Growth (3)		
Year	Single Family	Multi-Family	Total	Single Family	Multi-Family	Single Family	Multi-Family	Total
2027	250	230	480	100%	77%	250	177	427
2028	250	216	466	100%	77%	250	166	416
2029	300	225	525	100%	77%	300	173	473
2030	350	250	600	100%	77%	350	193	543
2031	400	0	400	100%	77%	400	0	400
2032	500	250	750	100%	77%	500	193	693
2033	500	0	500	100%	77%	500	0	500
2034	500	250	750	100%	77%	500	193	693
2035	700	0	700	100%	77%	700	0	700
2036	700	250	950	100%	77%	700	193	893
Totals	4,450	1,671	6,121			4,450	1,288	5,738

(1) See page 8.
(2) Based on population per household in occupied housing units data from the American Community Survey of the U.S. Census Bureau.
(3) Represents equivalent housing units for the impact fee calculation.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

CURRENT AMENITIES INVENTORY AND COMMUNITY SERVICE RATIOS FOR 2026 POPULATION

Amenity	Level of Service Target Ratio (1)	Current Ratio (City Provided) (2)	Current Inventory (City Provided) (3)	Unit	2026 Target Inventory (4)	2026 Inventory Surplus/ (Deficit)
Impact Fee Amenities						
Park Acreage	7.50 acres/1,000 people	13.82 acres/1,000 people	250.51	Acres	137.40	113.11
Trails	2.50 Miles / 3,000 people	2.45 Miles / 3,000 people	14.96	Miles	15.27	(0.31)
Playgrounds	1 Playground / 4,000 people	1.09 Playground / 4,000 people	5.00	Ea.	4.58	0.42
Ball Fields	1 Field / 8,250 people	0.90 Ball Fields / 8,250 people	2.00	Ea.	2.22	(0.22)
Basketball Courts	1 Basketball Court / 5,500 people	0.90 Basketball Courts / 5,500 people	3.00	Ea.	3.33	(0.33)
Soccer Fields	1 Soccer Field / 8,250 people	0.90 Soccer Fields / 8,250 people	2.00	Ea.	2.22	(0.22)
Football Fields	1 Football Field / 18,500 people	1 Football Field / 18,500 people	1.00	Ea.	0.99	0.01
Cricket/Rugby/Lacrosse Fields	1 Field / 18,500 people	0 Fields / 18,320 people	0.00	Ea.	0.99	(0.99)
Tennis Courts	1 Tennis Court / 8,250 people	0.45 Tennis Courts / 8,250 people	1.00	Ea.	2.22	(1.22)
Pickleball Courts	1 Pickleball Court / 4,000 people	2.62 Pickleball Courts / 4,000 people	12.00	Ea.	4.58	7.42
Volleyball Pit	1 Volleyball Pit / 8,250 people	0.90 Volleyball Pits / 8,250 people	2.00	Ea.	2.22	(0.22)
Horse Shoe Courts	1 Horse Shoe court / 18,500 people	1 Horse Shoe Court / 18,500 people	1.00	Ea.	0.99	0.01
Disc Golf Courses	1 Disc Golf Course / 18,500 people	1 Disc Golf Course / 18,500 people	1.00	Ea.	0.99	0.01
Fishing Ponds	1 Fishing Pond / 18,500 people	2.02 Fishing Ponds / 18,500 people	2.00	Ea.	0.99	1.01
Shelters/Cabin	1 Shelter / 4,500 people	1.72 Shelters / 4,500 people	7.00	Ea.	4.07	2.93
Restroom	1 restroom / 6,000 people	1.31 restrooms / 6,000 people	4.00	Ea.	3.05	0.95
Band Stand	1 Band Stand / 18,500 people	1 Band Stand / 18,500 people	1.00	Ea.	0.99	0.01
Splash Pad	1 Splash Pad / 18,500 people	1 Splash Pad / 18,500 people	1.00	Ea.	0.99	0.01
Picnic Areas	1 Picnic Area / 2,750 people	0.90 Picnic Areas / 2,750 people	6.00	Ea.	6.66	(0.66)
Dog Park	1 Dog Park / 16,500 people	0.90 Dog Parks / 16,500 people	1.00	Ea.	1.11	(0.11)
Skate Park	1 Skate Park / 25,000 people	0 Skate Parks / 18,320 people	0.00	Ea.	0.73	(0.73)
Bike Park	1 Bike Park / 25,000 people	1.36 Bike Parks / 25,000 people	1.00	Ea.	0.73	0.27
Non-Impact Fee Amenities (5)						
Community Center	15,000 square feet / 25,000 people	0 Square Feet / 18,320 people	0.00	S.F.	10,992.00	(10,992.00)
Amphitheatre	1 amphitheater / 18,500 people	0 Amphitheaters / 18,320 people	0.00	Ea.	0.99	(0.99)
Waterparks	3,500 square feet / 1,000 people	3,567 Square Feet / 1,000 people	65,340.00	S.F.	64,120.00	1,220.00

(1) Per City Representatives.
(2) Represents the current ratio provided by City owned/managed facilities. Calculated by dividing the current inventory of City owned/managed amenities by the estimated 2026 population of 18,320.
(3) Per City representatives and Cornerstone PDS.
(4) Based on the Target Ratios multiplied by the estimated 2026 population of 18,320.
(5) Included for planning purposes only. Excluded from the impact fee calculation.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ANALYSIS OF 2021 IMPACT FEE DEFICITS

