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# Poplar Grove impact fees may rise

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POPLAR GROVE -

Village officials believe property values are going up.

If that's the case, they're going to restructure village impact fees.

Village President Roger Day said the board might authorize a study to determine a new land value in its impact fee ordinance.

Boosting the land value would mean more money for schools from residential development.

An acre in Poplar Grove costs about \$88,000, a value set in June 2004 and intended to represent the fair market value at that time.

Day expects a new study will reflect a significant increase.

"It will probably be more because land values have gone up," Day said.

The Boone County Board made a similar move in October, raising the per-acre value of undeveloped land from \$70,491 to \$84,313. The move raised developers' fees by more than \$700 for a three-bedroom, single-family home.

Impact fees are one-time payments made by developers to local school districts.

"An increase will allow us to plan for the growth and provide classrooms and other types of educational opportunities for the kids," North Boone School District Superintendent Rita Brodnax said. "I really appreciate the partnership between the School District and the village of Poplar Grove."

Poplar Grove has grown 160 percent between 2000 and 2006, from 1,368 to 3,554 people, according to the U.S. Census Bureau.

The growth has brought 30 percent more students to the North Boone School District, bringing enrollment from 1,300 to more than 1,700.

Since 2000, voters within the district have been asked seven times to approve referendums to deal with school growth. Two measures were approved, including the November 2006 vote to approve the sale of \$10 million in bonds. That money will pay for 44 new classrooms and other expansions in the district's six schools.

"(Increased impact fees) definitely make a major contribution to the building projects, and therefore reduces what we would have to ask our whole community to contribute," Brodnax said.

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