



WILDWOOD®

December 18, 2018

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: 3rd Report on Traffic Generation Assessment Fees – Review of Assessment and Utilization (Wards - All)

Council Members:

Discussion History >>>

At the June, August, and December 2018 Committee meetings, the members began, and continued, to study the City's Traffic Generation Assessment (TGA) Fee processes and the trust fund areas that were created by it, which began shortly after its incorporation. This study was prompted by concerns about this fee not being reflective of increases in costs caused by inflation; the methods used to assess the fee, which are based upon the number of parking spaces that are required by the Zoning Ordinance or a site-specific ordinance for a project; and how credits were considered and allowed by the City. These considerations led to several recommendations from the Committee that can be summarized below:

- a. Determine the cost of Town Center Area roadway and bridge improvements that were identified by the Traffic Study that was commissioned by the Planning and Zoning Commission at the end of 2017.
- b. Consider an increase in the amount of the fees associated with the land use types, based upon the overall cost of these roadway and bridge improvements noted in Item A.
- c. Increase the number of parking spaces that can be assessed the fee.

Explanation of Considerations >>>

In reviewing these considerations, the Committee has prepared the following responses for review by the City Council Members:

Item A. >>> Determining the Costs of Town Center Area Roadway Improvements

Via research conducted by the Department of Planning, the Committee would suggest that an increase in the fee structure should be considered, given the data and information the City has on file relative to the recent Traffic Study of the Town Center Area that was completed by H.R. Green Company, a consultant. In this study, the engineer provided a summary of the anticipated street and roadway improvements the City should anticipate over the next twenty (20) years to address traffic demands, levels of service, and safety in the Town Center Area. These identified street and roadway improvements from the aforementioned study include many of the arterial and collector roadways currently serving this special area of the City. The consultant has been asked by the City to review this list of improvements needed over the next twenty (20) year period of time and define their estimated cost(s). With a cost summary, it was the belief, as stated to the Committee by the Departments of Planning and Public Works, that, by basing any increases to the existing fee structure of the current Traffic Generation Assessment (TGA) amounts to that total, the needed

'rational nexus' between cost and need can be established. To establish a reasonable increase to the fee structure of the Traffic Generation Assessment (TGA) Funds, this requested cost summary from the consultant must be completed, reviewed, and endorsed by the City, which has yet to occur.

The Director of Public Works placed this consultant contract for this defined work on recent agenda of the Administration/Public Works Committee of City Council for its consideration, which included its cost and other components, and the members chose not to support the expenditure at this time. With this action by the Administration and Public Works Committee, the key component for the Departments to use in developing the needed background data and information to create the necessary 'rationale nexus' to defend against potential questions, challenges, and litigations is lacking. Accordingly, without this information, the Planning and Parks Committee believed it could not prepare recommended amounts for the City Council's consideration. Therefore, making any changes to the fee structure in this fashion was not pursued at this time.

Item B. >>> Increases in the Fee Structure

As was discussed by the Planning and Parks Committee during its three (3) meetings on this matter, the yearly increase St. Louis County has applied to the Traffic Generation Assessment (TGA) Fees has always been based upon the Construction Cost Index (CCI), which is published by the Engineering News Record (ENR). Over the course of the span of time, which began in 1984 to 2018, the fee on a single family dwelling has risen from approximately \$400.00 to \$1,200.00. This increase represents a two hundred percent (200%) increase over a period of thirty-four (34) years. In comparison to other accepted indexes and/or staples/materials used or found in every household, the following trends can be identified:

Commodities/Indexes	1984*	2018	Percent Change	Source
Gallon of Milk	\$20.00	\$38.91	94.55%	U.S. Bureau of Labor Statistics
Cold Rolled Steel Sheets and Strips	\$112.00	\$247.60	121.07%	Federal Reserve Bank of St. Louis
Softwood Lumber	\$117.20	\$266.40	127.30%	Federal Reserve Bank of St. Louis
Gallon of Gasoline	\$20.00	\$47.85	139.25%	U.S. Bureau of Labor Statistics
Loaf of Bread	\$20.00	\$48.97	144.85%	U.S. Bureau of Labor Statistics
Commodities/Indexes				
Producer Price Index	100.00	198.50	98.5%	U.S. Bureau of Labor Statistics
Federal Minimum Wage	\$3.35	\$7.25	116.42%	U.S. Department of Labor
Spending Power of Dollar	100.00	242.55	142.55%	U.S. Bureau of Labor Statistics
Consumer Price Index	100.00	245.12	145.12%	U.S. Bureau of Labor Statistics
Construction Cost Index	82	215.8	163.17%	Engineering News Record (ENR)
TGA for Dwelling	\$400.00	\$1,200.00	200%	Department of Planning

* The \$20.00 amount included herein is a threshold the Bureau of Labor Statistics employs for comparison purposes only; it does not reflect actual cost of items in 1984 or as shown in 2018.