

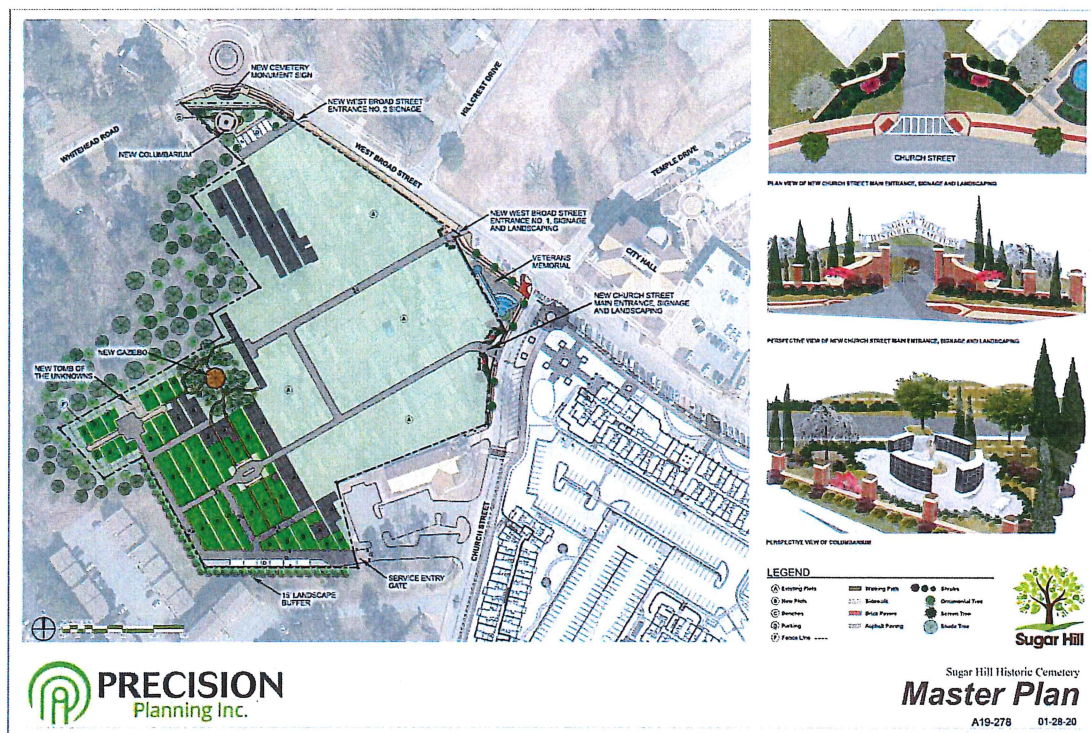
DATE: November 7, 2022
TO: Mayor and City Council
FROM: Tim Schick, Facilities Director
SUBJECT: Sugar Hill Cemetery - Space (lot) prices.



RECOMMENDED ACTION

Approve a rate increase for individual cemetery burial spaces from \$1,000 to \$1,250 with the buyer to assume any deed recording fees effective December 1, 2022.

On March 8, 2021, the City Council increased the cemetery lot fee to \$1,000, with the buyer paying the recording fees, effective April 1, 2021. At that time, to avoid running out of available lots, the City had cleared an undeveloped area of Section BB, on the Whitehead Road side of the cemetery, and has been selling those available lots. As part of the cemetery Master Concept plan (below), current improvements under construction include the grading and development of the rear section, (Phase 1) which includes stormwater infrastructures, installation of roads/drives and lot grading. The next phase is planned to remodel the Church Street main entrance and to install a decorative metal fence to encompass the whole cemetery. Future phases to include a columbarium, signage at the Whitehead Road round-about and landscaping.



In July 2022, the construction of the first phase (rear expansion) started and is scheduled for completion at the end of November, which will add an additional +350 lots. With the current economic conditions, material shortages and limited labor market, we have seen a drastic increase in the cost of construction and staff is recommending a lot fee increase to help offset the anticipated higher construction costs for future phases.

Currently there is a waiting list for 31 lots in the newly expanded area in the rear, even though there are available lots in Section BB. All available lot sales are on a first-come/first-serve basis, **no reservations or pre-lot sales have been made**. When lots in the rear section become available, staff will contact the individuals on the waiting list, in order to sell these burial lots at the proposed rate.

Prior to the July 2021 lot price increase, staff surveyed surrounding cemeteries on their burial lot pricing. Not including Memorial Park cemeteries, the average selling price for an individual lot was \$952 (of the 9 surrounding cemeteries).

With the dramatic increase in construction pricing due to economic conditions, staff is recommending that the individual burial lot fee be increased to \$1,250 and the buyer to continue to assume any associated recording fees at time of purchase.