

City of

Thousand Oaks





**FYs 2017-2019 CITYWIDE USER FEES &
DEVELOPMENT IMPACT FEES
PUBLIC HEARING**

PRESENTED BY:

JOHN F. ADAMS, FINANCE DIRECTOR

APRIL 25, 2017

PUBLIC HEARING FORMAT

Staff presentation

Background & history

Highlights & staff recommendations

Questions

Public comments

City Council deliberation & adoption



USER FEES BACKGROUND

April 28,
2015

- Prior City Council adoption

Feb. 28,
2017

- Study Session

April 25,
2017

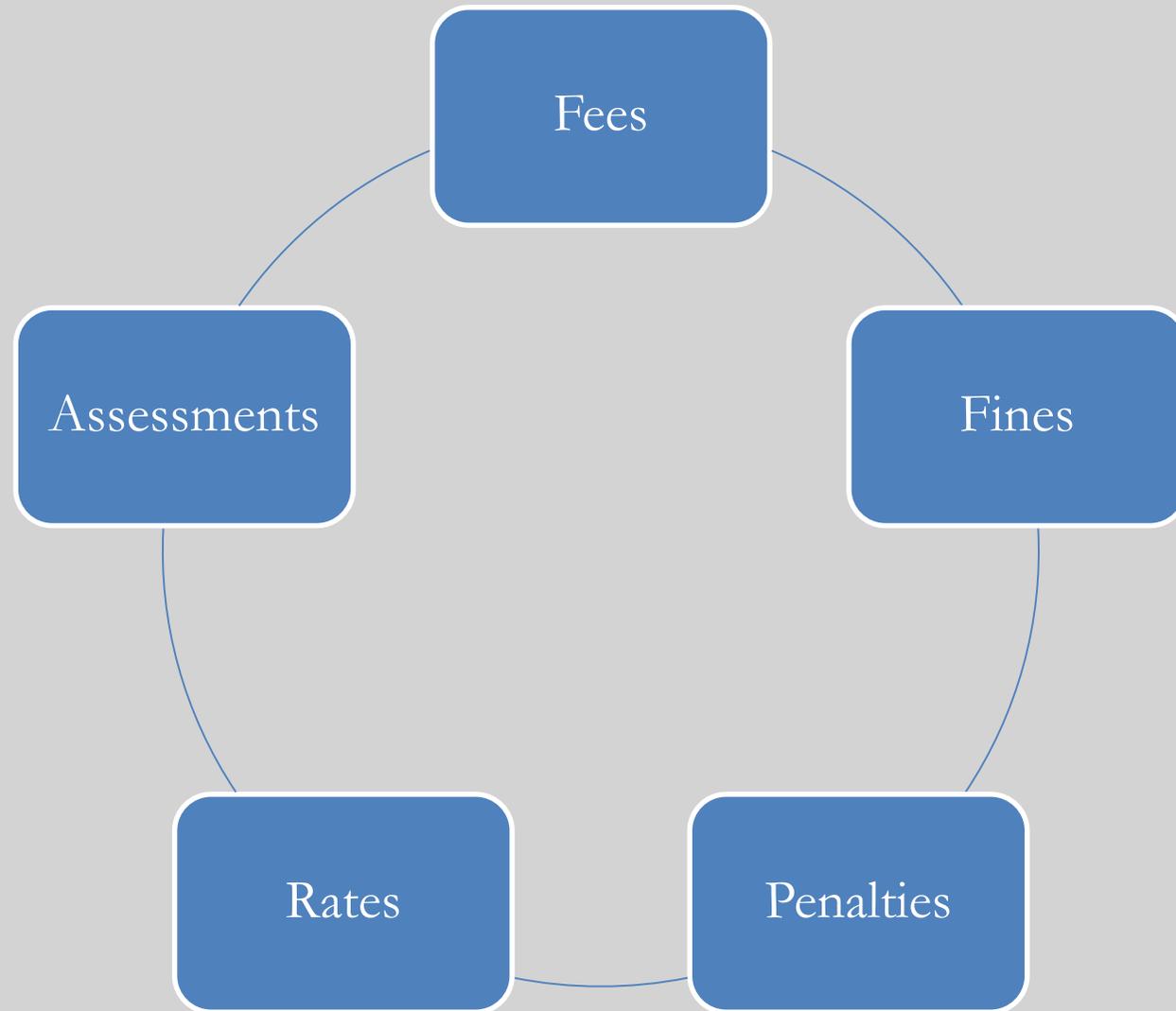
- Public Hearing

July 1,
2017

- User Fees Effective



MORE THAN A USER FEE MANUAL



SECTIONS OF THE USER FEES MANUAL

CITY CLERK

CITYWIDE

COMMUNITY
DEVELOPMENT
(Building & Safety,
Planning, & Code
Compliance)

