



Tri-Lakes Monument Fire Protection District Impact Fee Study

Final Report - Corrected

August 16, 2016

Tri-Lakes Monument Fire Protection District Impact Fee Study

Prepared for

Tri-Lakes Monument Fire Protection District
15455 Gleneagle Dr, Suite 230
Colorado Springs, CO 80921

Prepared by

BBC Research & Consulting
1999 Broadway, Suite 2200
Denver, Colorado 80202-9750
303.321.2547 fax 303.399.0448
www.bbcresearch.com
bbc@bbcresearch.com



Table of Contents

I. Impact Fee Design Considerations

Background and Objectives.....I-1

Impact Fee Design Requirements.....I-2

Fee ApplicabilityI-3

Other Fee Design ConsiderationsI-4

II. Impact Fee Calculations

Tri-Lakes Monument FPD Budget OverviewII-1

Impact Fee Calculations.....II-2

Summary and RecommendationsII-5

SECTION I.

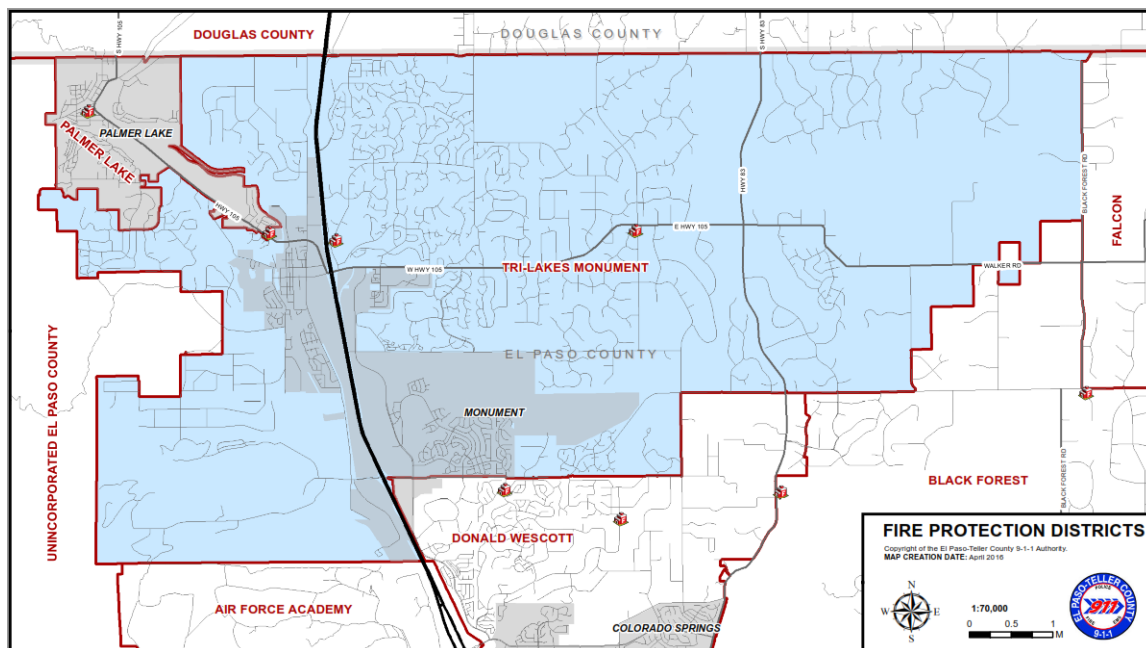
Impact Fee Design Considerations

This report presents the analysis underlying calculation of proportional development impact fees for the Tri-Lakes Monument Fire Protection District (the District). This section describes fee design requirements and various implementation considerations.

Background and Objectives

The Tri-Lakes Monument FPD provides fire, rescue and emergency medical services as well as public education in Northern El Paso County. The District serves the town of Monument along with the Tri-Lakes region, as shown in Figure I-1. The Tri-Lakes Monument FPD services a total area of 68 square miles and includes both urban and rural land uses and responded to roughly 2,000 calls per year.

