



**PLANNING & ZONING COMMISSION**  
Village Green Municipal Building, Council Chambers  
47 Hall Street  
Wednesday, February 12, 2020  
7:00 P.M.

## **ADDENDUM**

Following the submittal of the staff report, there were questions raised about whether the roadways for the Carriage Farms proposal should be private or public. Staff, with the help of the fiscal model developed by Dr. Bill Lafayette, ran multiple conditions to determine the fiscal outcomes of converting the streets from private to public. See attached for this analysis.

Ultimately, Staff determined that the conversion of streets from private to public is at a negligible cost and that the proposal is still a net positive for the City. This is based on the conservative assumption that the project will be occupied by 50% retirees and 50% working families.

50% Retiree and 50% Working

Private Streets

**CITY OF POWELL - SUMMARY OF FISCAL IMPACTS**

Incremental revenues	
Income tax	\$17,424
Property tax	\$15,777
Franchise fees	\$635
Road-related revenues	\$3,221
<b>Total incremental revenues</b>	<b>\$37,056</b>
Incremental expenses	
Admin., buildings, & IT	\$12,043
Police (net)	\$14,949
Parks & rec. (net)	\$1,796
Development, bldg., engineering (net)	\$2,511
Road maintenance	\$0
<b>Total incremental expenditures</b>	<b>\$31,298</b>
<b>Net incremental revenue/expense</b>	<b>\$5,757</b>

Public Streets

**CITY OF POWELL - SUMMARY OF FISCAL IMPACTS**

Incremental revenues	
Income tax	\$17,424
Property tax	\$15,777
Franchise fees	\$635
Road-related revenues	\$3,221
<b>Total incremental revenues</b>	<b>\$37,056</b>
Incremental expenses	
Admin., buildings, & IT	\$12,043
Police (net)	\$14,949
Parks & rec. (net)	\$1,796
Development, bldg., engineering (net)	\$2,511
Road maintenance	\$1,272
<b>Total incremental expenditures</b>	<b>\$32,570</b>
<b>Net incremental revenue/expense</b>	<b>\$4,485</b>

100% Retiree

Private Streets

**CITY OF POWELL - SUMMARY OF FISCAL IMPACTS**

Incremental revenues	
Income tax	\$6,647
Property tax	\$15,777
Franchise fees	\$607
Road-related revenues	\$3,081
<b>Total incremental revenues</b>	<b>\$26,111</b>
Incremental expenses	
Admin., buildings, & IT	\$11,519
Police (net)	\$14,299
Parks & rec. (net)	\$1,718
Development, bldg., engineering (net)	\$2,402
Road maintenance	\$0
<b>Total incremental expenditures</b>	<b>\$29,938</b>
<b>Net incremental revenue/expense</b>	<b>-\$3,827</b>

Public Streets

**CITY OF POWELL - SUMMARY OF FISCAL IMPACTS**

Incremental revenues	
Income tax	\$6,647
Property tax	\$15,777
Franchise fees	\$607
Road-related revenues	\$3,081
<b>Total incremental revenues</b>	<b>\$26,111</b>
Incremental expenses	
Admin., buildings, & IT	\$11,519
Police (net)	\$14,299
Parks & rec. (net)	\$1,718
Development, bldg., engineering (net)	\$2,402
Road maintenance	\$1,272
<b>Total incremental expenditures</b>	<b>\$31,210</b>
<b>Net incremental revenue/expense</b>	<b>-\$5,099</b>

100% Working

Private Streets

**CITY OF POWELL - SUMMARY OF FISCAL IMPACTS**

Incremental revenues	
Income tax	\$25,915
Property tax	\$15,777
Franchise fees	\$607
Road-related revenues	\$3,081
<b>Total incremental revenues</b>	<b>\$45,380</b>
Incremental expenses	
Admin., buildings, & IT	\$11,519
Police (net)	\$14,299
Parks & rec. (net)	\$1,718
Development, bldg., engineering (net)	\$2,402
Road maintenance	\$0
<b>Total incremental expenditures</b>	<b>\$29,938</b>
<b>Net incremental revenue/expense</b>	<b>\$15,442</b>

Public Streets

**CITY OF POWELL - SUMMARY OF FISCAL IMPACTS**

Incremental revenues	
Income tax	\$25,915
Property tax	\$15,777
Franchise fees	\$607
Road-related revenues	\$3,081
<b>Total incremental revenues</b>	<b>\$45,380</b>
Incremental expenses	
Admin., buildings, & IT	\$11,519
Police (net)	\$14,299
Parks & rec. (net)	\$1,718
Development, bldg., engineering (net)	\$2,402
Road maintenance	\$1,272
<b>Total incremental expenditures</b>	<b>\$31,210</b>
<b>Net incremental revenue/expense</b>	<b>\$14,170</b>