CULTURAL
AFFAIRS

FINANCE

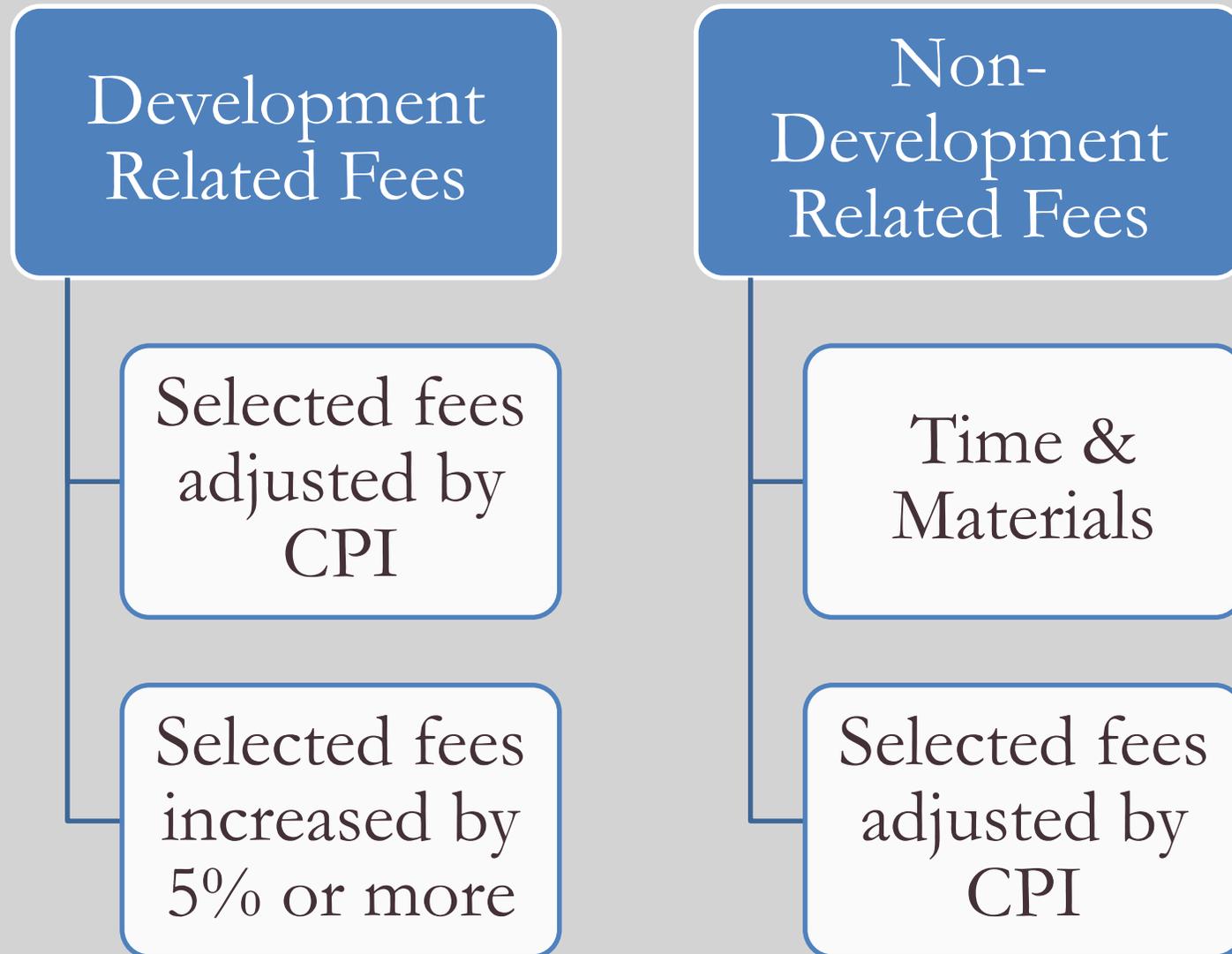
LIBRARY

POLICE

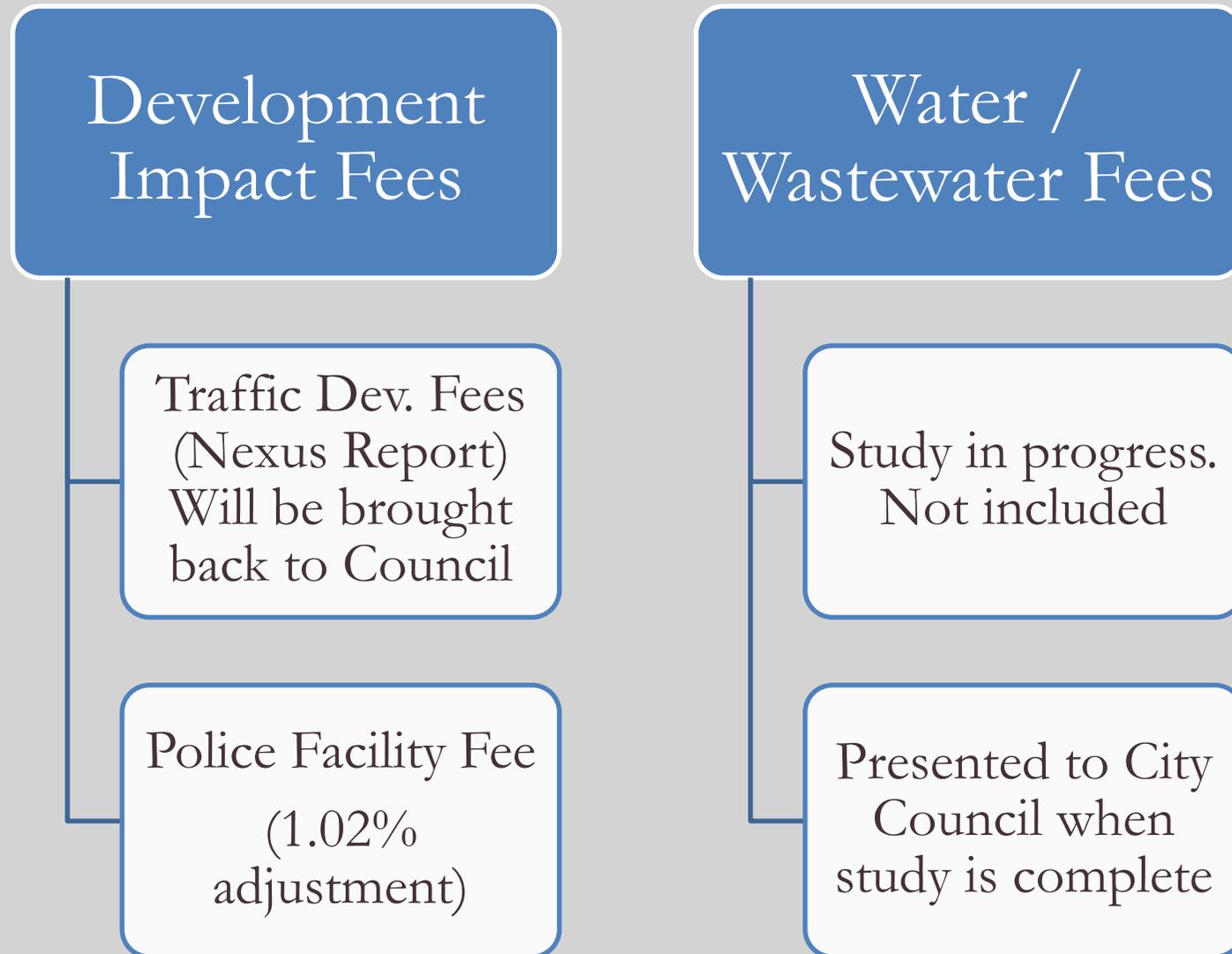
PUBLIC
WORKS



FEE TYPES



FEE TYPES



USER FEE DEFINITION

A fee or rate charged to an individual or group that receives a *private benefit* from services provided by the City

