



# Elimination of the Town Facility and Library Development Impact Fees

Town Council Meeting

May 18, 2022

# Purpose of Presentation

- Background Information
- Summary Fee Information
- Recommendation to Approve Resolution 1460-22 Eliminating the Town Facility and Library Impact Fee Effective May 23, 2022 (using an Emergency Clause to Accelerate the Effective Date)



# Background

- The Town Collects 6 Impact Fees and 2 Capacity Fees
- One-Time Fees to Pay for the Growth Portion of New Infrastructure Built to Maintain Existing Service Levels

1. Water
2. Wastewater
3. Transportation
4. Police
5. Fire
6. Parks
7. Library
8. Town Facilities



# Fee Purpose and Amounts

- Collected to Pay the Growth Portion of Debt Costs Issued to Construct Buildings Several Years Ago
- Schedule of Fee Amount Below

PERMIT TYPE	FACILITY	LIBRARY
Single-Family Home	\$76	\$167
Multi-Family Unit	\$54	\$120
Commercial / Retail	\$18 per 1K Square Foot	\$39 per 1K Square Foot
Office	\$26 per 1K Square Foot	\$57 per 1K Square Foot
Industrial	\$26 per 1K Square Foot	\$58 per 1K Square Foot



# Fees Received Have Exceeded Projections Over the Last 4 Years (FY17-18 to FY 20-21)



	Projected per Study	Actual	Variance	Variance %
Facility Fees	\$0.5M	\$2.1M	\$1.6M	354%
Library Fees	\$1M	\$3.1M	\$2.1M	206%

# Fees Received Over the Last 4 Years Were Greater Than the 10-Year Projection (FY17-18 to FY 20-21)



	10- Year Projected per Study	Actual	Variance	Variance %
Facility Fees	\$1.1M	\$2.1M	\$1.0M	91%
Library Fees	\$2.3M	\$3.1M	\$0.8M	35%

# Financial Analysis



- Fees No Longer Need to be Collected
- Cash Balances are Effectively Enough to Defeas the Remaining Debt Payments
  - Facility: \$2.7M
  - Library: \$2.2M
- Defeasance Structure Still Needs to be Finalized and Will Require Town Council Action
  - Debt Cannot be Paid Off Today
  - Expected Defeasance Recommendation: August 2022

# Recommended Motion

Approve Resolution 1460-22 Eliminating the Library Facility Development Impact Fee and Declaring an Emergency to Accelerate the Effective Date to May 23, 2022

(6 Affirmative Votes Required for the Emergency Provision)