Amenity	Level of Service Target Ratio	Current Ratio (City Provided)	Current Inventory (City Provided)	Unit	2026 Target Inventory	2026 Inventory Surplus/ (Deficit)
	(1)	(2)	(3)		(4)	
Park Acreage	7.50 acres/1,000 people	8.61 acres/1,000 people	141.50	Acres	137.40	4.10
Trails	2.50 miles / 3,000 people	1.07 Miles / 3,000 people	5.85	Miles	15.27	(9.42)
Playgrounds	1.00 site/ 2,500 people	1 Playground / 3,287 people	5.00	Ea.	7.33	(2.33)
Community Center	15,000 square feet / 25,000 people	0 Square Feet / 16,437 people	0.00	S.F.	10,992.00	(10,992.00)
Ball Fields	1.00 field / 8,250 people	1 Ball Field / 8,219 people	2.00	Ea.	2.22	(0.22)
Basketball Courts	1.00 court / 5,500 people	1 Basketball Court / 5,479 people	3.00	Ea.	3.33	(0.33)
Soccer Fields	1.00 field / 8,250 people	1 Soccer Field / 8,219 people	2.00	Ea.	2.22	(0.22)
Football Fields	1.00 field / 16,500 people	1 Football Field / 16,437 people	1.00	Ea.	1.11	(0.11)
Tennis Courts	1.00 court / 8,250 people	1 Tennis Courts / 8,219 people	2.00	Ea.	2.22	(0.22)
Pickleball Courts	1 court / 2,000 people	1 Pickleball Court / 2,055 people	8.00	Ea.	9.16	(1.16)
Volleyball Pit	1 pit / 8,250 people	1 Volleyball Pit / 8,219 people	2.00	Ea.	2.22	(0.22)
Horse Shoe Courts	1 courts / 16,300 people	1 Horse Shoe Courts / 16,437 people	1.00	Ea.	1.12	(0.12)
Disc Golf Courses	1 course / 16,275 people	1 Disc Golf Course / 16,437 people	1.00	Ea.	1.13	(0.13)
Fishing Ponds	1.00 pond / 10,000 people	1 Fishing Pond / 18219 people	2.00	Ea.	1.83	0.17
Shelters/Cabin	1 shelter / 3,000 people	1 Shelter / 2,348 people	7.00	Ea.	6.11	0.89
Restroom	1 restroom / 3,000 people	1 restroom / 4,109 people	4.00	Ea.	6.11	(2.11)
Band Stand	1 band stand / 16,500 people	1 Band Stand / 16,437 people	1.00	Ea.	1.11	(0.11)
Amphitheatre	1 amphitheater / 16,275 people	0 Amphitheaters / 16,437 people	0.00	Ea.	1.13	(1.13)
Waterparks	3,500 square feet / 1,000 people	3,976 Square Feet / 1,000 people	65,340.00	S.F.	64,120.00	1,220.00
Splash Pad	1 splash pad / 15,000 people	1 Splash Pad / 16,437 people	1.00	Ea.	1.22	(0.22)
Picnic Areas	1 area / 2,750 people	1 Picnic Areas / 2,740 people	6.00	Ea.	6.66	(0.66)
Dog Park	1 park / 16,500 people	1 Dog Park / 16,437 people	1.00	Ea.	1.11	(0.11)
Skate Park	1 park / 25,000 people	0 Skate Parks / 16,437 people	0.00	Ea.	0.73	(0.73)
Bike Park	1 park / 25,000 people	0 Bike Parks / 16,437 people	0.00	Ea.	0.73	(0.73)

(1) Per the 2021 Impact Fee Zone Improvement Plan dated April 1, 2021.
(2) Represents the current ratio provided by City owned/managed facilities. Calculated by dividing the current inventory of City owned/managed amenities by the estimated 2020 Lebanon population of 16,437.
(3) Per City representatives and Cornerstone PDS.
(4) Based on the Target Ratios multiplied by the 2020 population of 16,437 for the City of Lebanon.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED AMENITIES NEEDS TO MEET ESTIMATED POPULATION LEVEL OF SERVICE

Amenity	Level of Service Target Ratio	2026 Current Inventory	Unit	2026 Target Inventory	Year 2031 Target Inventory	Year 2031 Inventory Surplus/ (Deficit)	Year 2036 Target Inventory	Year 2036 Inventory Surplus/ (Deficit)
	(1)	(1)		(2)	(3)		(4)	
Impact Fee Amenities								
Park Acreage	7.50 acres/1,000 people	250.51	Acres	137.40	163.95	86.56	249.94	0.57
Trails	2.50 Miles / 3,000 people	14.96	Miles	15.27	18.22	(2.95)	27.77	(12.50)
Playgrounds	1 Playground / 4,000 people	5.00	Ea.	4.58	5.47	(0.47)	8.33	(3.33)
Ball Fields	1 Field / 8,250 people	2.00	Ea.	2.22	2.65	(0.43)	4.04	(1.82)
Basketball Courts	1 Basketball Court / 5,500 people	3.00	Ea.	3.33	3.97	(0.64)	6.06	(2.73)
Soccer Fields	1 Soccer Field / 8,250 people	2.00	Ea.	2.22	2.65	(0.43)	4.04	(1.82)
Football Fields	1 Football Field / 18,500 people	1.00	Ea.	0.99	1.18	(0.18)	1.80	(0.80)
Cricket/Rugby/Lacrosse Fields	1 Field / 18,500 people	0.00	Ea.	0.99	1.18	(0.19)	1.80	(0.81)
Tennis Courts	1 Tennis Court / 8,250 people	1.00	Ea.	2.22	2.65	(0.43)	4.04	(1.82)
Pickleball Courts	1 Pickleball Court / 4,000 people	12.00	Ea.	4.58	5.47	6.53	8.33	3.67
Volleyball Pit	1 Volleyball Pit / 8,250 people	2.00	Ea.	2.22	2.65	(0.43)	4.04	(1.82)
Horse Shoe Courts	1 Horse Shoe court / 18,500 people	1.00	Ea.	0.99	1.18	(0.18)	1.80	(0.80)
Disc Golf Courses	1 Disc Golf Course / 18,500 people	1.00	Ea.	0.99	1.18	(0.18)	1.80	(0.80)
Fishing Ponds	1 Fishing Pond / 18,500 people	2.00	Ea.	0.99	1.18	0.82	1.80	0.20
Shelters/Cabin	1 Shelter / 4,500 people	7.00	Ea.	4.07	4.86	2.14	7.41	(0.41)
Restroom	1 restroom / 6,000 people	4.00	Ea.	3.05	3.64	0.36	5.55	(1.55)
Band Stand	1 Band Stand / 18,500 people	1.00	Ea.	0.99	1.18	(0.18)	1.80	(0.80)
Splash Pad	1 Splash Pad / 18,500 people	1.00	Ea.	0.99	1.18	(0.18)	1.80	(0.80)
Picnic Areas	1 Picnic Area / 2,750 people	6.00	Ea.	6.66	7.95	(1.29)	12.12	(5.46)
Dog Park	1 Dog Park / 16,500 people	1.00	Ea.	1.11	1.32	(0.21)	2.02	(0.91)
Skate Park	1 Skate Park / 25,000 people	0.00	Ea.	0.73	0.87	(0.14)	1.33	(0.60)
Bike Park	1 Bike Park / 25,000 people	1.00	Ea.	0.73	0.87	0.13	1.33	(0.33)
Non-Impact Fee Amenities (5)								
Community Center	15,000 square feet / 25,000 people	0.00	S.F.	10,992.00	13,116.00	(2,124.00)	19,995.00	(9,003.00)
Amphitheatre	1 amphitheater / 18,500 people	0.00	Ea.	0.99	1.18	(0.19)	1.80	(0.81)
Waterparks	3,500 square feet / 1,000 people	65,340.00	S.F.	64,120.00	76,510.00	(11,170.00)	116,637.50	(51,297.50)

