

Adoption of Updated Impact Fees

Town Council Meeting
November 20, 2019

Impact Fees Help Pay For New:

1. Parks
2. Roads
3. Fire Stations / Apparatus
4. Police Stations / Cars
5. Library
6. Administration Buildings





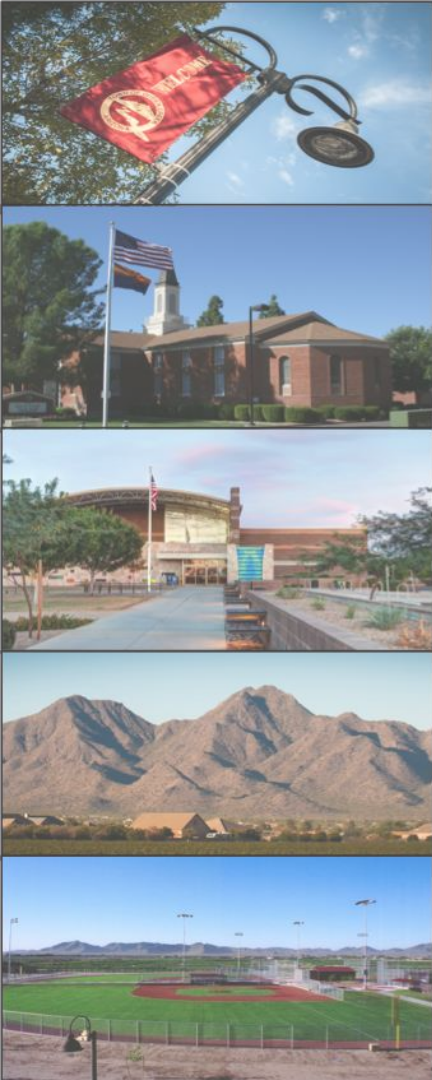
Much Has Been Done to Make the Fee As Fair As Possible...

- Updated and Adopted Master Plans
- Reduced Debt Costs Paid from Impact Fees by Paying Off and Refunding Debt
- Reconciled Individual Fee Cash Balances
- Comprehensive Growth Projections
- Aligned Land Uses with Infrastructure Needs
- Engaged Stakeholders

Calendar - Impact Fees



Step #	Step	Date
1	Parks, Library, Public Facilities, Fire Police, Streets IIP/LUA Reviewed with Town Council	April 3, 2019
2	IIP/LUA's Published with Public Notice of Public Hearing	April 4, 2019
3	IIP/LUA Public Hearing #1	June 5, 2019
4	1. Approve IIP/LUA Resolution (1271-19) 2. Approve Notice of Intent to Assess Impact Fees	July 17, 2019
5	Fee Study Public Hearing	October 16, 2019
6	1. Adopt Impact Fee Resolution (1305-19) 2. Adopt Economic Market Alignment Resolution (1306-19)	November 20, 2019
7	Impact Fee Effective Date	February 10, 2020



Significant Infrastructure Is Needed

10-Year Total: \$442.9M

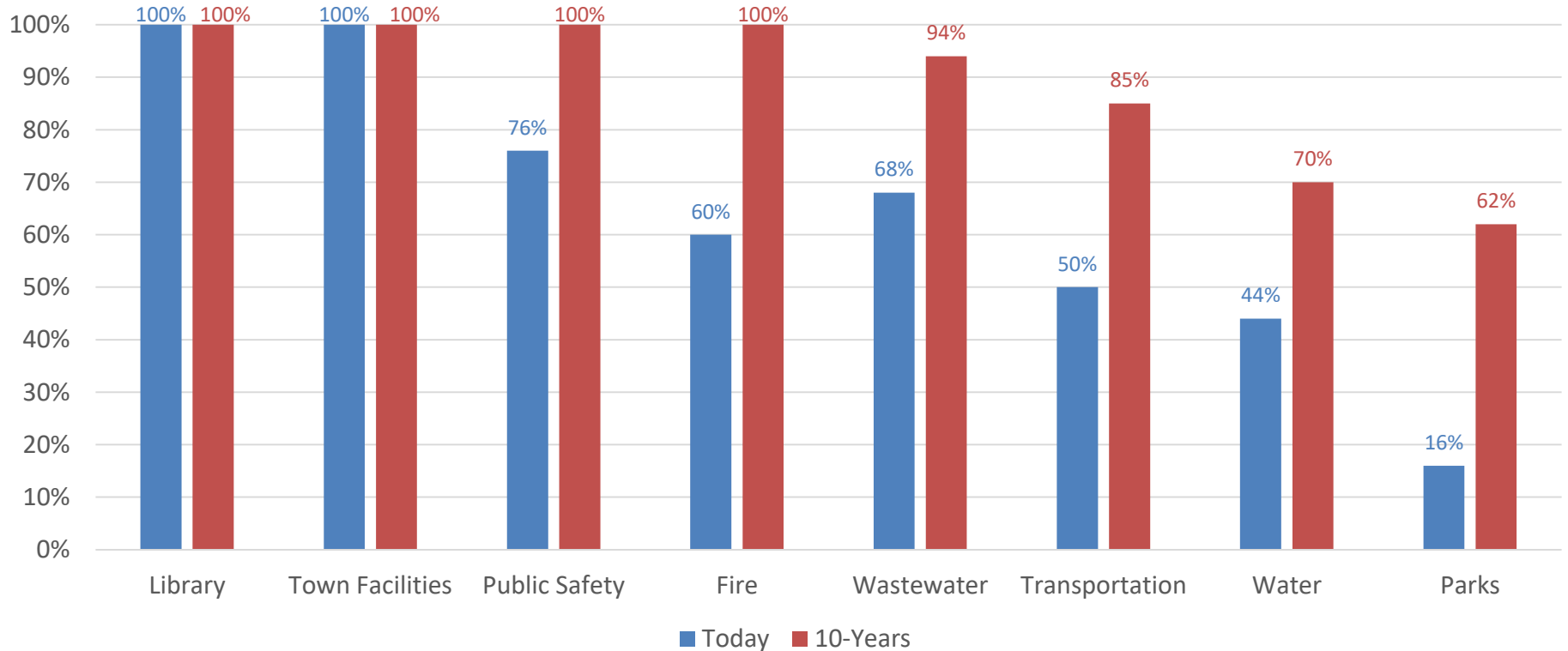
Growth: \$233M (53%)

