

Poolesville Impact Fee Calculation Model

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Scenario: 30 Houses per Year Beginning 2009 5/12/2009

Variables

Discount Rate 2.0%
 Cost Escalation 1.7%

Calculated Impact Fee Beginning In 2003 \$10,588

NPV of Benefits = \$4,532,117

NPV of Impact Fees = \$4,532,117

NPV Benefits - NPV Impact Fees = \$0

Summary Statistics

Total Impact Fees Collected \$5,270,937

Legacy Impact Fees & Proffers \$1,679,640

Total Capital Projects \$11,908,386
 Impact Fee Eligible & None Impact Fee Eligible

Town Required Capital Funding \$4,957,809

Impact Fees by Year

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Residential	\$10,588	\$10,768	\$10,951	\$11,137	\$11,326	\$11,519	\$11,715	\$11,914	\$12,116	\$12,322	\$12,532	\$12,745	\$12,962	\$13,182	\$13,406	\$13,634	\$13,866	\$14,102	\$14,341	\$14,585	\$14,833	\$15,085
Commercial per 1,000 Gal.	\$25,277	\$25,706	\$26,143	\$26,588	\$27,040	\$27,499	\$27,967	\$28,442	\$28,926	\$29,418	\$29,918	\$30,426	\$30,943	\$31,469	\$32,004	\$32,549	\$33,102	\$33,665	\$34,237	\$34,819	\$35,411	\$36,013

Pooleville Impact Fee Model

Scenario: 30 Houses per Year Beginning 2009

Project	% New Impact Fee Eligible	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030				
Recreation																											
Trails (1)	0%						\$560,000																				
Northern Quad (2)	100%				\$100,000	\$700,000																					
Community Center/Skate Park (14)	20%	\$279,844																									
ADA Parks (3)	0%	\$300,000																									
Sub-total Impact Fee Eligible		\$56,161	\$0	\$0	\$100,000	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$781,455	17%
Public Facilities																											
Public Meeting Facility (4)	19%	\$1,319,546																									
Sub-total Impact Fee Eligible		\$251,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,640	5%
Streetscape (5)																											
Sub-total Impact Fee Eligible	0%	\$0	\$0	\$0	\$350,000	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Water Supply																											
Wells 9& 10 (6)	0%	\$1,073,000																									
Future Well 11 (7)	0%			\$750,000																							
Future Well 12 (8) 103,680 GPD	100%		\$525,000																								
Future Well 13 (9) 73,440 GPD	100%		\$525,000																								
Future Well 14 (10) 48,960 GPD	100%						\$525,000																				
Future Well 15 (11) 69,120 GPD	100%							\$800,000																			
Sub-total Impact Fee Eligible		\$0	\$1,050,000	\$0	\$0	\$0	\$525,000	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,158,204	48%
Sewer/WWTP (12)																											
I&I Capacity Creation (13)	10%	\$846,302																									
Sub-total Impact Fee Eligible		\$1,372,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,345,817	30%
Roads																											
Sub-total Impact Fee Eligible	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Other																											
Sub-total Impact Fee Eligible		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Total Impact Fee Eligible		\$1,680,467	\$1,050,000	\$0	\$100,000	\$700,000	\$525,000	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,532,117	

Notes:

1. Trails will benefit residents equally and therefore are part of normal town capital budgets.
2. North Quad park will provide additional capacity to support new town residents.
3. ADA parks will benefit residents equally and therefore are part of normal town capital budgets.
4. Public facility will provide new administration facility and public meeting space. It is the proportion of new households to total households adjusted by 5% to reflect activity to support commercial enterprises.
5. Streetscape will benefit residents equally and therefore are part of normal town capital budgets.
6. For existing residents
7. Redundancy for current residents.
8. All additional capacity would support new growth.
9. All additional capacity would support new growth.
10. All additional capacity would support new growth.
11. Fulfills capacity shortfall of 39,398 GPD needed to support new growth.
12. Expansion/upgrade increased permitted capacity by 125,000 GPD with a shortfall of 25,528 GPD to be met by an outyear project.
13. The pro-rata share of the I&I capacity created above the 2006-2008 average flows credited for proffers.
14. New resident share of the land and initial development funding paid for in total by existing town residents.

