

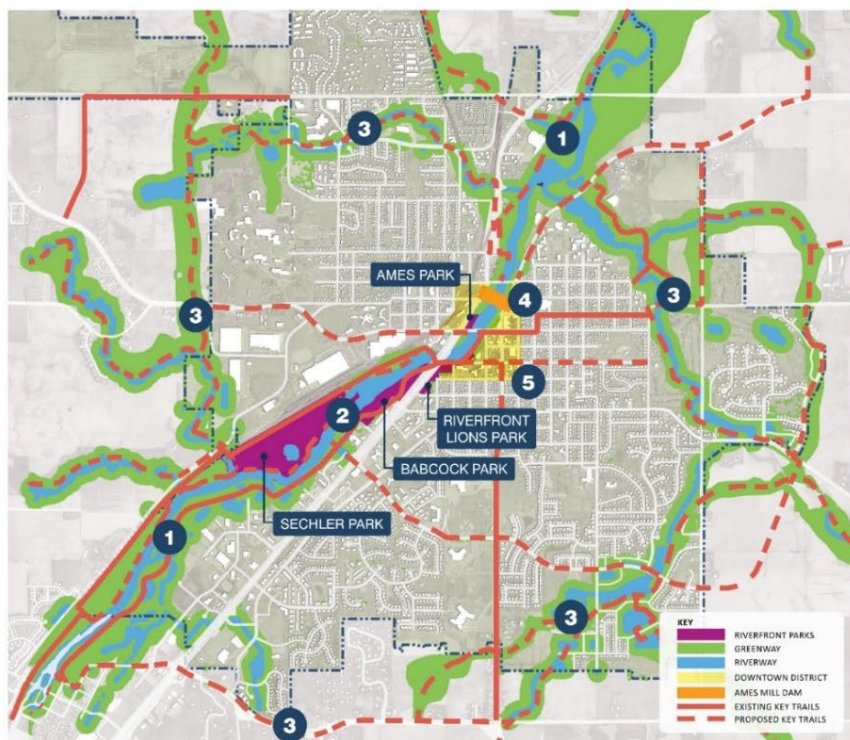


Northfield Parks & Recreation CIP Study

City of Northfield, MN | December 2022

THE 2020 RIVERFRONT ENHANCEMENT ACTION PLAN

NORTHFIELD'S CANNON RIVER REGIONAL PARK EXPERIENCE



City of
Northfield
MINNESOTA

ESTABLISH

ESTABLISH NORTHFIELD'S CANNON RIVER REGIONAL PARK

Northfield is on the cusp of realizing a tremendous opportunity to build on the four conceptual conceptual park diagrams in the book for a unified Regional Park Master Plan. This will focus on environmental restoration, recreation and connectivity to the outdoors for a local and regional park experience. With potential partners including nearby cities, Rice and Dakota Counties, and the Cannon River Watershed Partnership, Northfield is well-positioned to apply for formal designation as a Regional Park in Greater Minnesota.

Immediate Actions:

- Begin the application process with the goal of submitting by the June 30th, 2022 deadline.

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ENHANCE + ACTIVATE YOUR RIVERFRONT PARKS

Key to a successful application as an exciting, vibrant regional park is the unique natural features and amenities of recreational opportunities that create a true destination. The four city parks in Northfield have very distinct identities based on location, context, and regional park use. With a common focus on the Cannon River, conceptual park diagrams and other nearby assets, Northfield's four city parks are the cornerstone of a compelling new recreational and ecologically restored system.

Immediate Actions:

- Develop all elements of Ames Park as a first priority
- Start planning for multi-use building at Babcock Park
- Resolve relocation of mobile and dog park from Babcock Park
- Develop canoe/kayak water access

ENHANCE



COMPLETE

COMPLETE YOUR LOCAL + REGIONAL TRAIL SYSTEM

As important as the distinct qualities found within the four city-owned parks are the connections between them and to the larger regional trail system. It's necessary that the system of trails in the Cannon Valley and beyond connect, not only the most beautiful, scenic and historic, but also the most practical. Missing links within the city's borders should be completed. Safe, local connections for surrounding neighborhoods and for visitors should be developed for locals and visitors alike.

