



Council Agenda Summary

January 17, 2023

Key Staff Contact: John Karner, Finance Director

Title:

Public hearing and second reading of an Ordinance Amending Sections 6-998, 6-1000, 6- 1002 through 6-1009, 6-1013 and 6-1015 the City of Greeley Municipal Code of Ordinances Relating to Development Impact Fees

Summary:

In 2020 the City contracted with Raftelis Consulting to update its development impact fee schedule (2020 Development Impact Fee Study) in accordance with the Greeley Municipal Code requirement to review development fees every five years. Following presentation of that update in fall of 2020, City Council elected to suspend adoption of the study's fee recommendations, resulting in the continued use of a development fee schedule created in 2014.

The continuation of fees at 2014 levels and unexpected level of new growth experienced over the past two years has combined to create an expanding funding gap between the fees collected and capital projects that can be constructed to support growth-related improvements. To mitigate this growing funding gap, staff has proposed revisiting the 2020 Development Impact Fee Study and adopting the study's recommended fees that were calculated to maximize the City's ability to recover the cost of new or enhanced infrastructure needed to support development growth in Greeley.

The proposed ordinance replaces the current development fees with those recommended in the 2020 Development Impact Fee Study, aged two years using the economic adjustment factor.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	No
Additional Comments:	<p>The proposed fee increase will result in an estimated additional \$4.5 Million in annual development fee revenue on average over the next five years. The estimated average annual amount by type of facility is as follows:</p> <ul style="list-style-type: none">- Parks Development: \$1,410,000- Trails Development: \$240,000- Police Development: \$110,000- Fire Development: \$60,000- Transportation Development: \$2,540,000 <p>Storm Drainage Development: \$140,000</p>

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation

- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

N/A

Strategic Focus Area:



Infrastructure and Mobility



Quality of Life



Safe and Secure Communities

Decision Options:

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

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance with Appendix A
PowerPoint Presentation