

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

STUDY SESSION 6:30 P.M.

Councilors present: Gutierrez, Fogle, Johnson, Overcash, McKean, Shaffer, Krenning and Clark were present. Councilor Ball was absent. City Manager, Bill Cahill was also present.

**1. MUNICIPAL COURT
QUARTERLY REPORT**

Geri Joneson, Municipal Court Judge, presented this informational item regarding the 2016 Municipal Court's First Quarter Case Statistics. Councilors expressed appreciation to the judge and for the work being done in the courts.

**2. DEVELOPMENT SERVICES
WEST EISENHOWER – REGULATORY RELIEF**

Brett Limbaugh, Development Services Director; Robert Paulsen, Current Planning Manager; Jeff Bailey, Senior Civil Engineer; and Greg George, Special Projects Manager; presented this informational item. 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. Discussion ensued. Council would like to hear from developers on best uses.

**3. CITY MANAGER
CAPITAL EXPANSION FUNDS**

Alan Krcmarik, Economic Advisor, presented this item. 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 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. Discussion ensued. Council asked for more information on projects that CEFs would impact.

ADJOURN

Hearing no further business to come before Council, Mayor Gutierrez adjourned the May 10, 2016 Study Session at 10:25 p.m.

Respectfully Submitted,



Teresa G. Andrews, City Clerk



Cecil A. Gutierrez, Mayor

