

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, AUGUST 23, 2011**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, August 23, 2011, commencing at 7:00 a.m.

Present: Council Member Hansen, Council Member Katzakian, Mayor Pro Tempore Mounce, and Mayor Johnson

Absent: Council Member Nakanishi

Also Present: City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Development Impact Mitigation Fee Program Update (PW)

City Manager Bartlam briefly introduced the subject matter of the impact mitigation fee update.

Public Works Director Wally Sandelin, Harris and Associates representative Alison Bouley, and Goodwin Consulting representative Victor Rzyk provided a PowerPoint presentation regarding the impact mitigation fee update. Specific topics of discussion included project progress, transportation projects and costs, outstanding funding assumptions, transportation impact fee, storm drainage fee concept, storm drainage project costs, storm drainage impact fee, general facilities impact fee, general facilities project costs, revised fire impact fee, fire project costs, police fee methodology survey, and Reynolds Ranch Project water supply assessment.

In response to Council Member Hansen, Mr. Sandelin stated that, while the signal at Mills Avenue and Elm Street was previously discussed, traffic projections still show the signal will be warranted in 5 to 15 years and the project would still come back to Council for final approval.

In response to Mayor Johnson, Mr. Sandelin stated 20% of the traffic light project funding will come from impact fees based upon the new traffic that is generated.

In response to Council Member Hansen, Mr. Sandelin stated the Woodbridge Irrigation District Crossing project is complete but a portion of the cost will be recovered from impact fees.

In response to Mayor Pro Tempore Mounce, Mr. Sandelin stated the transportation project costs represent the entire cost but there are other outside funds that may be available, such as Measure K funds, to accelerate the projects.

In response to Mayor Johnson, Mr. Sandelin stated the City may not receive funding from the other funding sources for many years to come.

In response to Council Member Hansen, Mr. Sandelin stated the Harney Lane project was primarily attributed to new growth.

In response to Mayor Pro Tempore Mounce, Mr. Sandelin stated the City was already collecting for Harney Lane improvements but has not yet collected for the grade separation.

In response to Council Member Hansen, Mr. Sandelin stated Temple Baptist Church may assert the permanence of the temporary basin, which is currently used for baseball.

In response to Council Member Hansen, Mr. Sandelin stated the pump station at DeBenedetti Park is currently being constructed.

In response to Mayor Johnson, Mr. Sandelin stated the mechanical trash racks are related to the new permit requirement for disposing of trash before it hits the Mokelumne River.

In response to Mayor Johnson, Mr. Bartlam stated pursuant to the General Plan low-income density is 2 to 8 units per acre and medium density is 8 to 20 units per acre.

In response to Council Member Hansen, Mr. Irzyk stated the per capita methodology is the most commonly used in impact fee analysis.

In response to Council Member Hansen, Mr. Sandelin stated in the future the City could add additional space to the library or construct a new facility.

In response to Mayor Pro Tempore Mounce, Mr. Sandelin stated the money could also be spent on technology related improvements at the library so long as the use is being expanded for new growth.

In response to Council Member Hansen, Mr. Sandelin stated the primary reason for the decrease in fees is that there are fewer projects pending and several projects have already been completed.

In response to Mayor Pro Tempore Mounce, Mr. Bartlam stated he anticipates the City's landscaping and maintenance district policy to continue for new growth purposes.

In response to Mayor Pro Tempore Mounce, Mr. Sandelin stated that, while Fire Station No. 5 is not currently included because a need does not exist, he does anticipate that the station will be included in the first five-year update.

In response to Mayor Pro Tempore Mounce, Mr. Sandelin confirmed that all water related to the assumptions is derived from surface water and not groundwater.

In response to Mayor Pro Tempore Mounce, Mr. Bartlam stated the Reynolds Ranch fee recommendation is \$6,843 per dwelling unit and the final approval will come back to the City Council.

In response to Council Member Hansen, Mr. Sandelin stated staff will be closely reviewing and monitoring growth projections for future housing growth analysis and fee determination purposes.

John Beckman, representing the Building Industry Association, spoke in regard to his concerns about the water connection fee and the need to factor in safe yield numbers in the final calculations as set forth in the General Plan.

In response to Myrna Wetzel, Mr. Bartlam stated staff is still in the process of negotiating with the property owner for a proposed site for Fire Station No. 2. In response to Mayor Pro Tempore Mounce, Mr. Bartlam stated a trailer on site while the current station is being rebuilt is the last alternative.