Figure I-1.
Tri-Lakes Monument FPD Service Area



Source: Tri-Lakes Monument FPD.

The Tri-Lakes Monument FPD originally instituted an impact fee system in 2006. However, the District ceased fee assessment at the end of 2015 in order to reevaluate the fee system and requirements and await new legislative action related to fire district fee assessment.

In the 2016 legislative session, the Colorado General Assembly passed House Bill 16-1088 explicitly authorizing fire protection districts, with consent of local governments, to impose an impact fee on new development. After this legislative action by the state, the Tri-Lakes

Monument FPD contracted BBC Research & Consulting to calculate proportional and defensible fees, which when implemented will provide assurance to the community that new growth is paying its own way and contributing to the fiscal health of the District.

This report documents BBC's analysis and recommendations for designing and implementing an impact fee system that would recover the proportional capital costs associated with all forms of new development.

Impact Fee Design Requirements

There is no universally accepted definition of impact fees, but most studies emphasize the fee's one time use; application to new development; design requirements for proportionality; and restricted use for infrastructure expansion purposes only:

"Fees collected through a set schedule or formula, spelled out in a local ordinance....fees are levied only against new development projects as a condition of permit approval to fund infrastructure needed to serve the proposed development. Impact fees are calculated to cover the proportionate share of the capital costs for that infrastructure..."¹

The key requirements of impact fee design are set by Colorado Statute and a series of United States Supreme Court rulings.

Colorado requirements. Colorado statutes enable the use of impact fees and dictate the following fee requirements:

- Impact fees are a one-time payment levied on new development;
- Funds can only be used for growth-related capital infrastructure projects;
 - Applicable infrastructure must have at least a five year life;
 - No funds can be diverted for operations, maintenance, repair or facility replacement purposes;
- Fee revenues must be segregated from other general revenues and used for the purposes for which they were collected;
- Fees must be imposed on all forms of development and cannot be limited to one type of land use;
- Impact fee revenues must be used for capital infrastructure expansion. No funds can be used for correction of existing system deficiencies; and
- There must be a reasonable expectation of benefit by the fee payer.

¹Juergensmeyer, Julian C., and Thomas E. Roberts. Land Use Planning and Development Regulatory Law. St. Paul, MN: WestGroup, 2003; and ImpactFees.com, Duncan Associates, 20 February 2008.

U.S. Supreme Court decisions. Impact fee design must also respect broad guidance offered by a series of United States Supreme Court rulings. The two most notable court decisions that speak to impact fee design and constraints on fee use are often referred to as *Nollan*² and *Dolan*³.

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the state interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus, there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan*, the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."

Over the past two decades since *Dolan*, many communities have imposed impact fees; thus, there now is a broad set of common practices when considering how best to reflect these judicial and statutory requirements in fee design efforts.

Fee Applicability

As noted above, impact fee revenues can only be used to cover the expansion costs of public infrastructure needed to serve new development and fee amounts can only be set to recover the cost infrastructure expansion that is proportional to the needs of the new project.

Public infrastructure. *Public or capital infrastructure* is the physical component of public services, generally including buildings, facilities and related improvements, such as parking, lighting, ball fields or other support facilities. Capital infrastructure includes streets, parks, administrative facilities, specialized fire or police buildings, and developed recreation facilities. Under Colorado statute infrastructure can include all equipment that has at least a five-year lifetime. It does not include personnel or any element of service costs even in circumstances where new staff is required to operate the new facilities.

Nature of infrastructure investments. In considering fee requirements, it should be noted that not all capital infrastructure costs are associated with community growth or with the expansion of facility capacity. Most communities make frequent infrastructure investments regardless of growth pressures for repair and replacement of facilities. Communities considering impact fees must recognize three elements of infrastructure needs:

² *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

³ *Dolan v. City of Tigard* (1994) 114S.Ct. 2309

- **Repair and replacement of facilities.** The expense of maintaining current facilities, such as annual building maintenance, or replacing a roof.
- **Betterment of facilities.** Implementation of new services or improvement of existing facilities (e.g., adding better training equipment at a recreation center) without increasing service capacity.
- **Expansion of facilities.** e.g., expanding an existing city hall to accommodate growing personnel requirements occurring in association with community growth.