Immediate Actions:

- Plan/Install a comprehensive wayfinding system
- Connect Ames Park to Sechler Park
- Complete the Mill River State Trail
- Add bike lanes to downtown bridges
- Move temporary trail on City land along west side of river

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EXPLORE AMES MILL DAM RECONSTRUCTION OPTIONS

There is significant building around the possibility that the Ames Mill Dam might play an important role in reinforcing the health, community and safety of the Cannon River State Water Trail. Designed as a solid and scenic river, the Cannon still suffers from environmental degradation and human intervention. A reconstruction for one passing dam has the potential to be both a restorative feature and significant recreational regional attraction.

Immediate Actions:

- Conduct the dam study recommended by DNR staff
- Assess alternatives for the future of the dam
- Apply for grant funding (design + construction)

EXPLORE



PROMOTE

PROMOTE ECONOMIC DEVELOPMENT + TOURIST DESTINATION

Northfield is a beautiful and inviting community, possessing attributes that many communities would love to have. That city has the opportunity to build on its success and invite others to become a year-round destination for recreation, culture, arts and history. But, this effort is not simply a park plan. It is also an economic development strategy that benefits both the local community and attracts a regional audience. Proposed park improvements must align with broader Regional Park Master Plan objectives.

Immediate Actions:

- Explore incentives to improve river-side of downtown buildings
- Work with local businesses on pilot projects
- Apply for grant funding

JLG Architects
1000 West 8th Floor
Northfield, MN 55401

JLG

Damon Farber
1000 West 8th Floor
Northfield, MN 55415

DF/
DAMON FARBER

... investing in Northfield public places!

NORTHFIELD PLANS – OVERLAPPING OBJECTIVES + PRIORITIES
match vision + CIP phasing + available funding

NORTHFIELD CAPITAL IMPROVEMENTS PLAN

City of Northfield Capital Improvement Plan for Parks, Open Space, Trails and Recreation Facilities											
PRIORITY INITIATIVES											
Location or Area	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-yr total
RIVERFRONT PARK MAINTENANCE											
Replacement of dated playground equipment to serve a wider age range and address accessibility											
Riverside Lions (playground 1)	\$ 300,000										
Riverside Lions (playground 2)					\$ 200,000						
Replacement/rehabilitation of dated park structures (gazebos, pavilions or warming houses)											
Sechler (kitchen, toilet expansion, ADA)					\$ 1,000,000						
Sechler (pavilion replacement)					\$ 120,000						
Improvements to existing courts, fields and rinks (baseball/softball, soccer, ice)											
Replace outdoor rink / lights by Ice Arena					\$ 350,000						
Lighting and other improvements											
Riverside Lions trail lighting					\$ 150,000						
Sechler Parking lot Maintenance					\$ 500,000						
Sechler Baseball Scoreboards			\$ 32,000		\$ 32,000		\$ 32,000		\$ 32,000		
Sechler replace field lights with LED			\$ 150,000		\$ 150,000		\$ 150,000		\$ 150,000		
Total investment by year	\$ 300,000	\$ -	\$ 182,000	\$ 1,470,000	\$ 1,032,000	\$ -	\$ 182,000	\$ -	\$ 182,000	\$ -	\$ 3,348,000
RIVERFRONT ENHANCEMENT ACTION PLAN PARK IMPROVEMENTS											
Implement Riverfront Enhancement Action Plan											
Bridge Square Phase 1 - Design	\$ 300,000										
Bridge Square Phase 2 - Construct		\$ 4,000,000									
Ames Plan Implementation (1)				\$ 1,117,000							
Balchcock Plan Implementation (2)					\$ 4,210,000						
Riverside Lions Picnic Shelter/Restrooms	\$ 1,000,000										
Riverside Lions Splash Pad	\$ 1,000,000										
Riverside Lions Plan Implementation (3)				\$ 287,500							
Sechler Phase 1 implementation (4)			\$ 2,500,000								
Sechler Phase 2 implementation (5)								\$ 1,405,000			
Total investment by year	\$ 2,300,000	\$ 4,000,000	\$ 2,500,000	\$ 1,117,000	\$ 287,500	\$ 4,210,000	\$ -	\$ 1,405,000	\$ -	\$ -	\$ 15,819,500