In response to Myrna Wetzel, Mr. Bartlam confirmed that drivers of vehicles in the City will likely have to pay an additional \$12 when registering their vehicles as a result of SB 375, which is an unfunded State mandate related to air pollution.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:55 a.m.

ATTEST:

Randi Johl  
City Clerk



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Development Impact Mitigation Fee Program Update  
**MEETING DATE:** August 23, 2011 (Shirtsleeve Session)  
**PREPARED BY:** Public Works Director

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**RECOMMENDED ACTION:** Development Impact Mitigation Fee Program Update.

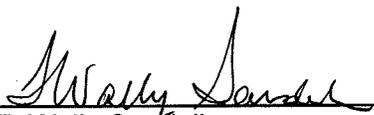
**BACKGROUND INFORMATION:** On March 16, 2011, City Council approved the professional services agreement with Harris and Associates for the Development Impact Fee Program Update. Members of the project team will make a presentation to the City Council regarding a number of topics including, but not limited to, the following:

- 1. Storm Drainage Fee
- 2. Streets Fee
- 3. Parks and Recreation Fee

Two additional Shirtsleeve Sessions are scheduled with the City Council over the next three months, leading to possible adoption of the program on December 7, 2011.

**FISCAL IMPACT:** Not applicable.

**FUNDING AVAILABLE:** Not applicable.

  
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F. Wally Sandelin  
Public Works Director

FWS/pmf

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**APPROVED:**   
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Konradt Bartlam, City Manager

The City of Lodi  
**Public Works  
Engineering**



# Impact Mitigation Fee Update

Shirtsleeve Session  
August 23, 2011



# Project Progress

April 19

- Growth Forecast
- Vacant Land Inventory
- Fee Incentive Areas
- Location of Development

Ongoing

- Facilities Master Plans
- Water Connection Fee

July 12

- Wastewater Connection Fee
- Storm Drainage Fee Concept
- Police Fee
- Fire Fee



# Project Progress

Today

- Streets, Interchange and Grade Separation Fee
- Storm Drainage Fee
- General City Facilities Fee
- Revised Fire Fee

