

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 29

DATE: November 2, 1999

STAFF: Alan Krmarik

SUBJECT:

First Reading of Ordinance No. 171, 1999, Amending the City Code to Adjust the Capital Improvement Expansion and Neighborhood Parkland Fees for Increases to Reflect Inflation, Based on the Denver-Boulder Consumer Price Index.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on First Reading.

FINANCIAL IMPACT:

This Ordinance increases the fee schedules for the Capital Improvement Expansion Fees and Neighborhood Parkland Fee by the change in the 1999 Denver-Boulder-Greeley Consumer Price Index. Costs in the Capital Improvement Expansion Fees ("CIEF") Study and the fee schedule for the Neighborhood Parkland Fees were calculated using costs from 1995. The relevant governing provisions of the City Code call for increases to keep up with annual inflation, and the fees were last adjusted in late 1998. This Ordinance increases the CIEF and the neighborhood parkland fees by 2.87%.

EXECUTIVE SUMMARY:

In May of 1996, Council adopted Ordinance No. 51, 1996, which established capital improvement expansion fees for Library, Community Parkland, Police, Fire, and General Government services. The purpose of the fees is to have new development pay a proportionate share of the capital improvements and equipment that will be necessary to provide services to the development. The Code provisions approved by the Ordinance provide for the annual adjustment of the fees to keep up with inflation, using the Denver-Boulder (now Denver-Boulder-Greeley) Consumer Price Index.

The City has imposed a Parkland Fee for neighborhood parks since 1968. In August of 1996, Council adopted Ordinance No. 105, 1996, which conformed the Neighborhood Parkland Fee to the housing size differentials in the Capital Improvement Expansion Fee ordinance, and updated the fee schedule to reflect pre-1996 inflation. The Neighborhood Parkland fees were adjusted for inflation in 1997 and 1998 along with the Capital Improvement Expansion Fees.

Based on the Denver-Boulder-Greeley Consumer Price Index for all urban consumers, the inflation level since the last annual adjustment is an increase of 2.87%. This Ordinance adjusts the fee schedules in Chapter 7.5 and Chapter 23 of the Code to this level of inflation. All amounts have been rounded to the nearest dollar.

ORDINANCE NO. 171, 1999
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE CODE OF THE CITY OF FORT COLLINS
TO ADJUST THE CAPITAL IMPROVEMENT EXPANSION AND
NEIGHBORHOOD PARKLAND FEES FOR INCREASES TO REFLECT
INFLATION, BASED ON THE DENVER-BOULDER CONSUMER PRICE INDEX

WHEREAS, the City of Fort Collins is a home rule municipality having the full right of self-government in local and municipal matters under the provisions of Article XX, Section 6 of the Colorado Constitution; and

WHEREAS, among the home rule powers of the City is the power to regulate, as a matter of purely local concern, the development of real property within the City; and

WHEREAS, the City of Fort Collins' Comprehensive Plan shows that the rate of future growth and development in Fort Collins will require a substantial expansion in capital library, community park, police, fire, and general government facilities, and related capital equipment, if its level of service standards for such facilities are to be maintained; and

WHEREAS, the City Council has determined that future growth and new development should contribute its proportionate share of providing such capital improvements; and

WHEREAS, the City Council has broad legislative discretion in determining the appropriate funding mechanisms for financing the construction of public facilities in the City; and

WHEREAS, based on the foregoing, the City Council adopted Ordinance No. 51, 1996, establishing certain capital improvement expansion fees; and

WHEREAS, City Code Section 7.5-18 provides for annual fee increases in the capital improvement expansion fees corresponding to the increases in the Denver-Boulder Consumer Price Index for all urban consumers; and

WHEREAS, in September, 1968, Council adopted Ordinance No. 38, 1968, which established the original neighborhood parkland fee, to fund the acquisition and development of parkland, and which has since been amended on several occasions to adjust the fee and to refine related procedures and requirements; and

WHEREAS, with the adoption in August, 1993, of Ordinance No. 82, 1993, the Council directed the City Manager to annually review the Neighborhood Parkland Fee and submit to the Council proposed inflation-related increases based on the Denver-Boulder Consumer Price Index; and

WHEREAS, on August 20, 1996, Council adopted Ordinance No. 105, 1996, which conformed the Neighborhood Parkland fee to the housing size differentials in the Capital Improvement Expansion Fee ordinance, and updated the amount of the fee to reflect pre-1996 inflation; and

WHEREAS, the Code and ordinances of the City authorize the annual adjustment of all Capital Improvement Expansion Fees, including the Neighborhood Parkland Fee, for inflation; and