Impact fees can only cover those infrastructure costs associated with the expansion of facilities to serve the needs of new growth.

Other Fee Design Considerations

Over time a reasonable consensus has emerged as to how best to assure fee compliance with state statute and federal court dictates. In order to develop fees, there are three basic components: definition of community standards; calculation of proportional attribution to new growth and attribution of infrastructure needs across all major land uses. These issues and their resolution for this analysis are discussed below.

Setting community standards. The first fee design issue involves determining appropriate capital standards for each category of infrastructure. Some states' enabling legislation describes capital standard criteria with specificity; for instance, Idaho requires that a city use an endorsed capital improvements schedule and then a process of attribution between growth related and other investments—Colorado does not have this same detailed guidance. Facility standards, such as library space per household or recreation facilities per household, can vary widely between communities; thus, it is not appropriate to use standards developed for other towns, or standards applied nationally.

Calculation methodology. There are two common methodologies employed in order to meet the standards described above, the current service standard (capital buy-in) and the capital improvement (plan-based):

- Typically, the buy-in fee design process involves documenting the replacement value of specific capital facilities and qualified equipment used for each category of infrastructure, and then defining that level of investment as the city's capital standard. For instance, a city of 2500 homes with a 20,000 square foot recreation center (capital replacement value of \$5.0 million) would have a recreation center standard of 8 square feet per housing unit ($20,000 \text{ sq. ft.} / 2,500 \text{ homes} = 8 \text{ sq. ft. per home}$). At \$250/square foot (replacement value of equivalent space), each existing residence would have an embedded recreational investment of \$2,000 per home. This would be the community's present facility standard and this is what each new unit could be charged as a "buy-in" amount for a recreational impact fee.
- In the plan-based fee methodology, the cost of new infrastructure is allocated to new growth in proportion to that growth's anticipated demand of the infrastructure. This forward looking approach requires forecasts of households and commercial growth and

detailed data on capital expansion plans. For infrastructure to be eligible for inclusion in the impact fee calculation, it must meet the requirement that only items with a useful life of five years or more are designated a fee-eligible capital asset, per CRS 29-20-104.5.⁴ Any improvements used to address current service deficiencies or increase the level of service cannot be included in the fee calculation—in other words, the fee calculations must take into account the current level of service and exclude any elements of the plan that would result in a higher level of service.

BBC used the capital buy-in approach to calculate the impact fees presented in this report. This decision was mutually agreed upon by BBC and the Tri-Lakes Monument FPD as it provides the most accurate and robust fee calculation methodology given all available information.⁵

Adjustments for debt. Since facility standards are defined by a community's demonstrated investment in infrastructure, calculations of community standards must recognize, and net out, any applicable debt. Debt service will be paid by all future residents—new and old; it's not appropriate to charge new development a front end impact fee and then charge the same development again, after becoming residents or property owners, requiring them to also pay the remaining equity and interest costs. All capital infrastructure amounts used in the fee calculations are free of any debt financed components.

Fee design cost-recovery. The cost of this study can be recovered through fees and used to reimburse the general fund. Fee design costs have been included in the District's infrastructure valuation.

Proportionality. As part of the fee design process it is necessary to ensure that fees only cover the proportional expansion costs caused by new development. The state statutes and aforementioned court decisions require a demonstration of proportionality. In this instance, by using existing infrastructure and service population, then requiring new development to pay fees at an amount scaled by the current level of service, proportionality is reasonably and fairly derived.

Allocation by land use. The courts have indicated that all forms of development that have facility impacts (residential, industrial and commercial) must pay their fair share of expansion costs. If one land use is exempted from fees all other land uses have no reasonable expectation of seeing facility expansion completed. Quantification of current residential, commercial, industrial and related non-residential land uses is obtained from the county assessor's data.

