

Mayor and Council Communication

DATE: 06/09/26

M&C FILE NUMBER: M&C 26-0471

LOG NAME: 21DEVELOPMENT FEE WAIVERS MLK & FIRE STATION COMMUNITY CENTERS

SUBJECT

(CD 5 and CD 9) Authorize Waiver of Development Related Fees in the Estimated Amount of \$336,979.00 for the MLK Replacement (HUB) and Aquatics Center and the Fire Station Community Center, and Find that the Waiver of Fees Serves a Public Purpose and that Adequate Controls are in Place to Ensure the Public Purpose is Met

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the waiver of development related fees in the estimated amount of \$336,979.00 for the MLK Replacement (HUB) and Aquatics Center and the Fire Station Community Center; and
2. Find that the waiver of the development related fees serves a public purpose and that adequate controls are in place to carry out such public purpose.

DISCUSSION:

The 2022 Bond Program allocated \$25,700,000.00 for the replacement facility for MLK Community Center and includes \$8,200,000.00 for the Aquatics Center (Pool); and \$17,500,000.00 for the design and construction of the remodel/addition of Fire Station Community Center (FSCC).

City staff recommends that the City Council waive development related fees for construction of these community centers and associated facilities. In the event any of these fees were previously paid, approval of this Mayor & Council Communication (M&C) authorizes City staff to refund such payments. The amounts listed are estimated fees, but this M&C authorizes the waiver of the actual amount of any listed fees once such fees are determined. This M&C does not authorize the waiver of water and sewer impact fees.

A summary and estimate of the development fees that may apply to these projects include, but are not limited to, the following:

Fee Type	FSCC	MLK and Pool
Platting Fees (Application + per acre charge) <i>*Estimate only.</i>	\$4,500.00	\$4,500.00
Zoning Change	\$0.00	\$0.00
Infrastructure Plan Review Center (IPRC) Fees (Application, Pre-Submittal Conference and Additional Plan Sheets) <i>*\$1,125.00 per application + \$435.37 per sheet. Estimate only.</i>	\$66,555.00	\$174,000.00
IPRC Easement Application Fees <i>*\$7,875 per application. Estimate only.</i>	\$7,875.00	\$7,875.00
All Building Permit related Fees (Includes Plan Review and Inspections) <i>*Estimate can vary.</i>	\$20,000.00	\$15,000.00
Sign Permit Fee (Application + permittable frontage) <i>*37.12 application, \$16.87 Technology Fee + \$26.88 per sq ft display surface. Estimate only.</i>	\$323.00	\$323.00
Study Application and Review Fees <i>Estimate Only. (Drainage, Water, Sewer and/or Flood) *Does not include Water and Sewer Impact fees</i>	\$11,628.00	\$11,628.00
Commercial Grading Permit Fees (Application + per acreage) <i>*Estimate can vary.</i>	\$1,042.00	\$1,042.00
Urban Forestry Application Fees <i>Estimate Only.</i>	\$281.00	\$281.00
Temporary Street Closure Permit Application Fees <i>*\$42.80 per day of closure. Estimate Only.</i>	\$1,000.00	\$1,500.00
Floodplain Development Permit Application Fee	\$100.00	\$100.00
Transportation Impact Fees <i>Estimate Only.</i>	\$3,713.00	\$3,713.00
TOTAL ESTIMATED FEES WAIVED	\$117,017.00	\$219,962.00

By approval of this M&C, the City Council finds that the waiver of fees serve a public purpose because the fees are for the construction of community centers and associated facilities that will be owned and operated by the City and sufficient contractual controls are in place to ensure

the public purpose is met.

Fire Station Community Center is located in Council District 9, and the replacement facility for the MLK Community Center and Aquatics Center is located in Council District 5.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the development related fee waivers, a loss of an estimated \$336,979.00 in revenue will occur. This reduction in revenue will be incorporated upon the waivers being officially granted.

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