

**AGENDA**  
**LOVELAND CITY COUNCIL STUDY SESSION**  
**TUESDAY, MAY 10, 2016**  
**CITY COUNCIL CHAMBERS**  
**500 EAST THIRD STREET**  
**LOVELAND, COLORADO**

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**STUDY SESSION 6:30 P.M.**

**STUDY SESSION AGENDA**

**1. MUNICIPAL COURT (presenter: Geri Joneson 20 min.)**  
**QUARTERLY REPORT**

This is an information only item.

**2. DEVELOPMENT SERVICES (presenter: Brett Limbaugh 60 min.)**  
**WEST EISENHOWER – REGULATORY RELIEF**

This is an information item only. On February 16, 2016, City Council discussed the need to incentivize redevelopment and business reinvestment on properties along the west Eisenhower Boulevard corridor. The discussion focused on providing some level of relief from compliance with development regulations that may be preventing private sector development and/or redevelopment. The area of focus was from Boise Avenue west. Council requested that a “palette of options” for regulatory relief be developed by City staff and presented back to City Council.

The memorandum from City staff presents options designed to encourage private sector development, redevelopment and reuse/repurposing of existing buildings. The memorandum describes the outreach process used by City staff to identify obstacles to development along this corridor and provides more detail on options for eliminating or reducing those obstacles.

**3. CITY MANAGER (presenter: Alan Krcmarik 60 min.)**  
**CAPITAL EXPANSION FUNDS**

The City of Loveland has utilized impact fees, more specifically Capital Expansion Fees, as a method to fund capital improvements since 1984. The fees were based on a cost of services study and the equity buy-in approach to setting fees was adopted. The CEFs are updated every few years and after the last major review in 2012, Council requested more study of an alternative method to

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determine the fees, the Plans Based approach. This approach is based on projections of growth for the next 25 years, master plans prepared by the City departments, and updated capital improvement plans. With outside consulting support from BBC Research & Consulting, alternative calculations for CEFs have been made using the Plans Based approach.

In the September 22, 2015, Council Study Session, the attached staff report, the BBC Research & Consulting report and other materials included as exhibits provided detailed background for the Plans Based fees. Some Council members asked for additional information and it was determined to present the issue to Council again after the City Council election. Based on information provided and the Council discussion at the Study session, staff presented and Council also took action to not do any construction cost inflation adjustment to the fees for 2016. In this study session, staff will address the questions and attempt to identify the next steps in the process.

**ADJOURN**