Required residential water capacity this plan:	246,000 GPD
Required residential sewer capacity this plan:	133,250 GPD
Required commercial water capacity this plan:	14,678 GPD
Required commercial sewer capacity this plan:	14,678 GPD

Pooleville Impact Fee Model

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	Total New Units
30	30	30	30	30	30	5	0	0	0	0	0	0	0	410
\$12,116	\$12,322	\$12,532	\$12,745	\$12,962	\$13,182	\$13,406	\$13,634	\$13,866	\$14,102	\$14,341	\$14,585	\$14,833	\$15,085	
\$28,926	\$29,418	\$29,918	\$30,426	\$30,943	\$31,469	\$32,004	\$32,549	\$33,102	\$33,665	\$34,237	\$34,819	\$35,411	\$36,013	
\$363,495	\$369,674	\$375,959	\$382,350	\$388,850	\$395,460	\$67,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$3,291,613	\$3,661,287	\$4,037,246	\$4,419,596	\$4,808,446	\$5,203,906	\$5,270,937	\$5,270,937	\$5,270,937	\$5,270,937	\$5,270,937	\$5,270,937	\$5,270,937	\$5,270,937	
\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	\$4,855,467	
-\$1,563,853	-\$1,194,179	-\$818,220	-\$435,871	-\$47,021	\$348,439	\$415,470	\$415,470	\$415,470	\$415,470	\$415,470	\$415,470	\$415,470	\$415,470	

Scenario: 30 Houses per Year Beginning 2009

Note: Capital projects in the uses of funds section include all project costs not just those that are impact fee eligible.

Estimated Sources of Funds	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Impact Fee Revenues		\$158,818	\$323,036	\$378,854	\$673,185	\$339,793	\$345,569	\$351,444	\$357,419	\$363,495	\$369,674	\$375,959	\$382,350	\$388,850	\$395,460	\$67,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing W&S Fee Balance	\$65,474	\$65,474																					
Existing Public Facility Fee Balance	\$192,916	\$192,916																					
Winchester WWTP Proffer	\$750,000	\$750,000																					
Winchester Water Proffer	\$350,000	\$350,000																					
Elgin/Kettler Water or Sewer Proffer	\$221,250	\$221,250																					
Elgin/Kettler WWTP Proffer	\$100,000	\$100,000																					
Total	\$1,679,640																						
Estimated Uses of Funds																							
Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trails (1)	\$0	\$0	\$0	\$0	\$0	\$560,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northern Quad (2)	\$0	\$0	\$100,000	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Center/Skate Park (14)	\$279,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADA Parks (3)	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Meeting Facility (4)	\$1,672,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetscape (5)	\$0	\$0	\$0	\$350,000	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wells 9& 10 (6)	\$1,073,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Future Well 11 (7)	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Future Well 12 (8) 103,680 GPD	\$0	\$525,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Future Well 13 (9) 73,440 GPD	\$0	\$525,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Future Well 14 (10) 48,960 GPD	\$0	\$0	\$0	\$0	\$0	\$525,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Future Well 15 (11) 69,120 GPD	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewer/WWTP (12)	\$1,352,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
I&I Capacity Creation (13)	\$2,046,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Capital Project Costs	\$6,723,386	\$1,050,000	\$750,000	\$450,000	\$700,000	\$1,085,000	\$350,000	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Estimated Revenues All Sources	\$1,838,458	\$2,161,495	\$2,540,348	\$3,213,534	\$3,553,327	\$3,898,896	\$4,250,340	\$4,607,759	\$4,971,253	\$5,340,927	\$5,716,886	\$6,099,236	\$6,488,086	\$6,883,546	\$6,950,577	\$6,950,577	\$6,950,577	\$6,950,577	\$6,950,577	\$6,950,577	\$6,950,577	\$6,950,577	\$5,340,927
Cumulative Estimated Expenditures	\$6,723,386	\$7,773,386	\$8,523,386	\$8,973,386	\$9,673,386	\$10,758,386	\$11,108,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386	\$11,908,386
Net Cumulative Cash Flow All Sources	-\$4,884,928	-\$5,611,891	-\$5,983,038	-\$5,759,852	-\$6,120,059	-\$6,859,490	-\$6,858,046	-\$7,300,627	-\$6,937,133	-\$6,567,459	-\$6,191,500	-\$5,809,150	-\$5,420,300	-\$5,024,840	-\$4,957,809	-\$4,957,809	-\$4,957,809	-\$4,957,809	-\$4,957,809	-\$4,957,809	-\$4,957,809	-\$4,957,809	-\$6,567,459
Additional Required Capital Funding Over the Life of the Plan	\$6,567,459																						