

Marion County Fire Impact Fee Study

Prepared by Benesch

Marion County is interested in re-implementing the fire impact fee that was repealed in 2015 and requested a scope of service from Benesch to prepare the impact fee technical study. The following paragraphs include our approach to the requested tasks.

Task 1: Background & Methodology Review

Upon Notice to Proceed, Benesch will coordinate with the County for collection of specific studies, data, and other information necessary to complete the study. Benesch will review the data and follow up with any questions.

Task 2: Technical Analysis

The study will use a consumption-based methodology, which charges new growth for the value of the infrastructure it uses. This is also the County's adopted methodology for the transportation impact fees. This method will continue to be used and cost, credit and demand calculations will be updated. Task 2 will include the following subtasks.

Subtask 2.1: Demand Component

The demand component for the fire impact fees uses functional population, which measures density of people at each land use throughout the day. Demand calculations for the fire impact will be developed based on the most recent data.

Benesch will coordinate the fire impact fee schedule with the land uses included in the transportation impact fee schedule for consistency and to reflect uses that the County is permitting frequently.

Subtask 2.2: Cost Component

The cost component for the fire impact fees will be developed to reflect the current cost of adding capacity in Marion County. Cost elements reviewed will include design/architectural, construction, land, vehicle and other related costs. We will review recent bids, recently built stations/buildings, recent land purchases or appraisals and other relevant documents to identify service facility improvement costs that may be considered in the calculation of the cost component of the impact fee formula for the County. This information will be compared to and/or supplemented with Benesch's cost databases that include information from other Florida jurisdictions. Results of this analysis will be documented in the technical report.

Subtask 2.3: Credit Component

Benesch will review historical and projected capital improvement funding sources and expenditures for land, construction, purchase of vehicles, and other related expenditures in Marion County for qualified fire rescue capital facilities. Debt service for any bond proceeds used for capacity expansion projects will be reviewed and documented as appropriate. The review will incorporate non-impact fee investment in Marion County. This information will be used to prepare the credit component of the impact fee formula, and alternative calculations for potential changes in the funding sources and levels will be prepared, if needed. This will be documented in the technical report.

Subtask 2.4: Fee Schedule, Comparison of Impact Fee Schedules and Revenue Estimates

Based on the findings of Tasks 1 through Task 2.3, a fire impact fee schedule will be prepared.

Benesch will prepare a fire impact fee rate comparison between Marion County and several other jurisdictions, taking into consideration the location, size, and fee program in place for each community. This will be documented in the technical report.

Revenue estimates will be prepared based on recent permitting levels and historical revenue generation.

Subtask 2.5: Economic Growth Strategy

Benesch has developed an Economic Growth Strategy that bridges consumption-based fees and needs-based fees. In addition, this model is used by local governments to diversify the fees, provide incentives for target industries and align the impact fee program with their economic growth goals.

Benesch's Economic Growth application evaluates the available funding sources from existing developments and population growth levels and develops a policy reduction to recognize the existing development's contribution in addition to new growth's contribution. This approach was previously used by Marion County for the transportation impact fees and will be calculated for the fire impact fees to provide the County with the ability to buy down fees for certain land uses.

Task 3: Technical Report & Ordinance Assistance

Subtask 3.1: Technical Report Preparation

The results of Tasks 1 and 2 will be summarized in a draft technical report. The report will include all information, estimates, projections and data analysis, as well as assumptions made, methodologies employed and the resulting fee schedule.

The technical report will address any recent legislative changes. Benesch will provide information on any proposed legislation that may affect the impact fee program. In addition, implications of fee increase caps established by F.S. 163.31801 will be incorporated into a spreadsheet tool for the County's use.

Upon receipt of comments from the County, Benesch will make the necessary revisions to the draft report and prepare the final report, which will incorporate input from the County and other community groups and agencies as appropriate. The reports will be submitted electronically.

Subtask 3.2: Ordinance Assistance

Benesch will assist in developing fee scenarios that comply with fee capping requirements. We will review the impact fee ordinances prepared by the County attorney and provide comments. If needed, sample language from other ordinances will also be provided.

Task 4: Meetings & Presentations

As part of this study, the following six meetings and presentations will be conducted:

- Three interim meetings with County staff to review study methodology and draft report findings and prepare for public meetings (virtual).
- Two workshops and one adoption hearing with the Board of County Commissioners to present study methodology and study results and obtain input.

For all presentations, Benesch will prepare user-friendly, easy-to-follow materials in PowerPoint. Draft presentations will be provided to County staff for review prior to the BOCC workshops/meetings. In addition to these formal meetings, Benesch will be in close contact with the County's Project Manager to ensure that the County is aware of the study progress.

Task 5: Optional Tasks

This task includes the following services and will be provided only upon authorization from the County:

- Three (3) additional in-person meetings.
- Legal services to be provided by White & Smith, LLP on an hourly basis as requested by the County.

The budget for these tasks will be developed as services are requested.

Proposed Budget

The professional fees and expenses for Tasks 1 through 4 are estimated at \$49,120 and include three virtual and three in-person meetings that will be conducted concurrently with meetings included in the transportation impact fee study scope of services. The following tables provide a summary of professional fees and hourly rates that will be used for optional tasks.

Task	Professional Fees & Expenses
1. Background & Methodology Review	\$3,197
2. Technical Analysis	\$27,103
3. Technical Report & Ordinance Assistance	\$10,915
4. Meetings & Presentations	<u>\$7,905</u>
Subtotal - Tasks 1 through 6	\$49,120

Position	Rate
Technical Study:	
Senior Project Manager	\$275
Senior Planner/Engineer	\$155
Planner/Engineer	\$110
GIS Specialist	\$100
Admin/Clerical	\$75
Legal Support:	
Tyson Smith or Mark White	\$250
Sean Scoopmire	\$200