FIND WAYS TO INTEGRATE PARK IMPROVEMENTS WITH OTHER CITY PROJECTS/BUDGETS SUCH AS STREETS, UTILITIES, SIGNAGE, LIGHTING, PUBLIC ART, RIVER ECOLOGY, AND OTHERS.

AND
AGGRESSIVELY
PURSUE ALL
CO-FUNDING
OPTIONS



NORTHFIELD PROJECT FUNDING – potential sources research
City Staff Initiative begun in April 2025

FOCUS OF THIS PRESENTATION + DISCUSSION
Consider revising current Northfield park and trail dedication fees



NORTHFIELD PARK PROJECT FUNDING
exploring potential sources + case studies

Section 2: Statute and Case Law

STATUTORY LAW - MINNESOTA STATUTES SECTION 462.358

The enabling legislation permitting municipalities to require parkland dedication or a cash equivalent for park acquisition and development is set forth in Minnesota Statutes Section 462.358 Subd. 2b. and 2c. as follows:

Subd. 2b. Dedication.

(a) The regulations may require that a reasonable portion of the buildable land, as defined by municipal ordinance, of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, storm water drainage and holding areas or ponds and similar utilities and improvements, parks, recreational facilities as defined in section [471.191](#), playgrounds, trails, wetlands, or open space. The requirement must be imposed by ordinance or under the procedures established in section [462.353](#), subdivision 4a.

(b) If a municipality adopts the ordinance or proceeds under section [462.353](#), subdivision 4a, as required by paragraph (a), the municipality must adopt a capital improvement budget and have a parks and open space plan or have a parks, trails, and open space component in its comprehensive plan subject to the terms and conditions in this paragraph and paragraphs (c) to (i).

(c) The municipality may choose to accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on the average fair market value of the unplatted land for which park fees have not already been paid that is, no later than at the time of final approval or under the city's adopted comprehensive plan, to be served by municipal sanitary sewer and water service or community septic and private well as authorized by state law. For purposes of redevelopment on developed land, the municipality may choose to accept a cash fee based on fair market value of the land no later than the time of final approval.

(d) In establishing the portion to be dedicated or preserved or the cash fee, the regulations shall give due consideration to the open space, recreational, or common areas and facilities open to the public that the applicant proposes to reserve for the subdivision.

STATE STATUTE – SUMMARY OF KEY TALKING POINTS

1. Land Dedication or Fee Requirement

- Cities may require developers to dedicate a reasonable portion of land for public use, such as parks, playgrounds, or open spaces.
- As an alternative, developers may pay a fee in lieu of land dedication.

2. Use of Fees

- Fees collected under this provision must be used exclusively for the acquisition, development, or improvement of parks, recreational facilities, playgrounds, trails, wetlands, or open spaces.
- These funds cannot be used for ongoing operation or maintenance.

3. Nexus and Proportionality

- There must be a clear connection between the fees or land dedication requirements and the municipal purposes they serve.
- The amount of land or fees required must be proportional to the impact of the proposed development.

