



Date: November 9, 2022
To: Weld RE-5J School Board Members
Cc: Karen Trusler, Superintendent of Schools
From: Michael Everest, Chief Financial Officer
Re: Update to District School Planning Standards and Methodology

At the September 21, 2022 Weld County School District RE-5J Board of Education Meeting, Mr. Shannon Bingham from Western Demographics, Inc. presented an updated report for the district’s land dedication requirements using the same formula that has been used in the past. Weld RE-5J’s requirements were last updated in 2018. These calculations have been updated since the September report to change the district’s enrollment capacity for its high schools from 975 to 1,350. This reflects the capacity at the New Roosevelt High School that is currently under construction.

The updated values from the Western Demographics report are based off the costs associated with developed land that already has basic infrastructure: street frontage, water, sewer, storm sewer, electric, gas, and telephone/broadband. The below chart compares the district’s current rates with the proposed rates.

Proposed Cash in Lieu Rate Comparison

	Current 2018 Rate	Proposed 2022 Rate
Single Family Detached	\$ 924	\$ 2,301
Single Family Attached	\$ 353	\$ 871
Apartment/Multifamily	\$ 613	\$ 1,514
Mobile Home	\$ 1,530	\$ 2,301

The analysis from Western Demographics calculates the cash in lieu rate for mobile homes to be \$3,766 due to the number of school-aged children a mobile home demographically generates. This is by far the highest rate of the different types of property. Many districts set the cash in lieu rate for mobile homes to be the same as single family detached homes to lessen this burden. District administration proposes that Weld RE-5J adopt this approach as well as reflected in the proposed rates above.

While the proposed rates are significantly higher than the current rates set in 2018, they are in line with surrounding school districts:

Single Family Detached Rates

Weld RE-2 (Eaton)	\$ 2,253
Weld RE-3J (Keenesburg)	\$ 2,235
Weld RE-4 (Windsor)	\$ 2,916
Weld RE-5J (Johnstown-Milliken)	\$ 2,301
Weld RE-6 (Greeley-Evans)	\$ 2,498
Weld RE-7 (Kersey)	\$ 1,723



District administration is seeking board approval to begin discussions with the district's municipalities using the updated report from Western Demographics as the basis to realign the district's cash in lieu rates with updated financial and demographic information. The proposed rate changes will put the district more in-line with neighboring districts. Once discussions have concluded, district administration will seek board approval on the agreed upon rates.