(1) See page 10.
(2) Based on the Target Ratios multiplied by the 2026 population of 18,320.
(3) Based on the Target Ratios multiplied by the estimated 2031 population of 21,860.
(4) Based on the Target Ratios multiplied by the estimated 2036 population of 33,325.
(5) Included for planning purposes only. Excluded from the impact fee calculation.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED COST OF PARK & RECREATION AMENITIES

Amenity	Target Service Ratio (1)	Estimated Unit Cost (2)		Unit
Impact Fee Amenities				
Park Acreage	7.50 acres/1,000 people	$40,000	(3)	Acres
Trails	2.50 Miles / 3,000 people	850,000		Miles
Playgrounds	1 Playground / 4,000 people	500,000		Ea.
Ball Fields	1 Field / 8,250 people	800,000		Ea.
Basketball Courts	1 Basketball Court / 5,500 people	95,000		Ea.
Soccer Fields	1 Soccer Field / 8,250 people	490,000		Ea.
Football Fields	1 Football Field / 18,500 people	425,000		Ea.
Cricket/Rugby/Lacrosse Fields	1 Field / 18,500 people	500,000		Ea.
Tennis Courts	1 Tennis Court / 8,250 people	110,000		Ea.
Pickleball Courts	1 Pickleball Court / 4,000 people	70,000		Ea.
Volleyball Pit	1 Volleyball Pit / 8,250 people	49,000		Ea.
Horse Shoe Courts	1 Horse Shoe court / 18,500 people	3,800		Ea.
Disc Golf Courses	1 Disc Golf Course / 18,500 people	530,000		Ea.
Fishing Ponds	1 Fishing Pond / 18,500 people	410,000		Ea.
Shelters/Cabin	1 Shelter / 4,500 people	610,000		Ea.
Restroom	1 restroom / 6,000 people	400,000		Ea.
Band Stand	1 Band Stand / 18,500 people	750,000		Ea.
Splash Pad	1 Splash Pad / 18,500 people	500,000		Ea.
Picnic Areas	1 Picnic Area / 2,750 people	130,000		Ea.
Dog Park	1 Dog Park / 16,500 people	275,000		Ea.
Skate Park	1 Skate Park / 25,000 people	350,000		Ea.
Bike Park	1 Bike Park / 25,000 people	500,000		Ea.
Non-Impact Fee Amenities (4)				
Community Center	15,000 square feet / 25,000 people	500		S.F.
Amphitheatre	1 amphitheater / 18,500 people	3,000,000		Ea.
Waterparks	3,500 square feet / 1,000 people	500		S.F.

(1) See page 10.
(2) Per Corner Stone PDS.
(3) Based on recent land acquisitions made by the City of Lebanon.
(4) Included for planning purposes only. Excluded from the impact fee calculation.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED COST OF RAISING CURRENT INVENTORY TO 2026 TARGET LEVEL OF SERVICE STANDARDS