Non- Growth: \$209.9M (47%)

Infrastructure Needs

Fee Type	(A) New Projects	(B) Debt	(A+B) Total IIP	Growth	Growth %	Non- Growth	Non- Growth %
1.Parks	\$63.6	\$9.4	\$73.0	\$41.1	56%	\$31.9	44%
2.Wastewater (Capacity Fee)	\$67.6	\$-	\$67.6	\$31.0	46%	\$36.6	54%
3.Water (Capacity Fee)	\$105.8	\$-	\$105.8	\$54.7	48%	\$51.1	52%
4.Transportation	\$147.0	\$3.5	\$150.5	\$79.5	53%	\$71.0	47%
5. Fire / Medical	\$27.5	\$4.3	\$31.8	\$17.5	55%	\$14.3	45%
6.Law Enforcement / Police	\$2.8	\$1.2	\$4.0	\$4.0	100%	\$-	0%
7. Library	\$-	\$4.5	\$4.5	\$2.3	51%	\$2.2	49%
8. Town Facilities	<u>\$-</u>	<u>\$5.7</u>	<u>\$5.7</u>	<u>\$2.9</u>	<u>51%</u>	<u>\$2.8</u>	<u>49%</u>
TOTAL	\$414.3	\$28.6	\$442.9	\$233.0	53%	\$209.9	47%

Town Infrastructure: Percent Complete Today vs In 10-Years



Summary of Fee Changes

- Single-Family Home Fee: Decreasing
- Multi-Family Home Fee: Decreasing
- Retail, Office, Industrial Fee: Increasing



QC's Impact / Capacity Fees

Single Family Home

Fee Type	Current Fee	Proposed Fee	\$ Change	% Change
1.Parks and Recreation	\$3,681	\$3,189	(\$492)	(13%)
2.Wastewater	\$5,082	\$2,901	(\$2,181)	(43%)
3.Water	\$4,014	\$2,382	(\$1,632)	(41%)
4.Transportation	\$1,263	\$2,118	\$855	68%
5. Fire / Medical	\$490	\$1,175	\$685	140%
6. Law Enforcement / Police	\$167	\$640	\$473	283%
7. Library	\$723	\$167	(\$556)	(77%)
8. Town Facilities	<u>\$470</u>	<u>\$76</u>	<u>(\$394)</u>	<u>(84%)</u>
TOTAL	\$15,890	\$12,648	(\$3,242)	-20%

Communication Plan



■ General Outreach

- News Release, Website, Social Posts and Letter from Community Development Director

■ Direct Contact

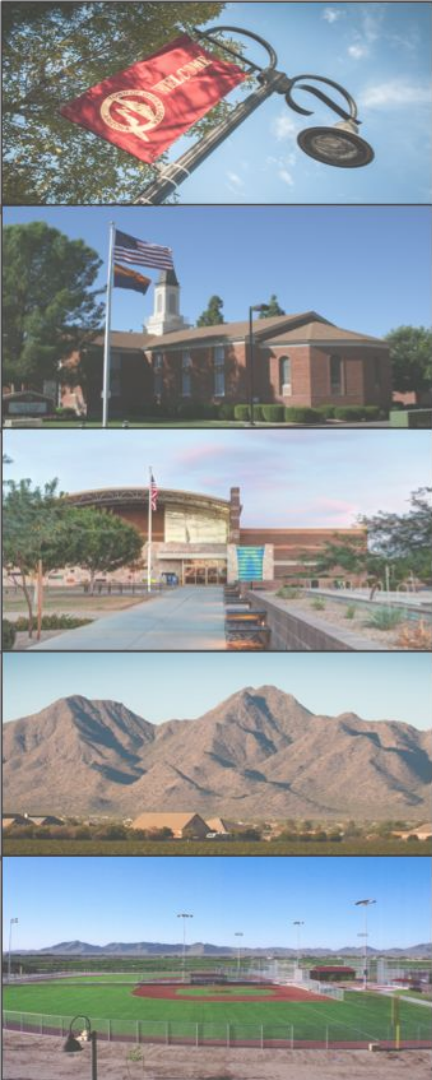
- Custom Letter re. Grandfather Subdivisions / Non-Residential Projects

Recognition

Thank You to All Involved:

- Town Council
- Town Staff
- Focus Group
- Consultants / Legal Counsel
- Town Boards and Commissions





Recommended Motion

Adopt Resolution 1305-19

(Maximum Fees Allowable Under State Law)