WHEREAS, in July, 1998, the Council approved the adjustment of the Library Capital Improvement Expansion Fee for the increased level of Library Services associated with the addition of the Harmony Library with the adoption of Ordinance No. 121, 1998; and

WHEREAS, in November 1998, the Council adopted Ordinance No. 205, 1998, adjusting the Capital Improvement Expansion Fees, including the Neighborhood Parkland Fee, for inflation from 1997, effective January 1, 1999; and

WHEREAS, based on the Bureau of Labor Statistics' most recent Denver-Boulder (now the Denver-Boulder-Greeley) Consumer Price Index for all urban consumers, staff projects that the Index will reflect an inflation increase of 2.87 percent since the last annual adjustment of the fees in 1998.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the fee schedule in Section 7.5-27(a) of the Code of the City of Fort Collins, establishing the Library Capital Improvement Expansion Fee, is hereby amended to read as follows:

700 sq. ft and under	\$ 215.00 221.00
701 to 1200 sq. ft.	317.00 326.00
1201 to 1700 sq. ft.	371.00 381.00
1701 to 2200 sq. ft.	424.00 436.00
2201 sq. ft. and over	519.00 534.00

Section 2. That the fee schedule in Section 7.5-28(a) of the Code of the City of Fort Collins, establishing the Community Parkland Capital Improvement Expansion Fee, is hereby amended to read as follows:

700 sq. ft and under	\$ 592.00 609.00
701 to 1200 sq. ft.	877.00 902.00
1201 to 1700 sq. ft.	1,024.00 1,053.00
1701 to 2200 sq. ft.	1,172.00 1,206.00
2201 sq. ft. and over	1,434.00 1,475.00

Section 3. That the fee schedule in Section 7.5-29(a) of the Code of the City of Fort Collins, establishing the Police Capital Improvement Expansion Fee, is hereby amended to read as follows:

700 sq. ft and under	\$ 55.00 56.00
701 to 1200 sq. ft.	78.00 80.00
1201 to 1700 sq. ft.	92.00 95.00
1701 to 2200 sq. ft.	105.00 108.00
2201 sq. ft. and over	128.00 132.00

Commercial buildings
(per 1000 square feet) ~~113.00~~ 116.00

Industrial buildings
(per 1000 square feet) ~~31.00~~ 32.00

Section 4. That the fee schedule in Section 7.5-30(a) of the Code of the City of Fort Collins, establishing the Fire Protection Capital Improvement Expansion Fee, is hereby amended to read as follows:

700 sq. ft and under	\$ 80.00 82.00
701 to 1200 sq. ft.	113.00 116.00
1201 to 1700 sq. ft.	133.00 136.00
1701 to 2200 sq. ft.	152.00 157.00
2201 sq. ft. and over	185.00 191.00

Commercial buildings
(per 1000 square feet) ~~163.00~~ 168.00

Industrial buildings
(per 1000 square feet) ~~45.00~~ 46.00

Section 5. That the fee schedule in Section 7.5-31(a) of the Code of the City of Fort Collins, establishing the General Government Capital Improvement Expansion Fee, is hereby amended to read as follows:

700 sq. ft and under	\$ 101.00 104.00
701 to 1200 sq. ft.	143.00 147.00
1201 to 1700 sq. ft.	169.00 174.00
1701 to 2200 sq. ft.	194.00 200.00
2201 sq. ft. and over	236.00 242.00

Commercial buildings
(per 1000 square feet) ~~183.00~~ 188.00

Industrial buildings
(per 1000 square feet) ~~50.00~~ 52.00

Section 6. That Section 7.5-71(b) of the Code of the City of Fort Collins, regarding the Neighborhood Parkland Fee is hereby amended to read as follows:

Sec. 7.5-71. Collection of neighborhood parkland fee.

(b) The amount of the fee established in this Section shall be determined for each dwelling unit as follows:

700 sq. ft. and under	\$ 543.00 558.00
701 to 1,200 sq. ft.	804.00 827.00
1,201 to 1,700 sq. ft.	930.00 956.00
1,701 to 2,200 sq. ft.	1,063.00 1,094.00
2,201 sq. ft. and over	1,306.00 1,343.00

Section 7. That the fee adjustments imposed under this Ordinance shall be applicable to all building permits issued on or after January 1, 2000.

Introduced, considered favorably on first reading, and ordered published this 2nd day of November, A.D. 1999 and to be presented for final passage on the 16th day of November, A.D. 1999.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 16th day of November, A.D. 1999.

Mayor

ATTEST:

City Clerk