Amenity	Target Service Ratio	Unit Cost	2026 Current Inventory (City Provided)	2026 Target Inventory	2026 Inventory Surplus/ (Deficit)	Cost to Meet 2026 Need	Anticipated Funding Source
	(1)	(2)	(1)	(1)	(1)	(3)	(3)
Impact Fee Amenities							
Park Acreage	7.50 acres/1,000 people	$40,000	250.51	137.40	113.11	$0	
Trails	2.50 Miles / 3,000 people	850,000	14.96	15.27	(0.31)	263,500	Capital Budget and/or Bonds
Playgrounds	1 Playground / 4,000 people	500,000	5.00	4.58	0.42	0	
Ball Fields	1 Field / 8,250 people	800,000	2.00	2.22	(0.22)	176,000	Park Impact Fees or Capital Budget and/or Bonds
Basketball Courts	1 Basketball Court / 5,500 people	95,000	3.00	3.33	(0.33)	31,350	Park Impact Fees or Capital Budget and/or Bonds
Soccer Fields	1 Soccer Field / 8,250 people	490,000	2.00	2.22	(0.22)	107,800	Capital Budget and/or Bonds
Football Fields	1 Football Field / 18,500 people	425,000	1.00	0.99	0.01	0	
Cricket/Rugby/Lacrosse Fields	1 Field / 18,500 people	500,000	0.00	0.99	(0.99)	495,000	Capital Budget and/or Bonds
Tennis Courts	1 Tennis Court / 8,250 people	110,000	1.00	2.22	(1.22)	134,200	Park Impact Fees or Capital Budget and/or Bonds
Pickleball Courts	1 Pickleball Court / 4,000 people	70,000	12.00	4.58	7.42	0	
Volleyball Pit	1 Volleyball Pit / 8,250 people	49,000	2.00	2.22	(0.22)	10,780	Park Impact Fees or Capital Budget and/or Bonds
Horse Shoe Courts	1 Horse Shoe court / 18,500 people	3,800	1.00	0.99	0.01	0	
Disc Golf Courses	1 Disc Golf Course / 18,500 people	530,000	1.00	0.99	0.01	0	
Fishing Ponds	1 Fishing Pond / 18,500 people	410,000	2.00	0.99	1.01	0	
Shelters/Cabin	1 Shelter / 4,500 people	610,000	7.00	4.07	2.93	0	
Restroom	1 restroom / 6,000 people	400,000	4.00	3.05	0.95	0	
Band Stand	1 Band Stand / 18,500 people	750,000	1.00	0.99	0.01	0	
Splash Pad	1 Splash Pad / 18,500 people	500,000	1.00	0.99	0.01	0	
Picnic Areas	1 Picnic Area / 2,750 people	130,000	6.00	6.66	(0.66)	85,800	Park Impact Fees or Capital Budget and/or Bonds
Dog Park	1 Dog Park / 16,500 people	275,000	1.00	1.11	(0.11)	30,250	Park Impact Fees or Capital Budget and/or Bonds
Skate Park	1 Skate Park / 25,000 people	350,000	0.00	0.73	(0.73)	255,500	Capital Budget and/or Bonds
Bike Park	1 Bike Park / 25,000 people	500,000	1.00	0.73	0.27	0	
						$1,590,180	
Non-Impact Fee Amenities (4)							
Community Center	15,000 square feet / 25,000 people	500	0.00	10,992.00	(10,992.00)	$5,496,000	N/A
Amphitheatre	1 amphitheater / 18,500 people	3,000,000	0.00	0.99	(0.99)	2,970,000	N/A
Waterparks	3,500 square feet / 1,000 people	500	65,340.00	64,120.00	1,220.00	0	N/A
						$8,466,000	

(1) See page 10.
(2) See page 13.
(3) Per State law, impact fees cannot be used to finance projects needed to meet current infrastructure deficits. The Parks budget is funded through property taxes, income taxes and other local revenue sources.
(4) Included for planning purposes only. Excluded from the impact fee calculation.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED IMPACT FEE COST OF 2031 IMPROVEMENTS

Amenity	Target Service Ratio	Unit Cost	Current Inventory (City Provided)	2026 Target Inventory	2031 Target Inventory	2031 Inventory Surplus/ (Deficit)	Cost to Meet 2031 Need
	(1)	(2)	(1)	(1)	(3)	(4)	(5)
Impact Fee Amenities							
Park Acreage	7.50 acres/1,000 people	$40,000	250.51	137.40	163.95	86.56	$0
Trails	2.50 Miles / 3,000 people	850,000	14.96	15.27	18.22	(2.95)	2,507,500
Playgrounds	1 Playground / 4,000 people	500,000	5.00	4.58	5.47	(0.47)	235,000
Ball Fields	1 Field / 8,250 people	800,000	2.00	2.22	2.65	(0.43)	344,000
Basketball Courts	1 Basketball Court / 5,500 people	95,000	3.00	3.33	3.97	(0.64)	60,800
Soccer Fields	1 Soccer Field / 8,250 people	490,000	2.00	2.22	2.65	(0.43)	210,700
Football Fields	1 Football Field / 18,500 people	425,000	1.00	0.99	1.18	(0.18)	76,500
Cricket/Rugby/Lacrosse Fields	1 Field / 18,500 people	500,000	0.00	0.99	1.18	(0.19)	95,000
Tennis Courts	1 Tennis Court / 8,250 people	110,000	1.00	2.22	2.65	(0.43)	47,300
Pickleball Courts	1 Pickleball Court / 4,000 people	70,000	12.00	4.58	5.47	6.53	0
Volleyball Pit	1 Volleyball Pit / 8,250 people	49,000	2.00	2.22	2.65	(0.43)	21,070
Horse Shoe Courts	1 Horse Shoe court / 18,500 people	3,800	1.00	0.99	1.18	(0.18)	684
Disc Golf Courses	1 Disc Golf Course / 18,500 people	530,000	1.00	0.99	1.18	(0.18)	95,400
Fishing Ponds	1 Fishing Pond / 18,500 people	410,000	2.00	0.99	1.18	0.82	0
Shelters/Cabin	1 Shelter / 4,500 people	610,000	7.00	4.07	4.86	2.14	0
Restroom	1 restroom / 6,000 people	400,000	4.00	3.05	3.64	0.36	0
Band Stand	1 Band Stand / 18,500 people	750,000	1.00	0.99	1.18	(0.18)	135,000
Splash Pad	1 Splash Pad / 18,500 people	500,000	1.00	0.99	1.18	(0.18)	90,000
Picnic Areas	1 Picnic Area / 2,750 people	130,000	6.00	6.66	7.95	(1.29)	167,700
Dog Park	1 Dog Park / 16,500 people	275,000	1.00	1.11	1.32	(0.21)	57,750
Skate Park	1 Skate Park / 25,000 people	350,000	0.00	0.73	0.87	(0.14)	49,000
Bike Park	1 Bike Park / 25,000 people	500,000	1.00	0.73	0.87	0.13	0
							$4,193,404
Non-Impact Fee Amenities (6)							
Community Center	15,000 square feet / 25,000 people	500	0.00	10,992.00	13,116.00	(2,124.00)	$1,062,000
Amphitheatre	1 amphitheater / 18,500 people	3,000,000	0.00	0.99	1.18	(0.19)	570,000
Waterparks	3,500 square feet / 1,000 people	500	65,340.00	64,120.00	76,510.00	(11,170.00)	5,585,000
							$7,217,000

(1) See page 10.
(2) See page 13.
(3) See page 12.
(4) Assumes that the 2026 target inventory is reached for amenities with 2026 deficiencies.
(5) Represents the estimated cost to meet amenities deficits caused by population growth. The cost is based on the unit cost for each amenity type (adjusted for inflation) multiplied by the 2026 Inventory Deficits.
(6) Included for planning purposes only. Excluded from the impact fee calculation.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED IMPACT FEE COST OF 2036 IMPROVEMENTS

