

RESOLUTION NO. 2018-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
RECEIVING AND FILING THE 2019 INFORMATION REPORT ON THE ADJUSTMENT
OF THE MITIGATION FEES FOR NEW DEVELOPMENT.

WHEREAS, on August 7, 2007, the City Council adopted Ordinance No. 2007-10, increasing the City's Public Facilities Impact Fees and adding a provision for indexing the fees each January 1, and;

WHEREAS, the Engineering News Record ("ENR") Construction Cost Index Value for November 2017 was 10870.06 and the Value for November 2018 was 11183.78 which is an increase of 2.9 percent, and;

WHEREAS, the attached "Exhibit A" shows the new Public Facilities Impact Fees effective January 1, 2019, and;

WHEREAS, Impact mitigation fees for the Dunes (formerly referred to as "University Villages") were established per the Development Agreement between the City of Marina and Marina Community Partners, LLC approved on May 31, 2005 by Resolution 2005-135 and executed on July 8, 2005, and;

WHEREAS, the Development Agreement provides for the adjustment of impact fees per the Construction Cost Index, and;

WHEREAS, the same Engineering News Record ("ENR") Construction Cost Index increase of 2.9 percent will be applied to the impact mitigation fees for the Dunes, and;

WHEREAS, the attached "Exhibit B" shows the new Dunes Impact Fees effective January 1, 2019, and;

WHEREAS, the indexed Public Facilities Impact Fees will result in increased revenues to the City's Public Facilities Impact Fees Fund.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina does hereby receive and file the 2019 City of Marina Public Facilities Impact Fees Adjustment Index Report.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 20th day of November 2018, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

EXHIBIT A

Public Facilities Impact Fee Summary Indexed for 2019

Land Use	(a) 2018 Public Buildings Fee		(b) 2019 Public Buildings Fee		(c) 2018 Public Safety Fee		(d) 2019 Public Safety Fee		(e) 2018 Roadways Fee		(f) 2019 Roadways Fee		(g) 2018 Intersections Fee		(h) 2019 Intersections Fee		(i) 2018 Parks Fee		(j) 2019 Parks Fee		2018 Total Fee (a+c+e+g+i)		2019 Total Fee (b+d+f+h+j)	
Residential																								
Single Family Dwelling Units	\$	3,973	\$	4,088	\$	856	\$	881	\$	7,492	\$	7,708	\$	1,815	\$	1,867	\$	8,604	\$	8,852	\$	22,740	\$	23,396
Senior Homes	\$	2,649	\$	2,725	\$	569	\$	585	\$	2,896	\$	2,980	\$	702	\$	722	\$	5,737	\$	5,903	\$	12,553	\$	12,915
Assisted Living - Senior	\$	1,472	\$	1,514	\$	316	\$	325	\$	2,078	\$	2,138	\$	504	\$	519	\$	3,186	\$	3,278	\$	7,556	\$	7,774
Multi-Family Dwellings	\$	3,679	\$	3,785	\$	792	\$	815	\$	5,233	\$	5,384	\$	1,269	\$	1,306	\$	7,966	\$	8,196	\$	18,939	\$	19,486
Mobile Home Park	\$	3,679	\$	3,785	\$	792	\$	815	\$	3,926	\$	4,039	\$	951	\$	978	\$	7,966	\$	8,196	\$	17,314	\$	17,814
Campground/RV Park	\$	3,679	\$	3,785	\$	792	\$	815	\$	2,125	\$	2,186	\$	515	\$	530	\$	7,966	\$	8,196	\$	15,077	\$	15,512
Non-residential																								
Office/Research	\$	282	\$	290	\$	528	\$	543	\$	8,680	\$	8,931	\$	2,104	\$	2,165	\$	-	\$	-	\$	11,594	\$	11,929
Retail/Service	\$	170	\$	175	\$	316	\$	325	\$	14,588	\$	15,009	\$	3,536	\$	3,638	\$	-	\$	-	\$	18,610	\$	19,147
Industrial	\$	57	\$	59	\$	105	\$	108	\$	5,485	\$	5,643	\$	1,329	\$	1,367	\$	-	\$	-	\$	6,976	\$	7,177
Hotel	\$	76	\$	78	\$	143	\$	147	\$	6,430	\$	6,616	\$	1,558	\$	1,603	\$	-	\$	-	\$	8,207	\$	8,444
Church	\$	57	\$	59	\$	105	\$	108	\$	7,169	\$	7,376	\$	1,737	\$	1,787	\$	-	\$	-	\$	9,068	\$	9,330
Day Care Center	\$	226	\$	233	\$	423	\$	435	\$	58,281	\$	59,963	\$	14,127	\$	14,535	\$	-	\$	-	\$	73,057	\$	75,165
Animal Hospital/Veterinary Clinic	\$	338	\$	348	\$	633	\$	651	\$	37,144	\$	38,216	\$	9,003	\$	9,263	\$	-	\$	-	\$	47,118	\$	48,478
Medical/Dental Office Building	\$	338	\$	348	\$	633	\$	651	\$	28,432	\$	29,253	\$	6,891	\$	7,090	\$	-	\$	-	\$	36,294	\$	37,341
Casino/Video Lottery	\$	338	\$	348	\$	633	\$	651	\$	105,687	\$	108,737	\$	25,616	\$	26,355	\$	-	\$	-	*			*
Casino	\$	338	\$	348	\$	633	\$	651	\$	31,029	\$	31,925	\$	7,521	\$	7,738	\$	-	\$	-	*			*

