



CITY OF DUNWOODY

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MEMORANDUM

To: Mayor and City Council

From: Michael M. Tuller, AICP, Community Development Director

Date: August 9, 2010

Subject: Developmental Impact Fee Program - Feasibility Plan Consulting Services

As part of the budgetary process for the City of Dunwoody, Mayor and City Council allocated \$30,000 in the 2010 Budget to evaluate a proposed Developmental Impact Fee Program and consider its feasibility for our municipality. City Staff has completed the process of evaluating potential consulting services programs through the public advertisement Request for Proposals to consider the merits of an impact fee program for the City of Dunwoody. The development fees collected for new construction projects are assigned proportionally to specific facility type/services; depending on the development's relative impact on the respective jurisdiction.

A total of six qualified planning firms submitted proposals for the Impact Fee Program in the City of Dunwoody. The RFP Review Committee recommended the firm of Ross & Associates, Inc. to perform the feasibility study. The consultant proposal is broken into four (4) separate task assignments (i.e. Implementation Assessment, Capital Improvements Element, Impact Fee Ordinance, and Implementation Fee Program) with line item cost associations represented for each of the defined task assignments. It will be the discretion of Mayor and City Council to endorse one or more task assignments and the associated cost responsibilities as part of the program evaluation process.

The State of Georgia allows impact fees to be collected for roads, public safety, parks/recreation, water supply, stormwater, wastewater, and libraries. Impact fees have been in existence in Georgia for approximately 20 years, where they have served as a creative financing mechanism for implementing capital improvement projects. Locally, the cities of Sandy Springs, Roswell, and Alpharetta have implemented successful impact fee programs.

The Community Development Departments seeks direction from Mayor and City Council related to the merits of moving forward with contract services to further explore the feasibility of Development Impact Fees in the City of Dunwoody.