Amenity	Target Service Ratio	Unit Cost	Current Inventory (City Provided)	2026 Target Inventory	2036 Target Inventory	2036 Inventory Surplus/ (Deficit)	Cost to Meet 2036 Need
	(1)	(2)	(1)	(1)	(3)	(4)	(5)
Impact Fee Amenities							
Park Acreage	7.50 acres/1,000 people	$40,000	250.51	137.40	249.94	0.57	$0
Trails	2.50 Miles / 3,000 people	850,000	14.96	15.27	27.77	(12.50)	10,625,000
Playgrounds	1 Playground / 4,000 people	500,000	5.00	4.58	8.33	(3.33)	1,665,000
Ball Fields	1 Field / 8,250 people	800,000	2.00	2.22	4.04	(1.82)	1,456,000
Basketball Courts	1 Basketball Court / 5,500 people	95,000	3.00	3.33	6.06	(2.73)	259,350
Soccer Fields	1 Soccer Field / 8,250 people	490,000	2.00	2.22	4.04	(1.82)	891,800
Football Fields	1 Football Field / 18,500 people	425,000	1.00	0.99	1.80	(0.80)	340,000
Cricket/Rugby/Lacrosse Fields	1 Field / 18,500 people	500,000	0.00	0.99	1.80	(0.81)	405,000
Tennis Courts	1 Tennis Court / 8,250 people	110,000	1.00	2.22	4.04	(1.82)	200,200
Pickleball Courts	1 Pickleball Court / 4,000 people	70,000	12.00	4.58	8.33	3.67	0
Volleyball Pit	1 Volleyball Pit / 8,250 people	49,000	2.00	2.22	4.04	(1.82)	89,180
Horse Shoe Courts	1 Horse Shoe court / 18,500 people	3,800	1.00	0.99	1.80	(0.80)	3,040
Disc Golf Courses	1 Disc Golf Course / 18,500 people	530,000	1.00	0.99	1.80	(0.80)	424,000
Fishing Ponds	1 Fishing Pond / 18,500 people	410,000	2.00	0.99	1.80	0.20	0
Shelters/Cabin	1 Shelter / 4,500 people	610,000	7.00	4.07	7.41	(0.41)	250,100
Restroom	1 restroom / 6,000 people	400,000	4.00	3.05	5.55	(1.55)	620,000
Band Stand	1 Band Stand / 18,500 people	750,000	1.00	0.99	1.80	(0.80)	600,000
Splash Pad	1 Splash Pad / 18,500 people	500,000	1.00	0.99	1.80	(0.80)	400,000
Picnic Areas	1 Picnic Area / 2,750 people	130,000	6.00	6.66	12.12	(5.46)	709,800
Dog Park	1 Dog Park / 16,500 people	275,000	1.00	1.11	2.02	(0.91)	250,250
Skate Park	1 Skate Park / 25,000 people	350,000	0.00	0.73	1.33	(0.60)	210,000
Bike Park	1 Bike Park / 25,000 people	500,000	1.00	0.73	1.33	(0.33)	165,000
							$19,563,720
Non-Impact Fee Amenities (6)							
Community Center	15,000 square feet / 25,000 people	500	0.00	10,992.00	19,995.00	(9,003.00)	$4,501,500
Amphitheatre	1 amphitheater / 18,500 people	3,000,000	0.00	0.99	1.80	(0.81)	2,430,000
Waterparks	3,500 square feet / 1,000 people	500	65,340.00	64,120.00	116,637.50	(51,297.50)	25,648,750
							$32,580,250

(1) See page 10.
(2) See page 13.
(3) See page 12.
(4) Assumes that the 2026 target inventory is reached for amenities with 2026 deficiencies.
(5) Represents the estimated cost to meet amenities deficits caused by population growth. The cost is based on the unit cost for each amenity type (adjusted for inflation) multiplied by the 2026 Inventory Deficits.
(6) Included for planning purposes only. Excluded from the impact fee calculation.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED ANNUAL 2026 IMPACT FEE REVENUES

	Estimated Housing Unit Growth (1)			Impact Fee per Unit (2)		Estimated Impact Fee Revenues			
Year	Single Family	Multi-Family	Total	Single Family	Multi-Family	Single Family	Multi-Family	Total	Cumulative Revenues
2026	150	0	150	$1,454	$1,120	$218,100	$0	$218,100	$218,100
2027	250	230	480	1,938	1,493	484,500	343,390	827,890	1,045,990
2028	250	216	466	2,423	1,866	605,750	403,056	1,008,806	2,054,796
2029	300	225	525	2,423	1,866	726,900	419,850	1,146,750	3,201,546
2030	350	250	600	2,423	1,866	848,050	466,500	1,314,550	4,516,096
2031	400	0	400	2,423	1,866	969,200	0	969,200	5,485,296
2032	500	250	750	2,423	1,866	1,211,500	466,500	1,678,000	7,163,296
2033	500	0	500	2,423	1,866	1,211,500	0	1,211,500	8,374,796
2034	500	250	750	2,423	1,866	1,211,500	466,500	1,678,000	10,052,796
2035	700	0	700	2,423	1,866	1,696,100	0	1,696,100	11,748,896
Totals	3,900	1,421	5,321			$9,183,100	$2,565,796	$11,748,896	

(1) See page 8.
(2) See page 7.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED NON-LOCAL REVENUE CREDIT

Estimated trail deficiency for plan horizon (miles)	12.50	(1)
Less: Estimated trail mileage funding through impact fee purchase	(6.25)	(2)
Estimated trail mileage funding through grants/donation/conversion	6.25	
Estimated 2036 cost per mile of trail	$850,000	(3)
Estimated non-local revenue credit for trails	$5,312,500	
Estimated non-trail grant receipts for plan horizon	0	(4)
Total estimated non-local revenue credit	$5,312,500	

