



David Torgler, Administrator/Clerk

COMMUNICATION FORM

FROM: David Torgler, Town Administrator/Clerk
DATE: July 11, 2024
ITEM: Consideration to submit comments regarding the Oak Creek Fire Protection Districts intent to establish an impact fee schedule.
ATTACHED: Notice of the Oak Creek Fire Protection District Board of Directors' intent to adopt an Impact Fee Schedule.

BOARD ACTION: X ACTION ITEM
 DIRECTION REQUESTED
 INFORMATION

REQUEST OR ISSUE: The OCFPD sent notice to the Town that the Board intends to adopt a Resolution establishing an impact fee schedule with maximum proposed fees of \$5,695 per residential unit and \$10,442 per 1,000 square feet for non-residential floor area. The notice asks that if the Town Board does not wish to submit comments that the District will appreciate a brief response to that effect.

RECOMMENDED ACTION: That the Board discusses what the maximum impact fees will have on housing and non-housing construction in the Town of Oak Creek and determine whether or not to provide comments to the OCFPD Board prior to Monday, August 26, 2024. The Town Board can write up their draft comments and bring them back for the Board to review and accept or amend the Town's official comments prior to submitting the written comments to the Fire Board.

BACKGROUND INFORMATION: The adoption of fees may be permitted without voter approval and is similar to the impact fees assessed by the Town for utility services. Presently the Town's impact fees are: \$5,000 for one residential water tap; \$5,000 for one residential sewer tap; and, \$250 for one residential electric service. The Town's impact fees, aka tap fees, are higher if the impact to the system is greater than one equivalent residential unit. The information from the Fire District does not indicate whether they intend to adopt the maximum amount or less. The information does not indicate the basis for an impact, e.g. what will the impact fee cover. There is only a statement of reasonable impacts on the District's existing capital facilities. The Town, working with the Fire District and other governmental partners, is seeking to understand future housing needs to meet the community's affordable housing needs. Can the Fire District exempt affordable housing created through a housing authority from these impact fees? Will governmental entities be required to pay these impact fees?

FISCAL IMPACTS: The amounts stated in the proposed impact fee schedule.

LEGAL ISSUES: None known.

CONFLICTS OR ISSUES: None known.

SUMMARY AND ALTERNATIVES: The local Fire District is seeking comments from Town officials regarding an impact fee schedule the District Board intends to adopt or a sign-off that Town officials do not wish to comment. The request includes a deadline to submit comments prior to the August 26, 2024 Fire District Board meeting. The notice does not address an ability to provide Town comments in-person at the August 26, 2024 Fire District Board meeting or the location for that meeting.