Use specificity. Impact fee systems vary in how precisely they differentiate between varying forms and size of residential development and varying uses of commercial buildings. Detailed non-residential use or other specificity is merited when there is there is compelling evidence that use or size variations reflect substantive difference in the demand for public services. The proposed fee structure for Tri-Lakes Monument FPD incorporates a three-tiered structure that

⁴ Impact Fee Enabling Statute: *CRS 29-20-104.5. Local Government Regulation of Land Use.*

⁵ Tri-Lakes Monument FPD staff and BBC Research & Consulting conference call August 8, 2016.

differentiates between single family and multifamily residential units and designates all commercial/industrial use as a single category assessed by the square foot.

Redevelopment/credits. Application of impact fees raises a series of questions about how to approve redevelopment of existing properties and the circumstances under which fees can be waived or adjusted. The redevelopment of a residence, even a complete demolition and home reconstruction, does not mean an increase in public service costs—it is still one residential unit with little or no implications for service delivery costs or capital needs. Redevelopment of larger lots with multiple homes would be assessed a fee based on the number of net new residences. Similarly, non-residential redevelopment will only be charged on the basis of net new space.

Waivers. The District should not waive impact fees unless the fund is reimbursed from other sources such as the general fund or the developer/owner is making other contributions to system expansion by other mechanisms that meet or exceed the calculated requirements.

Timing. Generally impact fees are collected either at the time of building permit or at the issuance of a certificate of occupancy. BBC recommends the District collect impact fees at the time of building permit, which allows the District more time to extend service.

Updating. Fees should be updated periodically; most communities update fees every five years. Inflationary adjustments are recommended on an annual basis.

SECTION II.

Impact Fee Calculations

This section documents the derivation of impact fees for the Tri-Lakes Monument FPD.

Tri-Lakes Monument FPD Budget Overview

The Tri-Lakes Monument FPD will collect operating revenues of approximately \$5.7 million in 2016, excluding impact fees. Together, property taxes and grants will account for over 85 percent of the District's revenues.

The Tri-Lakes Monument FPD will incur operating expenditures of approximately \$5.5 million in 2015, excluding the growth-related acquisition of major equipment properly funded with development fees. Salaries and benefits, administrative expenses, and vehicle fuel, repair and maintenance are expected to be the three largest expenses accounting for 87 percent of the total operating budget.

The District currently funds capital improvements through their Capital Improvement Fund, which is funded through grants and operations budget transfers. At the end of 2016, the Capital Improvement Fund is expected to have a balance of \$134,264. At the end of 2015, impact fee collection was temporarily suspended. As discussed in the introductory section of this report, the passage of Colorado House Bill 16-1088 grants the Tri-Lakes Monument FPD clear authority to reinstate impact fees if desired.

Additional property tax and specific ownership tax revenue from new growth will not likely be sufficient to fund the required level of growth-related capital expansion. Instead, these revenues are likely to be expended for ongoing District expenses and repair and replacement of existing infrastructure as they are currently.

If the Tri-Lakes Monument FPD chooses to reinstate impact fees of the type calculated later in this analysis, it would retain an independent and equitable source of revenue for capital expenditures required to serve new growth. Without impact fees, the District will likely have to increase property taxes district-wide, reduce service standards for all taxpayers, or do both in order to accommodate growth once the Capital Improvement Fund and legacy Impact Fee Fund balances are exhausted.

With impact fees, new development pays only their equitable pro rata share of new infrastructure required to serve them while existing taxpayers will not subsidize growth. At the same time, the District's capital and operating funds will be reserved for fiscally appropriate, non-growth related uses.

Impact Fee Calculations

BBC's methodology for the Tri-Lakes Monument FPD impact fee includes the following tasks:

1. Quantify the fire infrastructure standards and investments needed to maintain the current level of service;
2. Develop estimates of the District's current land use pattern; and
3. Calculate the fire protection infrastructure costs per unit of development (per household, or per square foot of commercial development).

