



City Council Finance Committee Special Meeting Agenda

Friday, October 16, 2015
City Hall – Spruce Room
749 Main Street
7:30 a.m.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Review of Fiscal Impact Model
- V. Adjourn

E-Mail Distribution List:

Robert Muckle	Malcolm Fleming
Jay Keany	Heather Balser
Ashley Stolzmann	Kevin Watson
Hank Dalton	Penney Bolte
Susan Loo	Graham Clark
Jeff Lipton	Meredyth Muth
Christopher Leh	Rita Glova
	Dawn Burgess

City of Louisville, Colorado

Finance Department *749 Main Street* *Louisville CO 80027*
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SUBJECT: CITY-WIDE MARGINAL COST FISCAL MODEL

DATE: OCTOBER 16, 2015

PRESENTED BY: SCOTT ROBINSON, AICP, PLANNING AND BUILDING SAFETY DEPARTMENT

SUMMARY:

The City contracted TischlerBise, Inc. to create a new marginal cost fiscal impact model to replace the City's current average cost model. The fiscal model is used to estimate the fiscal impacts of proposed development. The fiscal model takes proposed development by land use type (retail, office, residential, etc.) and other inputs and computes projected tax and other revenues and projected operational and capital expenditures.

The proposed fiscal model will be used by City staff in three areas:

1. Estimating City-wide fiscal impacts associated with various land use scenarios developed as part of any Comprehensive Plan Update, or Small Area Planning process;
2. Evaluating the municipal fiscal impacts anticipated with various proposed individual land development applications;
3. Clarifying the City's levels of service during City Council goal setting, budgeting, and long-range staffing analysis.

The consultant has agreed to create two models, one marginal cost model for City-wide planning and budgeting, and one average cost hybrid model for evaluating individual development proposals. The two models use the same assumptions of capacity and levels of service. The City-wide model was presented at the September 14 Finance Committee meeting, during which Committee members asked for some updates to be made to the model.

The updated model will be available at the meeting for review. Attached are summaries of the capital facilities, their costs, and their estimated available capacities in the model. Staff requests the Committee request any final changes to the model and then vote to recommend approval so it may be presented to the full Council for adoption.

ATTACHMENT(S):

1. Capital facilities inventory
2. Capital facilities available capacity

Trails

	<i>Lane Miles</i>	<i>Cost per Mile</i>	<i>Cost</i>
1 Soft Surface	10.35	\$42,240	\$437,184
2 Hard Surface	15.95	\$223,872	\$3,570,758
3 blank			
4 blank			
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8 blank			
9 blank			
10 blank			
TOTAL	26.3		\$4,007,942

Lane Miles 52.6
 Average Cost Per Mile \$152,393

Library Materials

	<i>Units</i>	<i>Replacement Cost</i>
1 Library Materials	91,432	\$1,758,237
2 blank		
3 blank		
4 blank		
5 blank		
6 blank		
7 blank		
TOTAL	91,432	\$1,758,237

Library Materials Service Area LOS
 Cost per Circulation Item \$19.23

Library

<i>Facility Type</i>	<i>Sq. Ft.</i>	<i>Total Cost</i>
1 Library	32,229	\$8,976,260
2 blank		
3 blank		
4 blank		
5 blank		
6 blank		
7 blank		
TOTAL	32,229	\$8,976,260

Square Footage 32,229
 Cost Per Square Foot \$278.52

Municipal Facilities

<i>Facility</i>	<i>Square Feet</i>	<i>Cost Per Sq Ft*</i>	<i>Replacement Cost</i>
City Hall	14,741	\$199	\$2,927,400
Police Headquarters	23,912	\$156	\$3,725,000
Louisville Arts Center	6,000	\$199	\$1,194,000
City Services Building	46,107	\$199	\$9,175,293
			\$0
			\$0
			\$0
			\$0
			\$0
TOTAL	90,760	\$188	\$17,021,693

Recreation Facilities

	<i>Total Sq. Ft.</i>	<i>Replication Value</i>
1 Recreation Center	57,400	\$12,000,000
2 In-Line Skating Rink		
3 Skate Park		
4 Arts Center	1,800	\$850,000
5 blank		
6 blank		
7 blank		
TOTAL	59,200	\$12,850,000

Cost per Square Foot \$217
 Average Size of Facility 14,800

Community Park - Improvements

<i>Facility Type</i>	<i>Units</i>	<i>Unit Price</i>	<i>Total Price</i>
1 Baseball/Softball Field	9	\$400,000	\$3,600,000
2 Athletic Court	7	\$50,000	\$350,000
3 Picnic Shelter	10	\$50,000	\$500,000
4 Restroom	4	\$125,000	\$500,000
5 Playground	7	\$100,000	\$700,000
6 Soccer/Football	1	\$300,000	\$300,000
7 Swimming Pool	1	\$1,200,000	\$1,200,000
8 Skate Park	1	\$693,662	\$693,662
9 In Line Skating Rink	1	\$407,830	\$407,830
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11 blank			
12 blank			
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14 blank			
15 blank			
16 blank			
TOTAL	41	\$3,326,492	\$8,251,492

Community Park Cost Per Acre

Miscellaneous Improvements	\$8,190,000
Athletic Improvements	\$8,251,492
TOTAL VALUE	\$16,441,492
Number of Park Acres	94.30
Cost Per Acre	\$174,353

Community Park - Land

<i>Community Park - Land</i>	<i>Total Acreage</i>	<i>Misc. Improvement Total Cost</i>
1 Sports Complex	24.0	\$2,160,000
2 Community Park	11.0	\$990,000
3 Heritage	10.0	\$900,000
4 Cleo Mudrock	10.0	\$900,000
5 Annette Brand	10.0	\$900,000
6 Enrietto	9.0	\$810,000
7 Recreation Center	9.0	\$810,000
8 Memory Square	2.3	\$360,000
9 Cottonwood	9.0	\$360,000
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14 blank		
TOTAL	94.3	\$8,190,000

Community Park - Land
Average Size Per Park

10.48

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Facility	Available Capacity
Recreation Facilities	10
Community Park Land & Improvements	50
Trails	50
Library	40
Library Materials	1
General Government	50
Police Facilities	70
City Services Facility	20