SUMMARY OF STATE STATUTE

Minnesota State Statute provides the basis

5.2.6Parks, Trails, and Open Space Dedication.(A)Purpose, Nexus, and Proportionality(1)Purpose. These requirements are established for the purpose of assisting with the implementation of the Parks, Open Space and Trail System Plan of the City of Northfield by providing for the orderly development of recreation areas and the conservation of natural resources and scenic beauty in the city. The Parks, Open Space and Trail System Plan promotes a balanced and systematic approach to acquiring park and open space resources that include active park facilities, an interconnected trail system, areas of natural and ecological significance emphasizing the Cannon River corridor that is available to residents of the city and the broader region. As a means to accomplish these goals, each developer shall be required to dedicate land, or at the discretion of the city, pay an equivalent cash payment in lieu of land dedication for parks and open space acquisition and development.

(K)Dedication or Cash-in-Lieu of Requirements. The city may elect to accept a cash payment in lieu of land dedication for parks, recreational facilities, playgrounds, trails, wetlands or open space purposes. In such cases the applicant shall be required to make such payment to the city's dedicated park fund based on the Estimated Market Value as indicated in the records of the County Assessor that is equivalent to a land dedication requirement as follows:(1)Residential Development.

CURRENT NORTHFIELD CODE SEEMS TO BE BASED ON ASSESSED RAW LAND VALUE

Dwelling Units per Net Acre	Percent of Land Dedication Equivalent
0 to 3.9	16
4.0 to 7.9	13
8.0 or more	10



City	2019 Residential (Per Unit)	2020 Residential (Per Unit)	2019 Non-Residential	2020 Non-Residential
Andover	\$3,415	\$3,475	\$10,246 / Acre or 10% of FMV, whichever is less	\$10,424 / Acre or 10% of FMV, whichever is less
Apple Valley	\$1,935 - Single Family, \$3,509.69 - Townhouse, \$3,342.50 - Multi	\$1,935 - Single Family, \$3,509.69 - Townhouse, \$3,342.50 - Multi	\$1,272 / 1,000 Sq. Ft.- Retail, \$1881.50 / 1,000 Sq. Ft.- Office, \$636.00 / 1,000 Sq. Ft.- Institutional	\$1,272 / 1,000 Sq. Ft.- Retail, \$1881.50 / 1,000 Sq. Ft.- Office, \$636.00 / 1,000 Sq. Ft.- Institutional
Blaine	\$4,320	\$4,449	\$8,704 / Acre	\$8,704 / Acre
Bloomington	\$5,700	\$5,700	\$585 / 1,000 Sq. Ft.	\$585 / 1,000 Sq. Ft.
Brooklyn Center	\$0 / Acre	\$0 / Acre	\$0	\$0
Brooklyn Park	\$4,600	\$4,600	\$8,000 / Acre	\$8,000 / Acre
Burnsville	\$2,717	\$2,717	\$17,500 / Acre	\$17,500 / Acre
Chanhassen	\$5,800 - Single Family, \$5,000 - Duplex, \$3,800 - Multi	\$5,800 - Single Family, \$5,000 - Duplex, \$3,800 - Multi	\$12,500 / Acre	\$12,500 / Acre
Champlin	\$4,370	\$4,370	\$8,323 / Acre	\$8,323 / Acre
Cottage Grove	\$3,400	\$3,400	\$6,000 / Acre	\$6,000 / Acre
Eagan	\$3,579	\$3,722	\$939 / 1,000 Sq. Ft.	\$977 / 1,000 Sq. Ft.
Eden Prairie	\$6,500	\$6,500	\$11,500 / Acre	\$11,500 / Acre
Falcon Heights	8%	8%	10% FMV	10% FMV
Fridley	\$1,500	\$1,500	\$.023 / SF	\$.023 / SF
Golden Valley	6%	6%	6% FMV	6% FMV
Inver Grove Hights	\$2,850	\$2,850	\$7,000 / Acre	\$7,000 / Acre
Lakeville	Low Density: \$4,294, Medium Density: \$2,922, High Density: \$2,240	Low Density: \$4,509, Medium Density: \$3,068, High Density: \$2,352	\$7,693 / Acre	\$7,693 / Acre
Little Canada	\$3,500	\$3,500	7% FMV or 10% of Land	7% FMV or 10% of Land
Maple Grove	\$4,262	\$4,177	\$11,000 / Acre	\$11,000 / Acre
Maplewood	\$3,540	\$3,540	9% FMV	9% FMV
Moundsview	\$3,500	\$3,500	10% FMV	10% FMV
Oakdale	\$2,886	\$2,886	Retail \$467 / 1,000 Sq. Ft., Office: \$534 1,000 Sq. Ft.	Retail \$467 / 1,000 Sq. Ft., Office: \$534 1,000 Sq. Ft.
Plymouth	\$8,000	\$8,000	\$8,000 / Acre	\$8,000 / Acre
Richfield	\$0	\$0	\$0	\$0
Roseville	\$4,000	\$4,000	10% FMV	10% FMV
Shakopee	\$5,340	\$5,340	\$9,500 / Acre	\$9,500 / Acre
Shoreview	4%	4%	10% FMV	10% FMV
St. Louis Park	\$1,500	\$1,500	5% FMV	5% FMV
Woodbury	\$3,500	\$3,500	\$6,000 / Acre	\$6,000 / Acre
Average	\$3,319	\$3,329		