September 27

Shirtsleeve

- Parks and Recreation Fee
- Electric Utility Fee
- Art in Public Places Fee

October 18

Shirtsleeve

- Draft Fee Program Overview

December 21

- Adopt Impact Fee Program

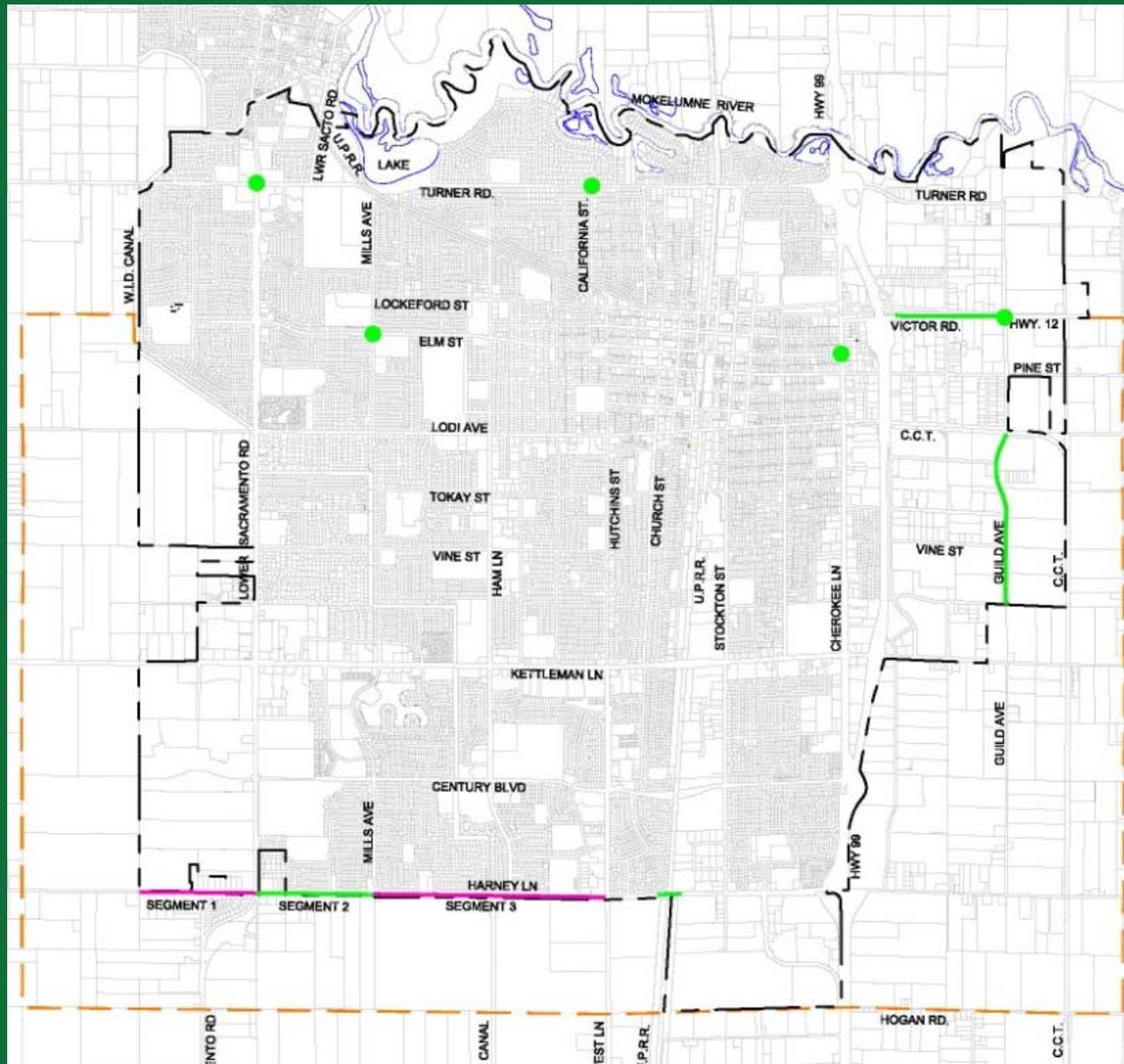


# Transportation Project Costs

Project	Share	Fee Funded Cost
Signal at Mills Ave. and Elm St.	20%	\$51,800
Signal at Turner Rd and California St.	20%	\$56,000
Signal at Turner Rd. and Sacramento St.	30%	\$84,000
Signal at Cherokee Ln. and Elm St.	30%	\$84,000
Signal at Guild Ave. and Victor Rd.	100%	\$315,000
Guild Ave. Re-stripe from 2 to 4 lanes	100%	\$43,366
Harney Ln. Widen to 4 lanes from SR 99 to Lower Sacramento Rd.	100%	\$3,615,078
Harney Ln. Grade Separation of UPRR	100%	\$19,684,000
SR 99/Harney Lane Interchange Interim Improvements	100%	\$1,655,172
Victor Rd. Widen to 4 Lanes between SR 99 and Guild	100%	\$6,092,064
Harney Lane WID Crossing – Widen to 4 lanes	50%	\$623,952
<b>Total Cost</b>		<b>\$32,304,433</b>



# Transportation Projects





# Outside Funding Assumptions

	<b>Amount</b>
Total Traffic Improvement Cost	\$32,304,433
RSTP Funding	-\$4,000,000
RTIF Funding	-\$12,979,988
SJCOG Funding	-\$8,000,000
Measure K Renewal	-\$2,000,000
<b>Total Cost Allocated to Future Development</b>	<b>\$5,324,445</b>

