



# North Clackamas Parks & Recreation District

## Estimated Park Maintenance Costs by Geographic Area

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# Estimated Park Maintenance Costs by Area

*The District neither budgets nor tracks expenditures by geographic area, as programs and services are provided on a district-wide basis.*



- Staff have developed two different ways to **estimate** maintenance costs by area:
  - Property tax dollar method
    - Uses total collected property taxes to **estimate** maintenance costs in each geographic area
  - Actual costs method
    - Uses actual costs (audited numbers) to **estimate** maintenance costs in each geographic area

# Property Tax Dollar Method

- District Operating expenses are categorized by **program**, not by geographical area
- A dollar collected from any resident is allocated across all programs in the same fashion

Division	% of Expenditures
Administration	9.99%
Debt Service	6.93%
Capital Repair, Replace	12.57%
Maintenance	24.23%
Aquatic Park	9.46%
Milwaukie Center	8.14%
Sports	7.17%
Planning	4.59%
Natural Resources	4.33%
Marketing	7.04%
Recreation	3.45%
Nutrition/Transportation	2.10%
<b>Total</b>	<b>100.00%</b>



# Property Tax Dollar Method



- Extrapolated out across all programs, these are the **estimated** totals per program within each geographic area for FY 2017-18

FY 2017-18		City of Milwaukie	Unincorporated	City of Happy Valley	Total
Allocation based on assessed value		14.69%	65.91%	19.40%	<b>100.00%</b>
<b>Property Taxes Collected:</b>		<b>\$ 1,051,734</b>	<b>\$ 4,718,308</b>	<b>\$ 1,388,930</b>	<b>\$ 7,158,972</b>
<b>Allocation % x Actual Taxes Collected</b>					
Administration	9.99%	\$ 105,068	\$ 471,359	\$ 138,754	\$ 715,181
Debt Service	6.93%	\$ 72,885	\$ 326,979	\$ 96,253	\$ 496,117
Repair, Replace	12.57%	\$ 132,203	\$ 593,091	\$ 174,589	\$ 899,883
Maintenance	24.23%	\$ 254,835	\$ 1,143,246	\$ 336,538	\$ 1,734,619
Aquatic Park	9.46%	\$ 99,494	\$ 446,352	\$ 131,393	\$ 677,239
Milwaukie Center	8.14%	\$ 85,611	\$ 384,070	\$ 113,059	\$ 582,740
Sports	7.17%	\$ 75,409	\$ 338,303	\$ 99,586	\$ 513,298
Planning	4.59%	\$ 48,275	\$ 216,570	\$ 63,752	\$ 328,597
Natural Resources	4.33%	\$ 45,540	\$ 204,303	\$ 60,141	\$ 309,983
Marketing & Communications	7.04%	\$ 74,042	\$ 332,169	\$ 97,781	\$ 503,992
Recreation	3.45%	\$ 36,285	\$ 162,782	\$ 47,918	\$ 246,985
Nutrition & Transportation	2.10%	\$ 22,086	\$ 99,084	\$ 29,168	\$ 150,338
<b>Total</b>	<b>100.0%</b>	<b>\$ 1,051,734</b>	<b>\$ 4,718,308</b>	<b>\$ 1,388,930</b>	<b>\$ 7,158,972</b>

**Total Parks Maintenance & Natural Areas \$2,044,602**



# Actual Costs Method

- Using FY 2017-18 audited financials (“actuals”), we can calculate the **estimated** maintenance costs for each site based on their park classification (e.g. neighborhood park, natural area, etc.)
- Allows analysis of **estimated** maintenance costs **by geographic area**:

	City of Milwaukie	Unincorporated West of I-205	Unincorporated East of I-205	City of Happy Valley	Total
% of Total	22.06%	37.81%	19.31%	20.82%	100.00%
Labor Costs*	\$ 322,389	\$ 550,686	\$ 280,588	\$ 125,651	\$ 1,279,313
Indirect Costs*	\$ 90,254	\$ 157,628	\$ 80,449	\$ 275,412	\$ 603,743
Allocated Costs*	\$ 19,932	\$ 33,424	\$ 17,766	\$ 6,993	\$ 78,115
<b>Total Estimated Maintenance Costs</b>	<b>\$ 432,575</b>	<b>\$ 741,738</b>	<b>\$ 378,803</b>	<b>\$ 408,056</b>	<b>\$ 1,961,172</b>

Total Parks Maintenance & Natural Areas Spending FY 2017-18

**\$1,961,172**

## Methodology

- Sorted each site by park classification (e.g. neighborhood park, community park, natural area, etc.)
- Determined total annual labor cost to maintain each site based on staff time and number of site visits each week
- Added prorated materials and services costs based on total percentage of labor costs
- Found the total average cost to maintain each site within each classification
- Using the total number of parks within each classification, determined the total **estimated** maintenance costs per geographic area



# Actual Costs Method

## An Example

- Each District site is categorized into a park classification, defined in our 2004 Master Plan and 2015 Draft Master Plan documents
- Parks Maintenance and Natural Areas divisions will spend an **estimated** average of **\$13,163 in labor costs** to maintain a neighborhood park annually, based on average staff time, number of trips and what amenities each site contains
- Other costs include prorated materials and services costs based on total percentage of labor costs
  - Average of \$3,774 in indirect costs
  - Average of \$833 in allocated costs
- Total **estimated** cost to maintain a neighborhood park in the District is **\$17,770**
- By knowing the location and classification for each site, we are able to calculate the total **estimated** maintenance costs within each geographic area of the District





# How do these methods compare?

	City of Milwaukie	Unincorporated	City of Happy Valley	Total
<b>Property Tax Dollar Methodology</b> <i>Parks Maintenance &amp; Natural Areas Only</i>	\$300,375	\$1,347,548	\$396,679	\$2,044,602
<b>Actual Costs Methodology</b> <i>Based on labor, indirect and allocated costs</i>	\$432,575	\$1,120,541	\$408,056	\$1,961,172

- The two methodologies are different ways to reach an educated **estimate**
- The District does not budget nor account for expenditures by geographic area
- Each method results in similar **estimated** maintenance costs by geographic area
  - The Property Tax Dollar method is based on the presumed allocation across divisions of actual collected property tax dollars for FY 2017-18
  - The Actual Costs method is based on actual expenditures in FY 2017-18