

Resolution 6-93

WHEREAS, public elementary and secondary schools in Larimer County have experienced and will continue to experience increased enrollments; and

WHEREAS, increased enrollment results in a need for additional school capacity that, in turn, cause an increase in cost for school site acquisition and the construction, expansion, and equipping of schools; and

WHEREAS, school property tax and other capital funding sources cannot keep pace with or be relied upon to address these increasing costs or to provide the additional educational facilities that are necessary to accommodate current and future student populations; and

WHEREAS, new residential development in Larimer County directly contributes to the need for additional school capacity and the resultant increasing costs to provide those facilities; and

WHEREAS, the financial problems confronting public elementary and secondary schools in Larimer county can be addressed through intergovernmental cooperation between school districts and county and municipal government; and

WHEREAS, school impact fees may be one means of assisting school districts in Larimer County in dealing with increased costs related to new residential development;

THEREFORE, BE IT RESOLVED by the Board of Trustees for The Town of Berthoud that an intergovernmental task force consisting of elected officials and/or staff members and community representatives from school districts and local governments in Larimer County, including a maximum of three members from each government, should be formed to explore the possibility of adopting school impact fees in parts or all of Larimer County, including incorporated and unincorporated areas, and that such task force shall incorporate necessary community input and deliberation to prepare a work schedule and adopt criteria to be applied to its consideration of school impact fees. Both the work schedule and criteria shall be approved by the governing body for each school district or local government participating in the task force. The refusal of any local government to participate in the task force shall not affect the decision of The Town of Berthoud to participate in the task force or the work of the task force.

ADOPTED this 24th day of August, 1993, by the Board of
Trustees 6 for Ø against.


Richard D. Doudna
Mayor

Attest

Mary K. Conedin
Town Clerk

TOWN OF BERTHOUD

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TOWN HALL

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SYNOPSIS OF SCHOOL IMPACT FEE MEETING 8-13-93

The purpose of the meeting held today at the City of Loveland was to determine the interest and level of involvement individual communities, the county and their respective school districts would have in developing and implementing a school district impact fee mechanism.

Present were representatives of The City of Loveland, The City of Fort Collins, Thompson R2J School District, and Poudre RE1 School District. Members representing Larimer County and Estes Park were absent from this meeting. They will be attending future meetings however.

The group was formed to involve staff of individual government entities as an intergovernmental task force to begin bringing research together to formulate a methodology for developing an impact fee for our school districts. The representatives attending the meeting were given a sample resolution to be considered by their governing boards for adoption. The resolution addresses the scope and purpose of the intergovernmental agreement while allowing governing boards to give direction to staff as to their level of involvement on this committee. A copy of the resolution is enclosed for your consideration. I might point out at this time that adoption of this resolution does not necessarily endorse any future fee system specifically, it simply states that the community wishes to consider and pursue the study of impact fees.

The intergovernmental task force is the beginning step in a process that could take many months. After most of the work is completed by this committee, our findings will be taken to another group comprised of citizens and special interest groups for their input as well. The school districts will be responsible for gathering figures pertaining to the costs new development imposes on our schools, while other committee members will be reviewing the Douglas County resolution that establishes their conditions and procedures for the imposition of school impact fees. This document is our main focus for the next few weeks. We have been asked to review the Douglas County resolution and submit comments for group review. After the committee shares each others comments the attorney representing the City of Loveland will begin putting together a rough draft of a resolution to be used in Larimer County and their communities. Once this document is completed and reviewed by the task force, it will be presented to citizens groups for their review and input.

In addition to these objectives stated it will be the task force's responsibility to set a definite work schedule and prepare government guidelines pertaining to the completion of this project.

POLICE DEPARTMENT

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As part of this process the school districts were asked to develop a political strategy to inform the public of the need for impact fees. If this agenda is to succeed it is imperative for communities, the county and the school districts to join together and proceed in the same direction to offset any other interests that may oppose the fee structure. To accomplish this the districts must determine the scope and purpose of the fees while deciding on a clear objective. They have asked the communities governing boards to consider fees, direct staff, give a position statement and involve the community at an early stage so as to foster a positive outlook on a fee mechanism. It is essential not only to consider impact fees, but to look at a reasonable mix of funding options for our schools. Impact fees should not be the bulk, but a fair part of the overall fee structure.

Finally, since the governing boards have the authority to impose fees by ordinance or resolution at annexation, development or building permit and the actual fees could vary from city to city, it has been asked to involve the communities legal counsel in this process at an early stage. Because of the passage of Amendment #1 fees collected by a community and held for another governing board may be considered revenue whereas taxes collected and held for another governmental entity may not. For example, it may be that the school districts would have to collect their own fees and then notify the communities when the impact fees are paid by a developer and building permits may be released.

There is obviously quite a lot of work to be done for this proposal to become reality. The school districts have their work cut out for them over the next few months in determining the actual costs new development means to the districts. Impact fees have been discussed for some time in Larimer County and eventually some form of fee structure will probably be imposed. The Board of Trustees need to decide whether The Town of Berthoud should be involved with this study or not?

For staff to continue working on this project, the Board of Trustees should consider adoption of this or a similar resolution giving direction to myself or other staff members who are to be involved with the task force. In addition a position statement from the Board would be helpful. For further information I have enclosed a recent history of impact fees in Colorado.

Respectfully,
Patrick Buckley
Building Official