

Council Agenda Summary

February 2, 2021

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786
John Karner, Finance Director, 970-350-9732

Title:

Consideration of a Resolution accepting the 2020 Rafftelis Development Impact Fee and Plant Investment Fee Study for purposes of recording compliance with Greeley Municipal Code §4.64, not adopting the Study's recommended fee structure, and maintaining the current fee structure

Summary:

Greeley Municipal Code §4.64 entitled "Development Impact Fees for Public Improvements, Facilities and Equipment for Police, Fire, Parks, Trails, Storm Drainage and Transportation" provides the legislative findings, purpose, intent, mechanics, and fee structure for impact fees. Items of note from within this provision of the code include the following:

- New development (residential and non-residential) imposes increasing and overburdening demands on existing City improvements, facilities and equipment;
- Tax revenues from new development do not generate sufficient funds to provide City facilities and equipment to serve the new development which will place increasing demands on City services, facilities and equipment;
- Development Impact Fees enable the City to impose the proportionate share of the costs of required improvements, facilities and equipment to serve new development;
- Development fees are to be adjusted for inflation each year. (These will, in this cycle, take place on March 1, 2021, and they have received appropriate advance notice provided via the City website and within the development community); and
- Development Impact Fees are to be reviewed every five years to ensure the City's Impact Fee structure adequately funds development-related capital improvements.

In accordance with the code requirement, a Development Impact Fee study was initiated by the City in early 2020. As a part of the Development Impact Fee Study process, the City Council was provided with presentations of preliminary study information during three worksessions throughout 2020, including a recommendation of a new Impact Fee schedule that took into account market changes and updates to cost of infrastructure construction. At the October 27 work session, City Council consensus was to not adopt the study's fee recommendations and to maintain the current fee schedule. Council also requested that staff research impact fee policies in other Colorado jurisdictions, and the findings of this research were presented to Council at the January 12, 2021 worksession.

As presented at the January worksession as a planned future action, this agenda item is provided so that Council may take a formal action to finalize the study process reflecting the City Council consensus of October 27 as follows:

- accept the Impact Fee Study for purposes of recording compliance with Greeley Municipal Code §4.64;
- not adopt the Development Impact Fee Study's recommended fee recommendations; and
- maintain the current fee structure.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	On-going revenue source
What is the annual impact?	Varies, depending on population growth and development activity
What fund of the City will provide Funding?	Revenues must be reserved in dedicated accounts associated with the respective service
What is the source of revenue within the fund?	Development impact fees
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	N/A
Is this grant onetime or ongoing?	N/A
Additional Comments:	Fees will remain as per the existing adopted plans

Legal Issues:

None.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Consistency with Greeley Municipal Code §4.64.

Decision Options:

Adopt the resolution as presented; or

- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution accepting the 2020 Rafftelis Development Impact Fee and Plant Investment Fee Study for purposes of recording compliance with Greeley

Municipal Code §4.64, to not adopt the Study's recommended fee structure, and to maintain the current fee structure.

Attachments:

Resolution, with Exhibit entitled "City of Greeley Development Impact Fee and Plant Investment Fee Study Final Report, dated November 9, 2020"