Notes:

¹ Fee in this table refers to "fee per dwelling unit or mobile home park/campground/RV space," "fee per 1,000 square feet of building space or gaming space," and "fee per hotel room."

* Specifically for the Casino uses, the fees for Public Buildings, Public Safety, and Parks are based on the 1,000 square feet of gaming area, while Roadways and Intersection fees are based on 1,000 square feet of building space, excluding hotel uses.

Construction Cost Index CCI estimate approach was used for calculation of revised fees. November 2017 Index Value = 10870.06; November 2018 Index Value = 11183.78; % change Year = +2.9, Engineering News Record. The McGraw-Hill Companies, Inc.

EXHIBIT B

University Villages (the Dunes) Impact Fees Summary Indexed for 2019

Land Use	(a) 2018 DA	(b) 2019	(c) 2018 DA	(d) 2019	(e) 2018 DA	(f) 2019 Parks	(g) 2018 DA	(h) 2019	(i) 2018 DA	(j) 2019 Public	2018 DA Total	
	Traffic Intersections	Traffic Intersections									Fee (a+c+e+g+i)	2019 Total Fee (b+d+f+h+j)
Residential												
Single Family Dwelling Units	\$ 3,028.91	\$ 3,116.33	\$ 4,865.83	\$ 5,006.26	\$ 9,322.98	\$ 9,592.05	\$ 2,042.72	\$ 2,101.67	\$ 849.50	\$ 874.02	\$ 20,109.94	\$ 20,690.33
Town Homes	\$ 1,854.52	\$ 1,908.04	\$ 2,980.24	\$ 3,066.25	\$ 8,632.40	\$ 8,881.54	\$ 2,042.72	\$ 2,101.67	\$ 849.50	\$ 874.02	\$ 16,359.38	\$ 16,831.53
Senior	\$ 949.15	\$ 976.54	\$ 1,525.31	\$ 1,569.33	\$ 5,524.74	\$ 5,684.19	\$ 2,042.72	\$ 2,101.67	\$ 849.50	\$ 874.02	\$ 10,891.42	\$ 11,205.76
Multi-Family Dwellings	\$ 2,126.82	\$ 2,188.20	\$ 3,417.85	\$ 3,516.49	\$ 8,632.40	\$ 8,881.54	\$ 2,042.72	\$ 2,101.67	\$ 849.50	\$ 874.02	\$ 17,069.29	\$ 17,561.93
Non-residential												
Office (per building sq. ft.)	\$ 3.21	\$ 3.30	\$ 5.15	\$ 5.30	\$ -	\$ -	\$ 1.59	\$ 1.64	\$ 1.36	\$ 1.40	\$ 7.74	\$ 11.64
Hotels (room)	\$ 2,381.68	\$ 2,450.42	\$ 3,827.39	\$ 3,937.85	\$ -	\$ -	\$ 1,702.25	\$ 1,751.38	\$ 693.18	\$ 713.19	\$ 5,875.00	\$ 8,852.83
Commercial/Retail (per building sq. ft.)	\$ 12.92	\$ 13.29	\$ 20.77	\$ 21.37	\$ -	\$ -	\$ 0.97	\$ 1.00	\$ 0.82	\$ 0.84	\$ 24.21	\$ 36.50
Industrial (per building sq. ft.)	\$ 2.04	\$ 2.10	\$ 3.27	\$ 3.36	\$ -	\$ -	\$ 0.32	\$ 0.33	\$ 0.28	\$ 0.29	\$ 4.02	\$ 6.08
Construction Cost Index CCI estimate approach was used for calculation of revised fees. November 2017 Index Value = 10870.06; November 2018 Index Value = 11183.78; % change = 2.9, Engineering News Record. The McGraw-Hill Companies, Inc.												