WHAT OTHER CITIES ARE DOING

park dedication rate comparison chart

Option to consider: Parkland Dedication Ordinance

Goal 1h below encourages the city to explore adoption of a Parkland Dedication Ordinance. This concept was introduced in the 2020 Parks and Trails System Master Plan. Excerpts from that recommendation are included below.

Why a Parkland Dedication Ordinance?

A Parkland Dedication Ordinance can provide much needed capital funding for parks and open space. Upon adoption of such an ordinance, a city may require that a reasonable portion of any proposed subdivision be dedicated to the public or preserved for conservation purposes or for public use as parks, playgrounds, trails, wetlands, or open space, and that the city may alternatively accept an equivalent amount in cash.

In order to continue to provide residents of Owatonna with park and recreation, it is recommended that the City explore using park dedication land or fee equivalents. When land develops with residential homes, there will be a need for park land to accommodate these new residents. It should be noted that this funding source only works if new developments are occurring in Owatonna as the fees cannot be used to replace or maintain existing facilities.

The 2020 Parks and Trails System Master Plan included examples from comparable communities, which is excerpted below for ideas on how this ordinance may be administered.

CITY	POPULATION	PARK DEDICATION FEE / LAND DEDICATION FEE OR BOTH	PARK DEDICATION FEE	LAND DEDICATION AMOUNT	ADDITIONAL NOTES
Bemidji	15,366	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 1 acre per 25 units, Nonresidential = 4% of gross area, Mixed Use = 4% of gross area	No wetlands, floodplains, drainage ways. Some private rec land may receive 20% credit
Faribault	23,750	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 7%; Commercial = 4%; Industrial = 4%, other 7%	No wetlands, ponding, drainage-ways.
New Ulm	13,238	Yes, both	\$340 per lot/unit (R1/R2); \$1,040 per lot, \$340 per unit (R3); \$265-\$2,185 (COMM/IND)	675 sf per unit (R1,R2,R3)	Land must not be drainage-way, floodplain or ponding. Land must be grading with 6" topsoil and seeded prior to dedication.
Northfield	20,084	Yes, both	Cash in lieu must be equivalent to land dedication costs. Commercial = 5% of land area; Industrial = 2% of gross area for trails only; 0-3.9 units/acre = 16%; 4-7.9 units/acre = 13%; 8+ units/acre = 10%	Commercial = 5% of land area; Industrial = 2% of gross area for trails only; 0-3.9 units/acre = 12% of net land area; 4-7.9 units/acre = 9% of net land area; 8+ units/acre = 6% of net land area	Commercial sites can be waived if affordable housing, tax revenue or greater benefit to the City. Land must be suitable, no steep slope, above OHW, graded and 4" topsoil.
Waseca	8,978	Yes, both	Residential = \$420/unit; Multi-Family = \$250-300/unit	Residential = 8-14%; Multifamily=20-45%, Mobile Homes = 13%	Fees are based upon \$15,000 per acre assumed land costs. Land must be graded and suitable 50% for fields, less than 2% grade.
Willmar	19,628	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 7%; Commercial = 4%; Industrial = 4%, other 7%	City may waive if affordable housing or greater benefit to city. Private open space credit up to 25%.
Owatonna	25,794	No			

