

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MAY 6, 2014 AGENDA

Subject:	Type:	Submitted By:
DISCUSSION - ARTERIAL STREET IMPROVEMENT PROGRAM	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	JOHN KOTTMANN CITY ENGINEER/ASSISTANT PUBLIC WORKS DIRECTOR

SYNOPSIS

Joe Soucie and John Kottmann will present information on a proposed Arterial Street Improvement Program. Revenue from this fee would be used to address an increasing backlog of street reconstruction and expansion projects.

FISCAL IMPACT

The Master Fee schedule would change to add this fee to be collected at time of building permit from affected properties. Proceeds, estimated at approximately \$200,000 per year, would be placed into a designated fund for road improvements.

RECOMMENDATION

For discussion only.

BACKGROUND

In 2004 a study was done by HDR of roadway needs in Douglas and Sarpy Counties. This study concluded that there was a need for \$30 million per year in 2004 dollars growing to \$42 million per year by 2025. This study had many assumptions and generalizations that could be debated but it is clear that funding falls far short of the needs if growth and development is to continue in the Omaha metro area. The base level of federal funding to the MAPA region is \$13 million per year for transportation projects. For several reasons this funding is not expected to increase and federal policies will prioritize this money for multimodal and environmental justice corridors rather than suburban development. Local sources of funds will be required in order to address roadway needs. Omaha and Douglas County implemented an ASIP program in 2006.

Currently Sarpy County is very close to enacting an Arterial Street Improvement Program (ASIP). The City of Papillion has indicated a desire to adopt an ASIP fee as well. Other communities in Sarpy County are less interested.

The program that is presented for discussion is the same as that being considered by Papillion. The fees proposed are the same as Sarpy County and Papillion. These were set to be very close to those being charged by Douglas County and the City of Omaha except that a lower fee is proposed for non-retail commercial and industrial development.

CITY OF LA VISTA
ARTERIAL STREET IMPROVEMENT PROGRAM (ASIP)

DRAFT FOR DISCUSSION-APRIL 30, 2014

I. Purpose

In order to provide adequate, safe, and modern street infrastructure to serve the ongoing growth and economic development of the City of La Vista, an Arterial Street Improvement Program (ASIP) is necessary to fund the design and construction of street improvements and appurtenances within the City of La Vista's entire zoning jurisdiction and city limits.

II. Jurisdiction

The City of La Vista will enact the ASIP within its entire zoning jurisdiction and city limits. While the City has its own One & Six Year Road Plan for road improvements, these funds can be used within its corporate city limits and will also allow the City to participate in road improvements within its extra-territorial jurisdiction (ETJ) through an inter-local agreement process with either Sarpy County or another adjoining city or a sanitary and improvement district.

III. ASIP Fund

The City will establish an ASIP Fund in which all ASIP fees collected in the City's entire zoning jurisdiction, and within city limits, will be deposited in the ASIP Fund set up by the Finance Director. This ASIP Fund will be subject to the City's annual budget setting and auditing processes.

IV. Revenue

The following ASIP fees shall be charged and collected by the City of La Vista Building Department: (Note that these fees are still being reviewed by staff)

1. A fee of 0.75% of the building permit valuation shall be charged at the time the building permit is issued, on all new residential construction, including single family dwellings, town homes, and duplexes; and,
2. A fee for mobile home pads in the amount of \$1,000.00 per unit shall be charged when the site is permitted; and,
3. A fee in the amount of \$5,000.00 per development acre for multifamily projects shall be charged when the building permit is issued; and,

4. A fee in the amount of \$5,000.00 per development acre for retail commercial projects shall be charged when the building permit is issued; and,
5. A fee in the amount of \$2,000.00 per development acre for non-retail commercial and industrial projects shall be charged when the building permit is issued.

For the purposes of the ASIP, the term "development acre" shall mean only the area of land located within the lot lines of the lot for which the permit is sought. Development acre specifically excludes all land located within any street right-of-way, any dedicated land such as public parks, and any outlots.

If the City requests the developer to install public street improvements that are not adjacent or contiguous to the boundary of the development area or are not the result of the development's impact, then the ASIP fees generated by building permits issued in the subdivision may be used for such improvements or reimbursed to the subdivision developer. In such instances the City shall require a Subdivision Agreement for each development and shall specify the fees to be collected and may identify the use of such collected funds if a reimbursement is warranted.

V. Projects

The City Engineer or Public Works Director will refer to the One and Six Year Plan and the Capital Improvement Program of the City or County to select projects and may choose to convene stakeholder groups to provide input on the selection of projects. The City Engineer or Public Works Director will program said projects in the annual ASIP Fund budget to be approved by the City Council.

VI. Expenditure of ASIP Funds

The City may use any of the following procedures to expend ASIP Funds:

1. Revenue may be accumulated in the ASIP Fund until sufficient funds are accumulated to pay for a project.
2. Bonds may be issued to pay for the costs of projects and ASIP Funds may be used to retire principal and interest on the bonds.
3. Projects may be constructed in phases and ASIP Funds may be used to pay for construction costs as each phase is completed.
4. Funds may be used for matching funds for Federal Aid Projects.
5. Funds may be used for participation in projects through an interlocal agreement.

VII. Construction Responsibilities and Supervision

The City Engineer shall be responsible for the entire construction process, including right-of-way acquisition, engineering consultant selection, bidding, construction observation, and project close-out and acceptance. The City Engineer will follow the City's standard accounting processes to drawdown ASIP Funds for projects. The City may designate a lead agency for any project with oversight by the City Engineer.

VIII. Review of the Program

The ASIP shall be reviewed by the City Engineer and stakeholder groups not less often than every five (5) years for possible amendment to project priorities and fee adjustments.