Fire infrastructure. A conservative method of establishing the District's current level of service for fire protection is to quantify its financial investment in infrastructure and capital equipment. Specifically, the Tri-Lakes Monument FPD has five types of capital infrastructure related spending that should be included in a calculation of current infrastructure investment:

- Land and buildings including three fire stations and an on-site storage building;
- Major apparatus such as fire engines and specialized vehicles located at each station;
- A variety of life-saving and fire-fighting apparatus located at individual fire stations or on pieces of equipment;
- Business personal property such as fire station and office furniture, computers and related durable assets; and
- The cost of this impact fee study.

If any items are currently debt financed, only the District's equity share of the items are included as an appropriate cost (i.e., debt financing of fire stations).⁶ Station 1 is currently debt financed, as are four of the District's vehicles, for a total debt obligation of approximately \$1.2 million.

For all other District assets, equity is 100 percent of the replacement value. The total replacement value of the District's current infrastructure is approximately \$8.5 million. Figure II-1 on the following page presents the District's current infrastructure and the value eligible to include in the impact fee calculation.

⁶ See Section I page 5 for an explanation of debt adjustments.

Figure II-1.
Tri-Lakes Monument Fire Protection District's Current Assets

Type of Capital Infrastructure	Total Replacement Value	Portion to Include in Impact Fees ⁽¹⁾	Allocated Replacement Value ⁽²⁾
Buildings and Land			
Station 1 (land and station)	\$1,561,323	57%	\$896,241
Station 2 (land and station)	\$1,259,578	100%	\$1,259,578
Station 3 (land, station and storage bldg)	\$1,489,569	100%	\$1,489,569
Vehicles			
1997 Ford - Brush Truck 1	\$100,000	100%	\$100,000
2001 Ford - Brush Truck 2	\$100,000	100%	\$100,000
2004 Chevrolet - First Responder John	\$35,000	100%	\$35,000
2005 Ford - Ambulance ALS 1	\$200,000	100%	\$200,000
2005 Spartan - Pumper Engine 2	\$550,000	84%	\$460,544
2004 Spartan - Pumper Engine 1	\$550,000	100%	\$550,000
2007 Ford - Ambulance ALS 2	\$200,000	100%	\$200,000
2007 Ford - First Responder	\$30,000	100%	\$30,000
2007 Ford - First Responder	\$30,000	100%	\$30,000
2007 Spartan - Pumper Engine 3	\$550,000	100%	\$550,000
2008 Ford - Brush Truck 3	\$100,000	100%	\$100,000
1995 Ford - Tender	\$60,000	100%	\$60,000
2008 Ford - Ambulance ALS 3	\$200,000	100%	\$200,000
2009 Smeal - Aerial	\$900,000	63%	\$571,110
1987 Thiokol - Snowcat Trailer	\$2,000	100%	\$2,000
2014 Ford - Explorer	\$31,647	100%	\$31,647
2016 Dodge - Ram 2500	\$68,000	35%	\$23,850
2015 Dodge - Ram 5500	\$100,000	20%	\$20,000
2016 Dodge - Ram 4500 Life Line	\$207,630	100%	\$207,630
2016 Dodge - Life Line	\$199,630	100%	\$199,630
Fire Equipment and Business Property			
Station and office business personal property	\$234,920	100%	\$234,920
Radios	\$450,000	100%	\$450,000
SCBAs	\$180,000	100%	\$180,000
SCBA Compressors	\$100,000	100%	\$100,000
Turnout Gear	\$80,000	100%	\$80,000
Lifepak Monitors	\$150,000	100%	\$150,000
Fee Study			
Cost of study	\$10,000	100%	\$10,000
Total Value of Fire Infrastructure for Fee Calculation			\$8,521,719

Note: (1) Reflects the District's equity in each piece of capital infrastructure net of any outstanding debt service obligation.