COMPARATIVE RESEARCH OF NEARBY CITIES

Owatonna, Minnesota – similar staff directive

City of Ramsey
2024 Commercial/Industrial Development Fee Calculator (Estimate)

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
Commercial		per acre	\$5,100		\$0
Industrial		per acre	\$4,375		\$0
Trail Development		per acre	\$1,300		\$0
Subtotal Park and Trail Development					\$0

Water and Sewer Fees					
Water Trunk (Connection)		per acre	\$7,343		\$0
Water (Lateral Benefit)		per acre	\$7,781		\$0
Sanitary Sewer Trunk (Connection)					
Sanitary Sewer (Lateral Benefit)					
Subtotal Water and Sewer Fees					

Stormwater Management Fees	
Stormwater Management	
Subtotal Stormwater Management	

Tree Removal Restitution	
Restitution	
Tree Removal Restitution Subtotal	

GRAND TOTAL FOR DEVELOPMENT FEES

Sureties and Inspection Fees - Calculated at time of construction	
Performance Surety (returned when complete)	
Engineering Inspection Fee	

Sewer Accessibility Charges (SAC) & Water Accessibility Charges (WAC)	
Accessibility Charge (WAC)	
Accessibility Charge (SAC)*	

* Subject to Metropolitan Council Environmental Services
GRAND TOTAL FOR SAC & WAC

City of Ramsey
2024 Residential Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or		per unit	\$4,500		\$0
12-19 Units per acre; or		per unit	\$4,163.00		\$0 7.5% Density Bonus
20+ Units per acre; or		per unit	\$3,825		\$0 15% Density Bonus
Assisted Living		per acre	\$5,100		\$0
Trail Development					
Residential		per unit	\$1,500		\$0
Subtotal Park and Trail Development					\$0

Water and Sewer Fees					
Water Trunk (Connection)		per unit	\$2,009		\$0
Water (Lateral Benefit)		per unit	\$6,954		\$0
Sanitary Sewer Trunk (Connection)		per unit	\$1,349		\$0
Sanitary Sewer (Lateral Benefit)		per unit	\$5,418		\$0
Subtotal Water and Sewer Fees					\$0

Stormwater Management Fees					
Stormwater Management		per unit	\$534		\$0
Subtotal Stormwater Management					\$0

Street Signs					
Street Signs		per sign	\$265		\$0
Street Sign Subtotal					\$0

Tree Removal Restitution					
Restitution		inches removed	\$125		\$0 inches beyond 300% preservation threshold
Tree Removal Restitution Subtotal					\$0

GRAND TOTAL FOR DEVELOPMENT FEES \$0

Sureties and Inspection Fees					
Performance Surety (returned when complete)		cost of improvement	125%		\$0 Cash or Letter of Credit
Engineering Inspection Fee		cost of improvement	5%		\$0 Cash Escrow

Sewer Accessibility Charges (SAC) & Water Accessibility Charges (WAC) - Collected with Building Permit					
Accessibility Charge (WAC)		per SAC Unit	\$1,481		\$0 Collected with Building Permit
Accessibility Charge (SAC)		per SAC Unit	\$2,485		\$0 Collected with Building Permit

GRAND TOTAL FOR SAC & WAC \$0

COMPARATIVE RESEARCH OF NEARBY CITIES
form currently used in Ramsey, Minnesota



DEVELOPER REACTION TO PARK DEDICATION FEES

The reaction from developers to park dedication fees is mixed; while some developers accept them as a cost of doing business, others challenge them as an unfair regulation that harms project feasibility and housing affordability. Reasons for developers' opposition include:

Financial burden and higher costs: Park fees are an additional expense that can make a project less profitable and sometimes even unfeasible. This is especially true for projects in high-cost, built-out cities, where fees are layered onto already-high land and construction costs.