(1) See page 10.
(2) Assumes that 50% of the trail mileage deficit will be addressed through donations received, per City officials.
(3) Based on the estimated cost of a mile of trail, as shown on page 13.
(4) In the past five years, the City received no grants or donations for uses other than trails.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED NEW POPULATION SHARE OF PRINCIPAL PAYMENTS ON OUTSTANDING BONDS

Budget Year	Principal Due	New Population Percentage of Total Population	New Population Contribution to Principal Due
	(1)	(2)	(3)
2027	$380,000	1.98%	$7,520
2028	0	4.83%	0
2029	0	7.61%	0
2030	0	12.01%	0
2031	0	16.19%	0
2032	0	22.41%	0
2033	0	28.16%	0
2034	0	33.48%	0
2035	0	39.53%	0
2036	0	45.03%	0
Total			$7,520

(1) Represents annual principal payments due on the outstanding City of Lebanon Park District Bonds of 2013, which have a final maturity date of January 1, 2028 and Park District Bonds of 2013, Series A, which have a final maturity date of January 1, 2028.
(2) Based on the current and estimated population of the City of Lebanon, as shown earlier in the Report.
(3) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City of Lebanon.

Note: Per City officials, there is no assumption of future debt issuance to fund recreation capital projects for amenities identified for Impact Fee Purposes.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED NEW POPULATION SHARE OF CAPITAL BUDGET

Budget Year	Capital Budget	New Population Percentage of Total Population	New Population Contribution to Capital Budget
	(1)	(2)	(3)
2027	$162,000	1.98%	$3,210
2028	162,000	4.83%	7,820
2029	162,000	7.61%	12,330
2030	162,000	12.01%	19,460
2031	162,000	16.19%	26,230
2032	162,000	22.41%	36,300
2033	162,000	28.16%	45,620
2034	162,000	33.48%	54,240
2035	162,000	39.53%	64,040
2036	162,000	45.03%	72,950
Total			$342,200

(1) See page 22. Assumes the City's future capital projects expenditures for park projects remains constant through the planning horizon of 2036.
(2) Based on the current and estimated population of the City of Lebanon.
(3) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City of Lebanon.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

ESTIMATED ANNUAL 2026 IMPACT FEE REVENUES AND EXPENDITURES

	Base Unit Cost (1)	Estimated Cost (1) Year 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
Park Acreage	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Trails	850,000	0	(425,000)	(850,000)	(850,000)	(850,000)	(552,500)	(1,827,500)	(1,232,500)	(1,572,500)	(986,000)	(9,146,000)
Playgrounds	500,000	(500,000)	0	(500,000)	0	0	(165,000)	0	(250,000)	(250,000)	0	(1,665,000)
Ball Fields	800,000	0	0	0	(800,000)	(560,000)	(96,000)	0	0	0	0	(1,456,000)
Basketball Courts	95,000	0	(259,350)	0	0	0	0	0	0	0	0	(259,350)
Soccer Fields	490,000	0	(661,500)	(196,000)	0	(34,300)	0	0	0	0	0	(891,800)
Football Fields	425,000	0	0	0	0	0	(340,000)	0	0	0	0	(340,000)
Cricket/Rugby/Lacrosse Fields	500,000	0	0	0	0	0	(200,000)	(205,000)	0	0	0	(405,000)
Tennis Courts	110,000	(200,200)	0	0	0	0	0	0	0	0	0	(200,200)
Pickleball Courts	70,000	0	0	0	0	0	0	0	0	0	0	0
Volleyball Pit	49,000	(89,180)	0	0	0	0	0	0	0	0	0	(89,180)
Horse Shoe Courts	3,800	(3,040)	0	0	0	0	0	0	0	0	0	(3,040)
Disc Golf Courses	530,000	0	(159,000)	(53,000)	(159,000)	0	0	0	0	0	0	(371,000)
Fishing Ponds	410,000	0	0	0	0	0	0	0	0	0	0	0
Shelters/Cabin	610,000	0	0	0	0	0	0	(250,100)	0	0	0	(250,100)
Restroom	400,000	0	0	0	0	(400,000)	(220,000)	0	0	0	0	(620,000)
Band Stand	750,000	0	0	0	0	0	0	0	0	0	(600,000)	(600,000)
Splash Pad	500,000	0	0	0	0	0	0	0	(200,000)	(200,000)	0	(400,000)
Picnic Areas	130,000	0	0	0	0	0	0	0	0	0	(709,800)	(709,800)
Dog Park	275,000	0	0	0	0	0	0	0	0	(250,250)	0	(250,250)
Skate Park	350,000	(94,500)	0	0	0	0	0	0	(115,500)	0	0	(210,000)
Bike Park	500,000	(165,000)	0	0	0	0	0	0	0	0	0	(165,000)
Total Cost		(1,051,920)	(1,504,850)	(1,599,000)	(1,809,000)	(1,844,300)	(1,573,500)	(2,282,600)	(1,798,000)	(2,272,750)	(2,295,800)	($18,031,720)
Estimated Impact Fee Revenues (2)		218,100	827,890	1,008,806	1,146,750	1,314,550	969,200	1,678,000	1,211,500	1,678,000	1,696,100	
Estimated Non-Local Revenue Credit (3)		531,250	531,250	531,250	531,250	531,250	531,250	531,250	531,250	531,250	531,250	
Estimated New Resident Bond Credit (4)		7,520	0	0	0	0	0	0	0	0	0	
Estimated Capital Budget Contribution (5)		3,210	7,820	12,330	19,460	26,230	36,300	45,620	54,240	64,040	72,950	
Estimated Net Revenues/(Loss)		(291,840)	(137,890)	(46,614)	(111,540)	27,730	(36,750)	(27,730)	(1,010)	540	4,500	
Beginning Balance		627,101 (7)	335,261	197,371	150,757	39,217	66,947	30,197	2,467	1,457	1,997	
Ending Balance		$335,261	$197,371	$150,757	$39,217	$66,947	$30,197	$2,467	$1,457	$1,997	$6,497	

(1) See page 13.
(2) See page 17.
(3) See page 18.
(4) See page 19.
(5) See page 20.
(6) See page 23. As of January 1, 2026 per the City of Lebanon.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

HISTORICAL RECREATION CAPITAL IMPROVEMENTS EXPENDITURES NOT FUNDED THROUGH RECREATION IMPACT FEES, GRANTS, DONATIONS OR DEBT

Budget Year	Capital Expenditures (1)
2021	$210,602.13
2022	192,620.22
2023	180,167.92
2024	182,833.63
2025	40,376.32
Average	$162,000

(1) Represents the Parks Department Capital Outlays as reported in the City's Gateway Annual Financial Report for the respective years.

