

REPORT TO CITY COUNCIL

DATE: AUGUST 27, 2008

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: RAMIRO ADEVA, CITY ENGINEER

SUBJECT: AUTHORIZATION TO SOLICIT PROPOSALS FOR UPDATING THE CITY'S ARTERIAL STREET SYSTEM DEVELOPMENT FEE, MORE COMMONLY KNOWN AS THE TRAFFIC IMPACT FEE (TIF)

On September 28, 1988, the City Council adopted Ordinance No. 153 and Resolution No. 493, establishing an Arterial Street System Development Fee, more commonly referred to as the Traffic Impact Fee (TIF). Such a fee was created to provide a mechanism to ensure new developments were held accountable for their traffic impacts to the City's arterial street system. The TIF adoption in 1988 was approved for a period of 17-years, meaning the TIF would be ready for its first update in 2005. However, a decision was made to wait until the General Plan was updated since the TIF calculation would be directly tied to anticipated traffic volumes resulting from the land uses outlined in the General Plan. The General Plan update is not complete, however, the portion affecting traffic is, and staff is now able to begin updating the TIF. Although the original TIF plan and study analyzed traffic impacts and improvements through a horizon ending in 2005, the fee itself has not yet been updated to include current costs of constructing traffic improvements. Thus, in most cases, the TIF collected from projects since 2005 was less than would be required under this year's analysis.

In addition to updating the TIF, this Request for Proposals (RFP) will also explore the option of establishing a separate fee that could be used towards funding infrastructure costs exclusively within the Agoura Village area. Several funding alternatives are currently being considered and staff is using this RFP to study whether charging development with an auxiliary fee, similar in structure to the TIF (but specifically calculated based on public infrastructure improvements within Agoura Village), is the best option for funding these improvements (i.e.: the roundabout).

The scope of work for this contract will consist of: analyzing the contents of the previous TIF report, update the fees to current-day construction costs, explore the option of establishing a supplementary development impact fee specifically for Agoura Village, and allot time to meet with City staff and any other appropriate parties to present the findings of the report and answer questions.

The anticipated award date for this contract will be October 7, 2008. The estimated cost of these services is approximately \$20,000, and has been budgeted in the approved FY 2008-09 budget.

RECOMMENDATION

Staff respectfully recommends the City Council:

Authorize staff to solicit proposals for updating the City's Arterial Street System Development Fee, more commonly known as the Traffic Impact Fee (TIF).