



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

July 19, 2017

DEPARTMENT:

Engineering

DIVISION:

Development Engineering

- ☐ Motion
- ☒ Resolution
- ☐ Ordinance - Introduction
- ☐ Ordinance - Adoption
- ☐ Public Hearing

TITLE:

Development Fee Deferral - Cielo Verde Unit 5 Subdivision

SUMMARY RECOMMENDATION:

Authorize deferral of City of Yuma development fees and water and sewer capacity charges for Cielo Verde Unit 5 Subdivision upon execution of a development agreement and payment of a \$500.00 administrative fee. The effective length of the deferral agreement is for three (3) years from date of execution.

REPORT:

The developer of Cielo Verde Unit 5 Subdivision has requested a deferral agreement for the subdivision properties shown on the attached location map.

City Administration and staff previously met with the development community regarding local economic activity, particularly that of the construction industry, and have recommended to City Council that new residential, commercial and industrial development shall be eligible for deferral of development fees and water and sewer capacity charges. Deferring development fees and capacity charges is believed to stimulate economic activity within the City.

The deferral is accomplished in accordance with Arizona Revised Statutes § 9-463.05(B)(10) through a development agreement. Upon payment of a \$500.00 deferral fee for costs associated with processing and tracking the deferrals, the described property becomes eligible on a lot-by-lot basis for deferral of such fees and charges in accordance with the terms outlined in the agreement. Upon deferral, the development fees and water and sewer capacity charges are not paid until prior to issuance of a certificate of occupancy. This results in lower construction costs to the developer or owner, and has little impact on necessary City services until the certificate of occupancy is issued.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input checked="" type="radio"/> City Clerk's Office <input checked="" type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		7/11/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		7/10/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Jay Simonton		7/5/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Andrew McGarvie		6/28/2017		