(Subject to the comments in the attached Report dated April 15, 2026 of Baker Tilly Municipal Advisors

CITY OF LEBANON, INDIANA

HISTORICAL IMPACT FEE RECEIPTS AND EXPENDITURES (1)
Park Impact Fee Fund - 403 / 4403
(Unaudited)

Year	Beginning Balance	Receipts	Expenditures	Ending Balance
2021	$0.00	$9,002.00	$0.00	$9,002.00
2022	9,002.00	153,550.00	0.00	162,552.00
2023	162,552.00	360,534.00	0.00	523,086.00
2024	523,086.00	181,326.00	127,793.57	576,618.43
2025	576,618.43	72,477.60	21,995.00	627,101.03

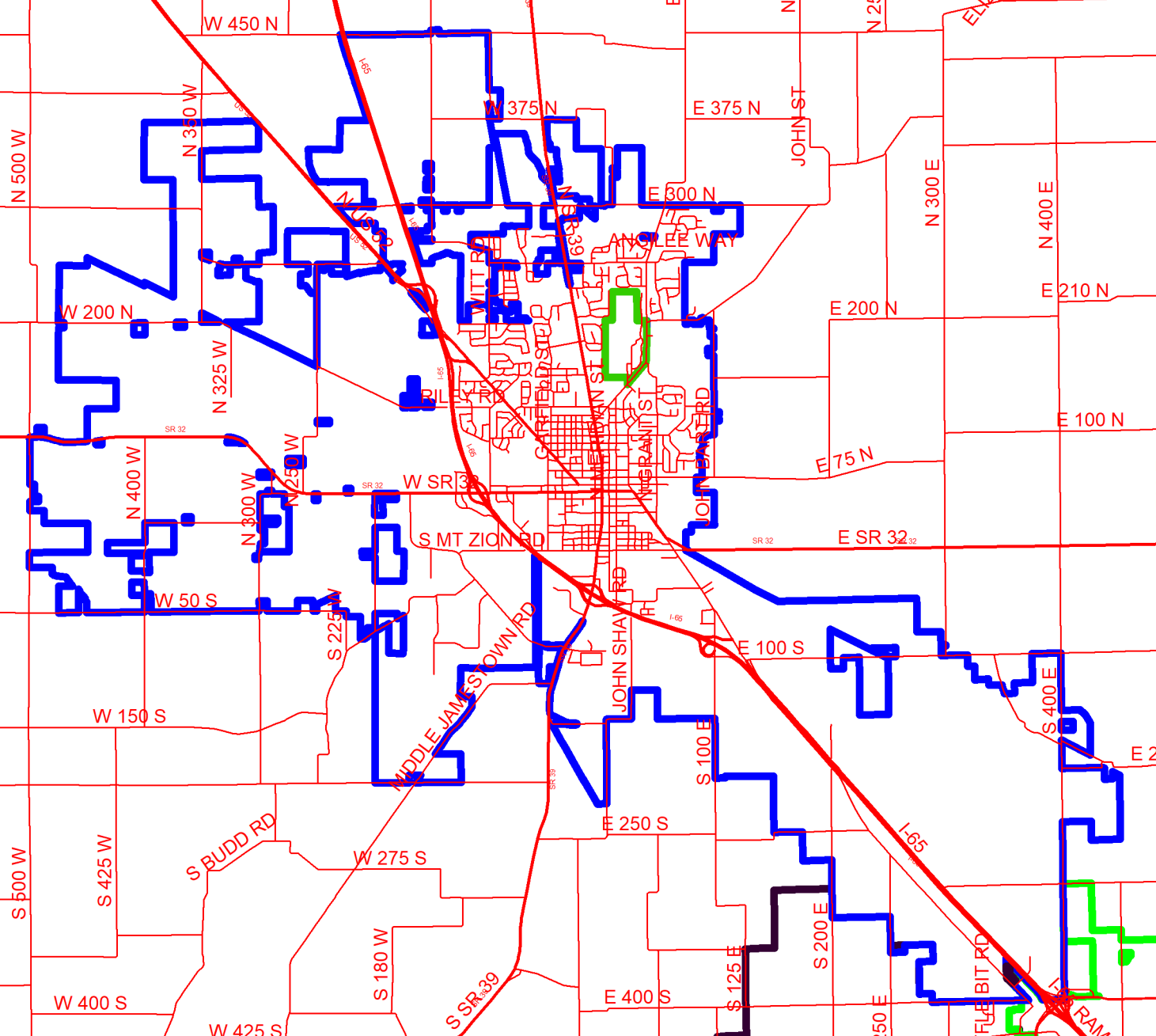
(1) Per the City of Lebanon.

Note: The effective date of the 2026 Impact Fee will be six months following the adoption of the imposing ordinance. The calculation was completed assuming a base implementation year of 2026.

