

Library Development Fee Study

Prepared for:

City of Surprise, Arizona

November 27, 2006



Prepared by:

TischlerBise
Fiscal, Economic & Planning Consultants

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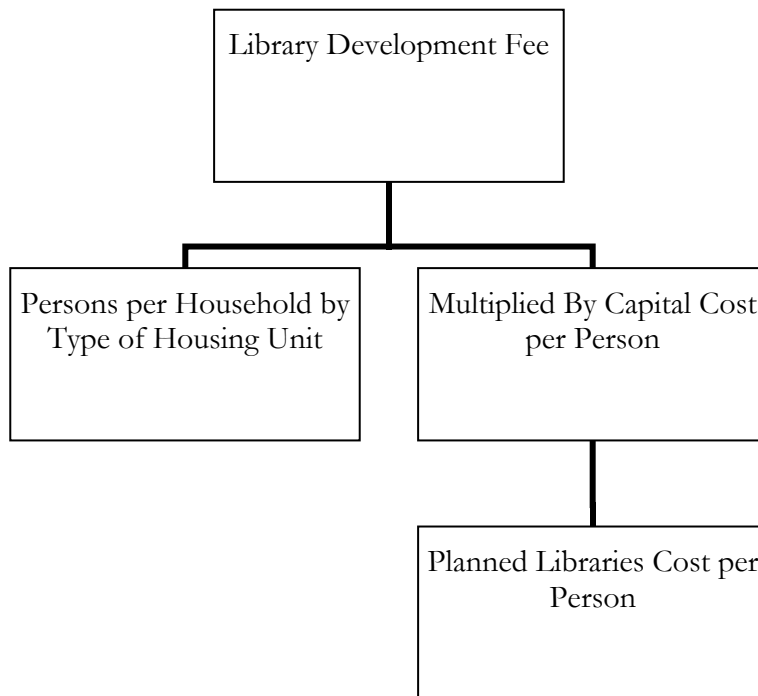
Libraries

METHODOLOGY

Capital costs for the Library Development Fee are allocated to residential development only and standards are shown on a per capita basis. Average household size is used to differentiate the development fees by type of housing (see Appendix A for demographic information).

The Library Development Fee includes planned libraries from the City’s CIP.

Figure 1: Library Development Fee Methodology Chart



PLANNED LIBRARIES

The City plans to construct two libraries over the next five years for a total cost of \$15.4 million. These facilities are the result of new growth only and will provide ten years of capacity, thus the net increase in population from FY2007-FY2017 is used to derive the cost per person. The planned cost per person is \$184.06 ($\$15,400,000 / 83,669 \text{ persons} = \$184.06 \text{ per person}$).

Figure 2: Planned Libraries

MARGINAL APPROACH

<i>Project</i>	<i>FY2007</i>	<i>FY2008</i>	<i>FY2009</i>	<i>FY2010</i>	<i>FY2011</i>	<i>TOTAL</i>
City Library #3	\$0	\$600,000	\$6,000,000	\$0	\$0	\$6,600,000
City Library #4	\$0	\$0	\$0	\$800,000	\$8,000,000	\$8,800,000
TOTAL	\$0	\$600,000	\$6,000,000	\$800,000	\$8,000,000	\$15,400,000

* City of Surprise, Capital Improvements Plan FY2007.

Net Increase In Peak Population FY2007-FY2017 83,669

Cost Per Person \$184.06

DEVELOPMENT FEE STUDY

The City should update its development fees every three years to ensure the methodologies, assumptions, and cost factors used in the calculations are still valid and accurate. As we do with many of our Arizona development fee clients, TischlerBise has included the cost of preparing the current Library Development Fee in the fee calculations in order to create a source of funding to conduct this regular update. This cost (\$8,100) is allocated to the projected increase in population over the next three years. This results in a development fee study cost per demand unit of \$0.29 per person (\$8,100/28,192 people).

LIBRARY DEVELOPMENT FEE

Figure 3 provides a summary of the variables used to calculate the Library Development Fee. As discussed previously, these development fees are calculated for residential land uses only. Future revenue credits have been considered to avoid potential double payment for capital facilities and no such credit is needed for this fee category. Developers may be eligible for site-specific credits or reimbursements only if they provide system improvements that have been included in the Library Development Fee calculation schedule. Specific policies and procedures related to site-specific credits for system improvements are addressed in the ordinance that establishes the City’s fees. Project improvements normally required as part of the development approval process are not eligible for credits against development fees.

As shown at the bottom of Figure 3, the capital cost per person unit is \$184.35 per person.

Figure 3: Library Development Cost Summary

		<i>Standards:</i>
<i>Persons Per Household</i>		
Single Family Detached		2.53
Single Family Attached; Multi-family, 1-9 Units In Structure		2.36
Multi-family, 10 Or More Units in Structure		1.87
All Other Housing Types		2.24
<i>Cost Summary</i>		
Planned Facilities and Collections		\$184.06
Development Fee Study		\$0.29
Net Capital Cost per Person		\$184.35

Figure 4 lists the Library Development Fees for Surprise. For residential land uses, persons per household are multiplied by the capital cost per person for each of the fee components which are then added together to determine the total development fee per unit.

Figure 4: Library Development Fee Schedule

Development Fees

	<i>Planned Libraries</i>	<i>Dev. Fee Study</i>	<i>TOTAL</i>
Single Family Detached	\$466	\$0.73	\$467
Single Family Attached; Multi-family, 1-9 Units In Structure	\$434	\$0.68	\$435
Multi-family, 10 Or More Units in Structure	\$344	\$0.54	\$345
All Other Housing Types	\$412	\$0.64	\$412