(2) District equity * replacement value = allocated replacement value.

Source: Tri-Lakes Monument Fire Protection District, McNeil&Co insurance program and BBC Research & Consulting.

Current land use. This report utilizes the current distribution of development in the District as a basis for allocating certain infrastructure expansion costs over different types of land uses. It is

consistent with the Colorado Municipal League’s recommendation that cost allocation be based on a measure of land use.

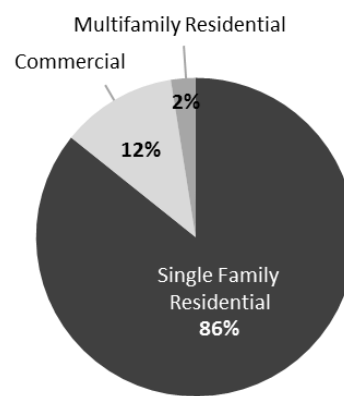
The use of call data for allocating costs was considered but rejected in favor of land uses. Call data reflects operational “busy-ness,” which can fluctuate greatly from year to year. The District should be prepared to serve the households and businesses that may *potentially* need service, which is reflected in land use data.

The distribution of commercial and residential building square footage is set forth in Figure II-2, based on data from the El Paso County Assessor. The District is 88 percent residential development and 12 percent commercial development. The vast majority of residential development is comprised of single family homes.

Figure II-2.
Distribution of Commercial and Residential Square Footage, 2016

Source:

El Paso County Assessor and BBC Research & Consulting.



Impact fee calculation. Figure II-3 uses the District’s current service standards and infrastructure replication costs to determine appropriate household and commercial fees. The District’s existing land use pattern is used as a reasonable proxy for the assignment of costs to particular types of development.

Full cost-recovery impact fees for Tri-Lakes Monument FPD, total \$777 per single family residential dwelling unit and \$563 per multifamily dwelling unit. Commercial fees total \$0.24 per square foot. The District can choose to charge less than this amount but discounts must be uniformly applied to all land use categories.

**Figure II-3.
Fire Impact Fees**

Source:
BBC Research & Consulting, 2016.

Calculation of Impact Fees	
Value of Fire Infrastructure	\$8,521,719
Current Land Use Distribution	
Commercial	11.8%
Residential	88.2%
Single family	85.8%
Multifamily	2.5%
Costs by Land Use Category	
Commercial	\$1,001,491
Residential	\$7,520,228
Single family	\$7,307,880
Multifamily	\$212,348
Existing Development	
Commercial (in square feet)	4,218,846
Residential (in dwelling units)	9,788
Single family (in dwelling units)	9,411
Multifamily (in dwelling units)	377
Impact Fee by Land Use	
Commercial (per square foot)	\$0.24
Single family (per dwelling unit)	\$777
Multifamily (per dwelling unit)	\$563

Summary and Recommendations

In light of the Tri-Lakes Monument Fire Protection District's expected growth, and its lack of a sustainable method to finance resulting capital expenditures absent fee revenue, impact fees are recommended for your consideration.

The fees listed in Figure II-3 should be considered maximum defensible amounts, although it is recognized that the District may choose not to adopt fees as high as the maximum defensible amounts set forth in this analysis.

We also offer the following recommendations for your consideration:

- The District should continue to maintain the Impact Fee Fund separate and apart from the General Fund, withdrawn only to pay for growth-related infrastructure.
- The District should adhere to a written policy governing its expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for District operational expenses including the repair and replacement of existing infrastructure not necessitated by growth. In cases when new infrastructure is expected to partially replace existing capacity and to partially serve new growth, cost sharing between the General Fund and Impact Fee Fund should be allowed on a pro rata basis as determined by the District's board.

- The fees calculated in this study should be updated periodically as the District invests in additional fire protection infrastructure beyond what is listed in Figure II-1, and/or the District's population or inventory of commercial square footage change significantly.
- Finally, the fees should be updated annually based on established inflation indices, such as the Consumer Price Index or the Engineering News Record.