(Subject to the comments in the attached Report
dated April 15, 2026 of Baker Tilly Municipal Advisors

APPENDIX A

MAP OF THE CITY OF LEBANON


W 450 N
W 375 N
E 375 N
JOHN ST
N 500 W
N 350 W
N 300 E
N 400 E
E 300 N
ANGLE WAY
E 210 N
W 200 N
E 200 N
N 325 W
BILLY RD
E 100 N
E 75 N
N 400 W
N 300 W
N 250 W
W SR 32
E SR 32
S MT ZION RD
W 50 S
S 225 W
E 100 S
W 150 S
MIDDLE JAMESTOWN RD
JOHN SHAW RD
S 100 E
S 400 E
E 250 S
S BUDD RD
W 275 S
S 500 W
S 425 W
S 200 E
S 180 W
S SR 39
S 125 E
W 400 S
E 400 S
W 425 S
I-65

APPENDIX B

AMENITIES DEFINITIONS AND COST ESTIMATES

Category	Amenity	Unit	Definition (2026)
Land	Park Acreage	Acres	Public park land acquired and held for recreation use; measured in acres. Includes neighborhood/community/special-use parks and usable open space; exclude undevelopable areas unless improved for recreation.
Trails	Trails	Miles	Multi-use trail corridor for pedestrian and bicycle travel. Default assumption: 10' wide paved asphalt multi-use trail; drainage pipe, excludes bridges unless specifically included.
Play	Playgrounds	Each	Outdoor play area with dedicated play equipment and poured-in-place safety surfacing. Typical scope includes main play structure(s), climbing elements, swings (three bay minimum), surfacing, signage, 6' concrete perimeter walk, site furnishings, and accessibility features.
Sports Fields	Ball Fields (baseball/softball)	Each	Baseball/softball diamond including infield/outfield (natural grass), dugouts with roofs/benches, brick dust, fencing/backstop, scoreboard, lighting and irrigation (per Lebanon base scope).
Courts	Basketball Courts	Each	Outdoor basketball court including surface, striping/markings, baskets, benches, and lighting where applicable.
Sports Fields	Soccer Fields	Each	Rectangular natural-turf field suitable for youth/regulation play including grading, drainage, field underdrain tiles, goals, bleachers, scoreboard and lighting/irrigation where applicable.
Sports Fields	Football Fields	Each	Football field including natural turf, grading/drainage, field underdrain tiles, goal posts, bleachers, benches, scoreboard, irrigation, drinking fountain and lighting where applicable.
Sports Fields	Cricket/Rugby/Lacrosse Fields	Each	Cricket/Rugby/Lacrosse field including natural turf, grading/drainage, field underdrain tiles, goal posts, cricket pitch, bleachers, benches, scoreboard, irrigation, drinking fountain and lighting where applicable.
Courts	Tennis Courts	Each	Tennis court facility including playing surface, striping, net, fencing and standards, benches; lighting optional (not included unless specified).
Courts	Pickleball Courts	Each	Pickleball court facility including surface, striping, net, fencing, bench and standards; lighting optional (not included unless specified).

Category	Amenity	Unit	Definition (2026)
Courts	Volleyball Courts	Each	Sand volleyball pit with boundary, sand, posts/nets, and adjacent site furnishings as applicable.
Courts	Horseshoe Courts	Each	Horseshoe court/pit including playing area, edging, stakes and minor site prep.
Specialty	Disc Golf Courses	Each	Disc golf course with tees, baskets, signage/wayfinding, and basic site improvements.
Specialty	Fishing Ponds	Each	Recreation pond including excavation/liner or grading, shoreline treatments, and basic access features as applicable.
Structures	Shelters / Cabin	Each	Park shelter/pavilion or small rentable structure. Typical scope includes open-sided shelter with seating/tables and slab/footings; utilities optional unless specified.
Structures	Restroom Building	Each	Permanent restroom building meeting ADA requirements; includes men's/women's restrooms and associated building systems; excludes portable toilets w/existing utilities to connect to within park
Specialty	Band Stand	Each	Performance bandstand/stage structure with basic electrical and seating interface. Includes concrete stage floor, basic shelter roof w/4 columns and backdrop.
Aquatics	Splash Pad	Each	Outdoor water play area with sprinklers/fountains/nozzles and non-slip surface; recirculating system, outdoor shower, typically has little/no standing water and includes water system and controls.
Structures	Picnic Areas	Each	Defined picnic gathering area including tables, pads, grills and minor site features. Accessible table and bench to be included.
Specialty	Dog Park	Each	Off-leash dog park area w/ 8' ht black vinyl fencing, double-gate entries, drainage, benches, waste stations, drinking fountain, water lines, 12 parking spaces and shade elements as applicable;

Category	Amenity	Unit	Definition (2026)
Specialty	Skate Park	Each	Skate park facility (concrete/asphalt) with skate elements sized for community use, pedestrian circulation, site furniture, accessible walks and parking; includes basic site prep and circulation.
Specialty	Bike Park	Each	Bike skills/pump track facility with shaped riding features, surfacing and safety/signage; includes pedestrian circulation, accessibile site furnishings and park, basic site improvements.
Indoor	Community Center Space	S.F.	Indoor community/recreation program space (multi-purpose rooms, offices/meeting rooms, support space) available for public use; measured in square feet.
Specialty	Amphitheatre	Each	Outdoor amphitheater/performance venue including stage and seating area; site/circulation, parking as required by ordinance based on size.
Aquatics	Waterparks	S.F.	Aquatic recreation space measured in square feet (e.g., pool/water feature/water play area) as defined by the City; excludes operations and maintenance.

Lebanon Recreation Impact Fee - Amenity Unit Cost

Amenity	Unit	2026 Unit Cost
Park Acreage	Acres	
Trails	Miles	$850,000
Playgrounds	Each	$500,000
Ball Fields (baseball/softball)	Each	$800,000
Soccer Fields	Each	$490,000
Football Fields	Each	$425,000
Cricket/Rugby/Lacrosse Fields	Each	$500,000
Basketball Courts	Each	$95,000
Tennis Courts	Each	$110,000
Pickleball Courts	Each	$70,000
Volleyball Pits	Each	$49,000
Horseshoe Courts	Each	$3,800
Disc Golf Courses	Each	$530,000
Fishing Ponds	Each	$410,000
Shelters / Cabin	Each	$610,000
Restroom Buildings	Each	$400,000
Band Stand	Each	$750,000
Splash Pad	Each	$500,000
Picnic Areas	Each	$130,000
Dog Park	Each	$275,000
Skate Park	Each	$350,000
Bike Park	Each	$500,000

Community Center Space	S.F.	$500
Amphitheatre	Each	$3,000,000
Waterparks / Aquatic Space	S.F.	$500