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of November 20, 2018

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2018-,
RECEIVING AND FILING THE 2019 INFORMATION REPORT ON THE
ADJUSTMENT OF THE MITIGATION FEES FOR NEW DEVELOPMENT.**

REQUEST:

It is requested that City Council consider:

1. Adopting Resolution No. 2018-, receiving and filing the 2019 Information Report on the adjustment of mitigation fees for new development.

BACKGROUND:

At the regular meeting of August 7, 2007, the City Council passed and adopted Ordinance No. 2007-10, amending Chapter 3.26 of the Marina Municipal Code allowing the mitigation fees for new development to be increased/decrease on January 1 of each calendar year based on the percentage change in the Construction Cost Index (CCI) estimate approach that is typically used by public agencies as an estimated measure of the costs of construction of public infrastructure. The added provision states:

Section 3.26.055 Indexing.

“The City Council directs that the fee levels established by Section 3.26.050 shall be reviewed prior to January 1 of each year by the director. The fee levels shall be compared to the Engineering News Record (“ENR”) Construction Cost Index. The fee levels may be changed in accordance with the percentage change in the ENR index from November 1 to November 1 of each preceding year, but in no case shall the indexing percentage increase or decrease in fees allowed by this section exceed that shown in the ENR index. When calculating the fee level to be charged for the coming calendar year, increments of less than one dollar shall be rounded to the nearest dollar. Before January 1 of each year, the director shall prepare an informational report to the city council containing the calculations required by this section. If any index adjustments and fee changes are appropriate, the same shall be effective on January 1.”

At the regular City Council meeting of July 19, 2016, the City Council passed and adopted Ordinance No. 2016-04, amending Chapter 3.26 of the Marina Municipal Code updating developer impact mitigation fees which are charged for new development. This update was a major update of all the capital improvement master plans and a major update of impact fees.

At the regular City Council meeting of November 7, 2018, the City Council adopted Resolution No. 2017-101, receiving and filing the 2018 informational report on the adjustment of mitigation fees for new development.

ANALYSIS:

Staff has completed the review of the Engineering News Record (“ENR”) Construction Cost Index Value for November 2017 through November 2018. The November 2017 value was 10870.06 and the value for November 2018 was 11183.78 which is an increase of 2.9 percent. The Municipal Code requires that this informational report be provided to the City Council before January 1 which shows the new fee calculations. Unless directed otherwise by the City Council, these indexed adjustments and fee changes become effective January 1, 2019. The attached (“**EXHIBIT A**”) shows the current and proposed new Development Public Facilities Impact Fees effective January 1, 2019. These fees are applied to all new development, unless there is a previously approved Development Agreement.

The Dunes (formerly University Villages) Development Agreement

The Dunes Development Agreement approved in 2005 established city impact and other development fees and monetary exactions specific for their development. Exhibit D of this agreement states these fees are, “**subject to increase only for escalation in accordance with the construction cost index, identified in the City’s fee adoption ordinances**”.

The development impact fees for the Dunes Development are also being adjusted by the same Construction Cost Index percentage increase calculated above. The attached (“**EXHIBIT B**”) shows the current impact mitigation fees and the new impact mitigation fees for The Dunes development effective January 1, 2019.

FISCAL IMPACT:

The increased development Public Facilities Impact Fees will result in increased revenues for the various development impact fee fund accounts. These will be used for development of new parks, public facilities, public safety facilities, and transportation system improvements to mitigate the demands of an increasing population.

CONCLUSION:

This report is submitted to City Council for information.

Respectfully submitted,

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina