

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** The Honorable City Council

**FROM:** Yugal K. Lall, City Engineer / Public Works Director 

**BY:** Ken Gilbert, Public Works Consultant

**DATE:** May 17, 2006 (Council Meeting 06-07-06)

**SUBJECT:** Consider Resolution Rescinding Resolution No. 2005-2361, Pertaining to the Spring Road / Tierra Rejada Road Area of Contribution (SP/TR AOC), and Approving an Increase to the SP/TR AOC Fees

**DISCUSSION****A. Background**

On April 26, 2006, the City Council set June 7, 2006, as the date of a public hearing to consider increasing the fees for the Spring Road / Tierra Rejada Road Area of Contribution (SP/TR AOC) Fee. Notice of the public hearing was posted and published in accordance with the requirements of the Government Code.

**B. History**

Prior to the incorporation of the City, the County of Ventura created the subject Areas of Contribution in order to provide a mechanism for future development within a certain specified geographical areas, to finance transportation improvements to Spring Road and to Tierra Rejada Road.

**C. Last Adjustment**

The SP/TR AOC fees were last adjusted in July of 2005 by the adoption of Resolution No. 2005-2361. The fees set by that Resolution are as follows:

- Residential (per dwelling unit) \$ 7,240.11
- Commercial / Industrial (per acre) \$40,544.64

D. Fee Requirements

As with past fee adjustments, this fee increase is proposed for the purpose of providing a fee amount sufficient to fund (in the amounts specified herein) certain identified projects. A recent update and recalculation of project costs estimates is set forth in Attachment 1. That chart shows total project requirements to be \$1,001,604. Attachment 1 also shows the prior project costs estimates compared to revised project cost estimates. The revised project cost estimates are based on more recent information about project needs and requirements.

E. Funds Available

A calculation of funds available in the SP/TR AOC Fund (Fund 2502) is as follows:

<u>Funds Available</u>	<u>Amount (\$)</u>
Cash in Fund [April 1, 2006]	66,330
Less retention owed to Environmental Construction	(68,739)
Less future payment to Simi-Conejo	(48,242)
Plus deferred revenue	6,361
Less future re-payment of loans to L A AOC Fund	(952,863)
Sub-Total	(997,153)
Plus anticipated revenue from Nearon	466,263
Total	(530,890)

F. Additional Funds Required

Based on the above figures, the future SP/TR AOC fees required to fund all of the projects listed on Attachment 1, and other Fund obligations, is as follows:

<u>Description</u>	<u>Amount (\$)</u>
Current Funds Available	(530,890)
Less Total Estimated Project Costs	(1,211,604)
Sub-Total	(1,742,494)
Additional Funds Required	1,742,494
Projected Final Fund Balance	0

G. Future Land Development Projects

Vacant properties subject to the SP/TR AOC fee are listed as follows:

<u>Property</u>	<u>AP Number</u>	<u>Total Acres</u>
Cypress	512-0-260-040; 090; 120	33.58
Next to Pine Crest School	512-0-270-030	2.78
Total		36.36

H. Fee Calculation

Based on the above information the required per acre fee is calculated as follows:

	<u>Requirements (\$)</u>	<u>Total Acres</u>	<u>Per Acre Fee (\$)</u>
Fee Calculation	1,742,494.00	36.36	47,923.38

I. Recommended Fee Increase

Based on the above analysis, it is recommended that the SP/TR AOC fee be increased as follows:

	<u>Current Fee (\$)</u>	<u>Change (\$)</u>	<u>Revised Fee (\$)</u>
Per Dwelling Unit	7,240.11	1,317.63	8,557.74
Ind./Comm. (per Acre)	40,544.64	7,378.74	47,923.38
Percent Increase:		18%	

Note: The Equivalent Dwelling Unit fee for Residential property is based on 5.6 EDU per acre.

J. Public Hearing

As stated above, a Public Hearing on this matter was set for June 7, 2006. Notice of that hearing has been posted and published as required by law. Also, a copy of information pertaining to this proposed fee increase, the attached Resolution and the public hearing notice has been provided to the Building Industry Association (BIA).

K. Resolution

The attached Resolution (Attachment 2), if adopted, will revise the Spring Road / Tierra Rejada Road AOC fees to be as Noted in Section H above.

L. Effective Date of Fee Increase

Any approved fee increase will not become effective until sixty (60) days after the date the action was taken to increase the fee.

**STAFF RECOMMENDATIONS (ROLL CALL VOTE)**

1. Open the public hearing on the proposed adjustment to the Spring Road / Tierra Rejada Road AOC fee, receive all related input and then close the public hearing.
2. Adopt the attached Resolution (Attachment 2) increasing the fees for the Spring Road / Tierra Rejada Road AOC.

**Attachments:**

- Attachment 1: Future Project Cost Estimate
- Attachment 2: Resolution



RESOLUTION NO. 2006 - \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, RESCINDING RESOLUTION NO. 2005-2361, AND REVISING AND REENACTING THE SCHEDULE OF FEES FOR THE SPRING ROAD / TIERRA REJADA ROAD AOC

WHEREAS, the County of Ventura established certain areas of contribution in 1981 to provide a method of collecting fees from future development projects and to promote orderly growth, such fees to be used to finance specific street improvements; and

WHEREAS, upon incorporation of the City of Moorpark, the County of Ventura transferred responsibility for the administration of these Areas of Contribution to the City; and

WHEREAS, since the incorporation of the City, the City has periodically made adjustments to these fees and the improvements to be funded by said fees; and

WHEREAS, the fees for the Spring Road / Tierra Rejada Road Area of Contribution [SP/TR AOC] were last adjusted by the City Council in 2005 by the adoption of Resolution No. 2005-2361; and

WHEREAS, it has been determined that estimated project costs have increased since the subject fees were last adjusted and it is, therefore, necessary and appropriate for the City Council to consider an increase to the SP/TR AOC fees; and

WHEREAS, Government Code Section 66000 et. Seq. requires the City to hold a public hearing, as part of a regularly scheduled meeting, to consider written or oral presentation concerning any proposed increase in fees; and

WHEREAS, pursuant to said Sections of the Government Code, on April 26, 2006, the City Council set the date of June 7, 2006, as the date of a public hearing to consider possible action to increase the amount of the SP/TR AOC fees; and

WHEREAS, the City Council received and considered a report on June 7, 2006, setting forth certain justifications for the approval of an increase to the fees for the SP/TR AOC; and

WHEREAS, on June 7, 2006, the City Council held a public hearing, as required by law, and duly considered any input provided regarding said proposed fee increase.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to Government Code Section 66017, this Resolution shall become effective sixty (60) days following the public hearing held on June 7, 2006, implementing those changes to the SP/TR AOC fees described herein, upon the effective date of July 17, 2006.

SECTION 2. Resolution No. 2005-2361 is hereby rescinded upon the effective date of this Resolution.

SECTION 3. The fees set forth in Resolution No. 2005-2361 pertaining to the SP/TR AOC, are hereby revised to be as follows:

Table with 3 columns: Fee Amount, Per Residential Unit, Per Commercial / Industrial Acre. Row 1: Fee Amount: \$8557.74, 47923.38

Note: This fee is the result of a 18% increase from the prior fee.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original Resolutions.

PASSED AND ADOPTED this 7th day of June, 2006.

Patrick Hunter, Mayor

ATTEST:

Deborah S. Traffenstedt, City Clerk