Questionable "nexus" to the specific development: Some developers object that their project creates no new demand for parks and that the fees are an arbitrary tax. This has led to court challenges, arguing that fees are only proper when there is a "direct link" between the subdivision and the need for more parks.

Erosion of housing affordability: Developers argue that park fees, along with other impact fees, add to the cost of new housing and are ultimately passed on to the buyer or renter. This can increase the price of new homes and reduce affordability.

Slowing or stalling development: Faced with additional costs and reduced profitability, some developers may postpone or cancel projects, which can hurt local economic growth and worsen housing shortages.

Unclear spending and proportionality: Developers sometimes challenge how fees are calculated and where the money is spent. Legal precedents, including some from the U.S. Supreme Court, mandate that fees be "roughly proportional" to the development's impact. However, some developers argue that municipalities often fail to make these individualized determinations, instead using a one-size-fits-all formula.

SUMMARY OF DEVELOPER REACTION

support + challenges + outcomes

TO ADDRESS DEVELOPER CONCERNS, CITIES HAVE EXPLORED ALTERNATIVE ARRANGEMENTS:

Donating land instead of cash: Some ordinances allow developers to dedicate a portion of their land to the city for park use instead of paying a fee. This is often an option for large suburban subdivisions but less common in dense, urban infill projects where available land is scarce.

On-site private parks with public access: In some cases, developers can receive credit toward their park fee by providing publicly accessible open space on their private property. This can take the form of plazas or green spaces.

Flexible fee structures: Cities have made some concessions by adjusting fee calculations based on property type, density, or location. For example, some cities have lower fees for downtown high-density developments or for certain affordable housing projects.

Targeted spending zones: Some regulations ensure that fees collected from a specific development must be spent on parks in the same geographic area. This provides a more direct link between a developer's contribution and a nearby community benefit.

It is important to note that developers' objections are often in conflict with city planners and park boards, who view these fees as an essential tool to ensure that new development is accompanied by the necessary public infrastructure. From a city's perspective, park fees are a way to fund growth responsibly; provide crucial funding for infrastructure improvements; and reflect increased demand for quality public space to serve a growing population.

SUMMARY OF CITY RESPONSE

options + flexibility + collaboration

STAFF RECOMMENDATIONS:

Staff supports a recommendation to City Council to modify the Land Development Code [Section 5.2.6 Parks, Trails, and Open Space Dedication] changing the calculation for residential and non-residential park and trail dedication fees.

Staff recommends a combined park and trail dedication fee for residential development per the following calculation:

Total Northfield park acreage **564** divided by total city population **26,500** [includes colleges] = **.0213 Acres** of parkland per person

Multiplied by average persons per household unit **2.4** = **.05 Acres** per household unit

Multiplied by fair market value of vacant land **\$54,700** =
Park and Trail Dedication Fee per household unit **\$2,735**

... adjusted to \$2,500 per unit as a reasonable place to start with this amended approach to park and trail dedication fees.

[Note: fair market value is an average based on Rice County property values listed for these Northfield properties: Bluffview, Harvest Hills, Festler Farms, MnDot Site, Northwest Quadrant]

Staff recommends a combined park and trail dedication fee for non-residential development per the following calculation:

A flat fee of **\$10,000** per acre or **10%** of fair market value – whichever is less.

The Planning Commission and City Council will review rates annually and consider additional increases as appropriate.

APPLYING THE MATH TO NORTHFIELD

preliminary park + trail fee calculation