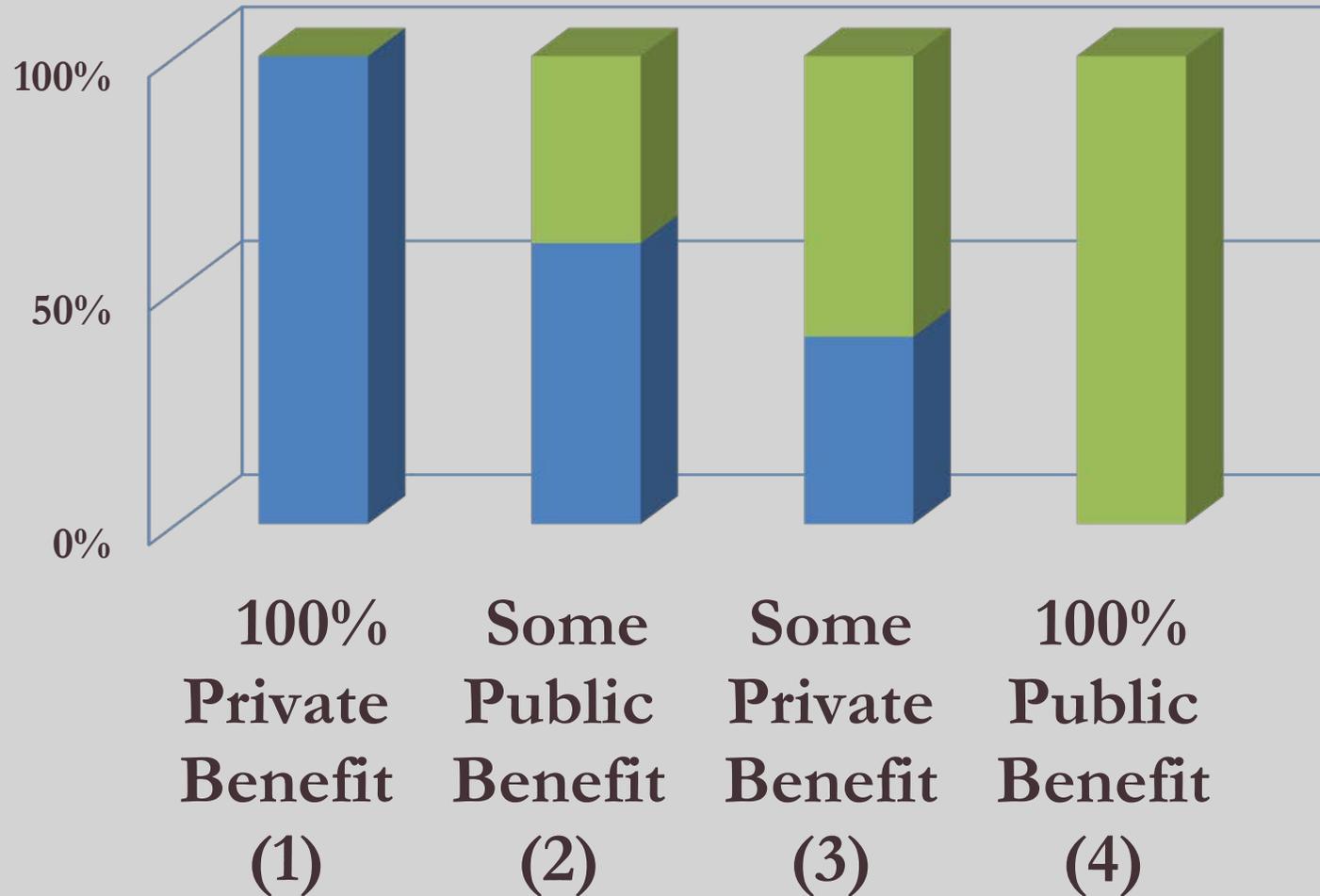
Not a tax (public benefit)

Not “Impact Fees”

“Grey areas” exist



Source of Service Funding



- (1) Building Permits
- (2) Recreation Programs
- (3) Advance Planning
- (4) Police Patrol



FULL-COST RECOVERY POLICY

State Law

- “...fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged...”

City Council Policy

- Community-wide vs. special service nature of the program or activity
- The use of general purpose revenue is appropriate for community-wide services, while user fees at full-cost are appropriate for services, which are of special benefit to an easily identified individual or group
- Fees & charges, in the absence of a specific public policy exception, should be implemented to achieve full-cost recovery



COST RECOVERY ANALYSIS

	Estimated Full Cost 2013	Actual Fees 2014	% Full Cost Recovery	Actual Fees 2015	% Full Cost Recovery	Actual Fees 2016	% Full Cost Recovery
Building Fees	\$4,184,151	\$2,873,777	68.7%	\$3,368,689	80.5%	\$4,121,772	98.5%
Planning Fees	\$3,475,950	\$847,275	24.4%	\$760,708	21.9%	\$997,618	28.7%
Code Enforcement Fees	\$56,909	\$55,200	97.0%	\$44,853	78.8%	\$46,971	82.5%
Engineering Fees	\$1,491,471	\$988,649	66.3%	\$925,996	62.1%	\$810,617	54.4%

- Development related reviewed in 2013
- Dependent on staffing levels, labor cost and time, cost of materials, and projected activity levels
- Comprehensive review every 8-10 years
- Beneficial to review when development and/or economic changes occur



SECTIONS OF THE PROPOSED USER FEE MANUAL

First Section – Fee Detail Sheet

- Detail sheet for each fee with descriptions, G/L Accounts, Fee structure, & Fees

Second Section (Yellow Pages)

- Comparison of the 2015 Adopted Fees (listed as Current Fees), along with the 2017 Proposed User Fee (listed as Proposed)

Third Section – Non-Compliance Fees

- List of Non-Compliance Development Related Fees



CHANGES/UPDATES TO USER FEES & USER FEES MANUAL SINCE STUDY SESSION

Study Session – Feb. 28, 2017

There have been no new fees added or changes made to existing fees since the Study Session



RECOMMENDATIONS

1.

Adopt Resolution approving the 2017 Citywide Fees, Fines, Penalties, Rates, and Assessments (User Fees) with Non-Compliance Fees

2.

Adopt Resolution maintaining Traffic Development Impact Fees at Existing Rates

3.

Adopt Resolution approving Police Facilities Development Fee



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Discussion & Questions

