



Adequate Public Facilities Ordinance

**Annual Report
July 2008**

History

From the years 2000 to 2003 a private firm working under the direction of the West Peculiar Fire Protection District researched an alternative funding plan for the district to raise funds to sustain future growth within the district. It was identified that the growth of the district was occurring so rapidly that the current levies would not sustain the growth need to cover these increases in demand. It was felt that this proposed would both help in the districts ability to keep up with the future capital needs of the district and potential reduce the need for a future tax increase.

After research the final recommendation by the consulting firm was release for consideration by the Board of Directors. The proposed “proportionate share study” recommended a Single Family Dwelling fee of \$1550. Discussion with builders, city, citizens and the Board of Directors were held and it was determined that the best method for implementation would be to phase in the cost.

Ordinance #2003-07 adopted by the District adopted the establishment of the APF with the initial fee of \$275 per SFD and applicable rates for other types of occupancies.

Ordinance #2005-01 adopted to amend previous APF ordinance raising the fee for a SFD to \$550 with adjustments to other types of occupancies.

Ordinance #2006-01 adopted to amend previous APF ordinance raising the fee for a SFD to \$900 with adjustments to other types of occupancies.

Discussion and agreement to gradual increase for the next 6 years until \$1500 suggested limit was made.

Ordinance #2008-01 adopted to amend previous APF ordinance raising the fee for a SFD to \$1000 with adjustments to other types of occupancies.

Current Applicable Rates

- *Single Family Dwelling* \$1000 per dwelling
- *Multi-Family Dwelling Unit* \$883 per unit
- *Offices* \$271 per 1000 ft²
- *Commercial* \$226 per 1000 ft²
- *Industrial* \$137 per 1000 ft²

APF Growth Rate (Fees Paid)

<i>2004 Fees Paid</i>	<i>105</i>
<i>2005 Fees Paid</i>	<i>183</i>
<i>2006 Fees Paid</i>	<i>114</i>
<i>2007 Fees paid</i>	<i>60</i>
<i>2008 YTD</i>	<i>32</i>
<i>2008 Projected</i>	<i>40</i>

Total Collected APF Fees

• 2004	\$37,602.75
• 2005	\$103,670.82
• 2006	\$104,487.45
• 2007	\$50,965.51
• 2008 YTD	\$29,394.00
<u>Total</u>	\$326121.53

Total APF Assets Expenses

• 07/05	<i>Command Vehicle</i>	\$33,166.50
• 07/06	<i>Station 2 Property survey</i>	\$1,339.75
• 05/07	<i>Station 2 Property Purchase</i>	\$88,003.00
	<i>Total Spent</i>	\$122,509.25

Current APF Banking Balance

• APF Account	<i>Community Bank of Raymore</i>	\$70293.15
• APF	<i>6 month CD 01/07</i>	\$41839.70
• APF	<i>12 Month CD 12/06</i>	\$102224.45
	<i>Total Available Funds</i>	\$214357.30

Future Revenue Projections

**Estimated at 65 APF's per year*

	<u>@\$1100/sfd</u>	<u>@\$1200/sfd</u>	<u>@1300/sfd</u>	<u>Total Collected</u>
• 2009	\$71,500			\$285,857
• 2010		\$78,000		\$363,857
• 2011			\$84,500	\$448,357

Future Expenses to APF Account

- *Station 2 Construction* \$750,000 (2010-2012)
- *Station 3/Training Facility* \$500,000 (2015-20017)

Total Anticipated Cost \$1,250,000

Recommendations for 2009

- *Consider changing development type definitions and Section VIII of the APF Fee Schedule to match Occupancy types utilized in Building and Fire Codes.*
 - *Office Space - Commercial*
 - *Commercial - Mercantile*
 - *Addition of Agriculture over 5000 sqft.*
- *Retain APF fee at \$1000.00 for SFD based on economic downturn in new sales that have slowed building. A drastic decrease in fees was seen in 4th quarter of 2006 and all of 2007 and throughout 2008. Market predictions estimate the building will not regain full strength until mid-year 2009. That of course is dependant upon further natural disasters and rising fuel cost. If fees are increased they should be no larger than the current CPI of 3.9%*
- *As per BOD discussions the fees would increase to the following levels:*

Type	2009	2010	2011	2012	2013
Single Fam Dwel	\$1100	\$1200	\$1300	\$1400	\$1500
Multi Fam Dwel	\$971	\$1058	\$1142	\$1222	\$1295
Commercial	\$298	\$325	\$351	\$375	\$397
Mercantile	\$248	\$270	\$292	\$312	\$331
Industrial / Ag.	\$150	\$164	\$177	\$189	\$200

- *We will begin the preparation and planning for construction of Station 2. Depending on APF income we may need to construct the station in Phases to allow construction to begin without alternative funding (Bond/Lease) and to meet the required timelines for appropriation of funds as designated in the current ordinance.*



MISSION STATEMENT

The West Peculiar Fire Protection District is committed to continuing a working partnership with the community by providing professional services in Fire Protection, Pre-hospital Healthcare and other Value-added activities.

VISION STATEMENT

West Peculiar Fire Protection District is committed to excellence, innovation, professionalism and utilization of stakeholder contributions by:

- *Remembering the past*
- *Remaining focused on the present*
- *Preparing for the future*

VALUES

*Family
Respect
Ethical
Innovative*

*Positive
Professionalism
Progressive
Dedication*