

Financial Model Workshop Agenda  
Mayor and City Council  
Comprehensive Plan Advisory Committee  
March 30, 2009  
4:30 PM – City Council Chambers

<u>Activity</u>	<u>Approx. Start Time*</u>
A. OPENING BY CPAC CHAIRMAN	4:30 PM
B. FINANCIAL MODEL DEMONSTRATION	4:35 PM
C. DINNER BREAK	6:00 PM
D. QUESTIONS AND ANSWERS	6:30 PM
E. NEXT STEP	7:30PM
D. CLOSING	8:00 PM

*\*Notes: Times are approximate & intended to keep the Committee on track to complete the meeting by 8:00 PM.*

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Financial Model Workshop  
March 30, 2009

**ATTENDANCE**

**CPAC Members**

George Ragsdale, Chairperson  
Joelle Corcoran  
Kim Horne  
Terry Herr  
Curtis Mills  
Cary Schlenke  
Marty Lock  
Jennifer Fletcher  
Sandy Jones  
Tim Enloe

Bill Lusk  
Burt Hewitt  
Tina D'Aversa

**Staff**

Chris Lagerbloom, City Manager  
Staff

**CH2MHill**

Norm Pearson  
Tom Wilson

**City Council**

Mayor Joe Lockwood  
Karen Thurman  
Julie Zahner Bailey

**Others**

Clyde Johnson, TSAC Chairperson  
Jahnee Prince, Council for Quality Growth  
Various Residents and business owners

**Summary and Notes**

At 4:30pm CPAC Chairman George Ragsdale open the meeting and introduced the developer and presenter of the financial model Norm Pearson.

Norm Pearson gave an overview of the task of the financial model. The financial model was set up to show the fiscal consequences of land use and development decisions. The model was designed to account for specific change scenarios to each of the 10 Character Areas. The intention is that the model be used as a tool to test and deliberate the future financial impact of comprehensive planning policies, and to protect against unsustainable planning decisions.

Norm Pearson showed the audience how the user of the model would be able to make changes to population, densities, land use, tax rate and debt service for example to see the resultant revenue and expenditures line over time. Different combination scenarios resulted in different revenue and expenditure lines that indicated fiscal impact of the scenario and the viability of the scenario over time. There were many questions raised during the presentation about the input data, the model accuracy as well as some 'what if' questions that aided in the demonstration.

The main discussion started after the dinner break and summarized in the list below.

**Below is a list of questions and concerns that was captured during the question and discussion portion of the meeting.**

Could we dissect or expand the Mixed Use category to show percentages of residential (plus type), commercial, office, etc.

Testing data integrity Quality checks: - Staff has validated the data. Parcels and Land Use is good and has been validated several times. The Finance Department will validate the Financial Data.

What is behind the data? What is the background data? Eg are wetlands and reservoirs; stream buffers and floodplains included or excluded from the available land?:- The wetlands and reservoirs were subtracted from the available lands, stream buffers and floodplains were not.

Can we (CPAC) see all the data that was given to Norm to input into the model?:- Alice will organize to deliver the input data to Cary and whoever else are interested.

Where will the Model be housed? With staff at Milton or at CH somewhere?:- Milton staff will have a copy.

Who will be trained to manipulate the Model? Anybody should be able to make queries to the model.:- CH2 will do some additional runs up until August 1, 2009. CPAC and some members on Council were interested to being able to tinker with the model themselves. Chris Lagerbloom will look into the notion of making the model available to 'anybody' to make queries.

Did we use the model on historical data to project what has already happened in order to test the Model for its accuracy?:- No, there is no (complete) historical data for Milton; i.e. 2007 is a partial year and current available complete data is 2008.

What is the property value for actual parcels?:- That data is available and will be put in.

Behind the Model for example, sales tax calculations need to be modified.

A request was made to see a list of assumptions that are embedded in the Model. At the expense level, what is driven by population and what is not?

A scenario request was made for follow up: For owners of land that is 10 acres or more, what if the City provided a tax break to encourage them to keep their 10 acres? How would this impact the City's financial future?

A request was made for more detailed land use categories for the residential land uses to dissect the "one or more acre per residential unit" into possibly "5 acres per residential unit" and "10 acres per residential unit".:- Unfortunately, this matter is a land use matter that would have to be vetted through the comprehensive planning process, therefore it cannot be incorporated into the financial model at this time.

How can we adjust the Model to address the population density going too far and taxing the City by having to provide more (services) than it receives in revenue.:- Staff will do the research on this issue.

Greenspace acquisition: Somewhere in the Model should account for converting land to greenspace.:- The model will be adjusted to reflect greenspace acquisitions.

TDR- Can the Model evaluate Transfer of Development Rights:- No, this is not factored in this Model. Milton does not currently have a TDR program, therefore, there is nothing to input into the Model regarding TDR. The Model is capable of evaluating TDR if a program exists such as in Chatt Hills.

Can the model factor in reservations on ROW wherever we can before new development comes in to prevent the problem of not having enough ROW to expand the street.:- Yes

There was a request for other studies that show the fiscal impact of population on the City.

Next Steps:

- Staff will go back and incorporate the comments and recommendations provided.
- The financial date will be expanded and incorporated as requested
- Staff will provide a description of the land use categories
- The mixed use will be expanded by specific uses
- The City Manager will make contact with CH2 office to facilitate of making the model available to City Council and CPAC members for further review and testing.

There was a request for a field trip to the Serenbe Community in Chatt Hills.