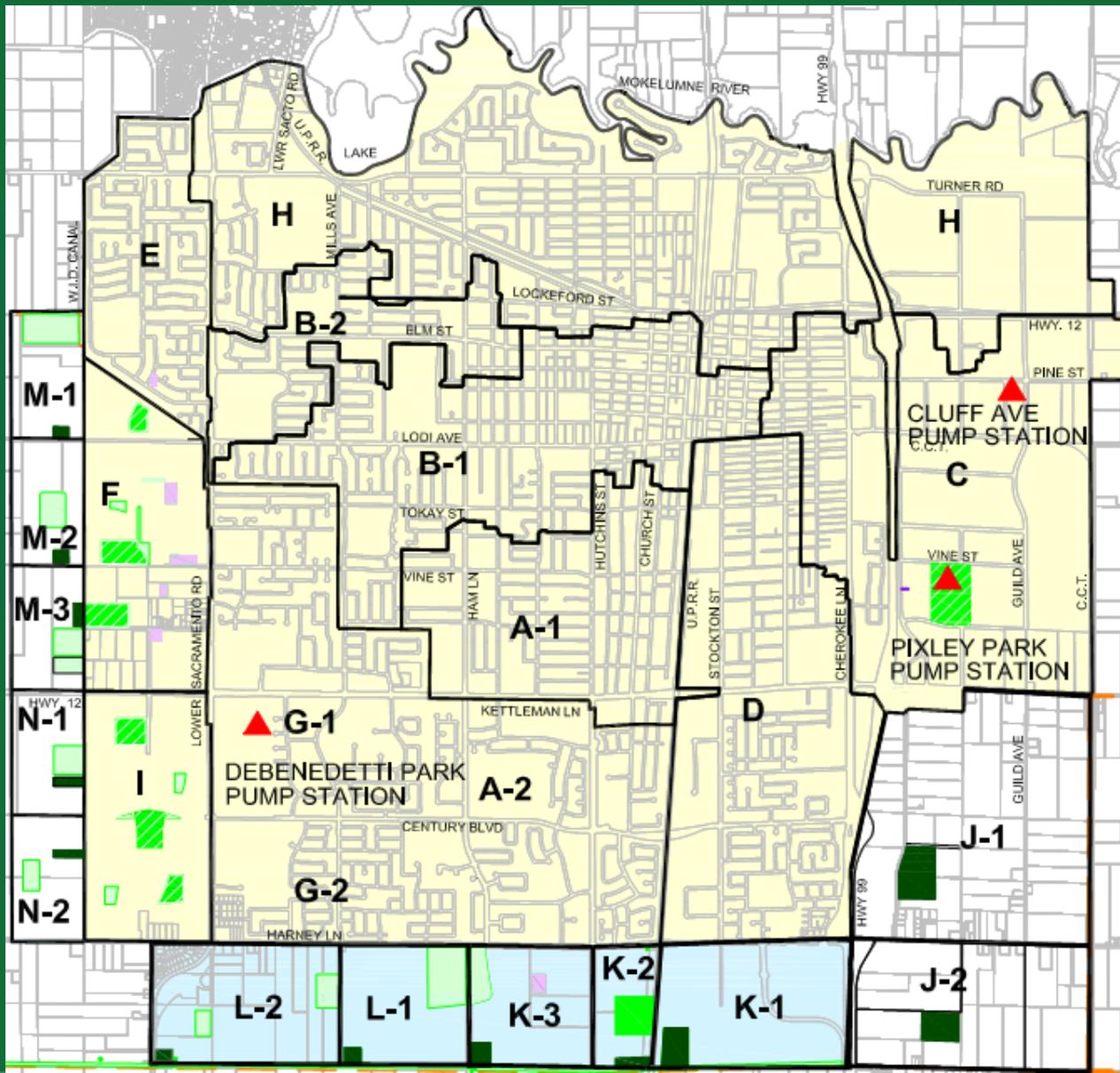


# Transportation Impact Fee

	<b>Current</b>	<b>Proposed</b>	<b>Percent Change</b>
<i>Residential</i>	<i>Per Dwelling Unit</i>		
Low Density	\$2,648	\$649	-75%
Medium Density	\$2,076	\$353	-83%
High Density	\$1,938	\$433	-82%
<i>Non-Residential</i>	<i>Per 1,000 Building Square Feet</i>		
Retail	\$3,034	\$1,095	-64%
Office/Medical	\$3,975	\$796	-80%
Industrial	\$1,491	\$405	-73%



# Storm Drainage Fee Concept





# Storm Drainage Fee Concept

- Core Area – A, B, C, D, E, H and G
  - Conventional Fee Type
  - Fees Pay for Over Sizing Pipes (> 18 inches)
  - Projects
    - Pixley Park Pump Station
    - Cluff Ave. Pump Station Trash Rack
    - DeBenedetti Park Pump Station



# Storm Drainage Fee Concept

- West Area – F and I
  - Option to Build Facilities and Pay No Fees
  - Funds Credited for Past Development
  - Temporary Basins Become Permanent?
- South Area – K and L
  - Build Facilities and Pay No Fees



# Storm Drainage Project Costs

Project	Cost
<b>City Core Area</b>	
C-Basin Pump Station	\$2,055,900
C-Basin	\$912,593
DeBenedetti Pump Station	\$1,600,000
Mechanical Trash Racks Cluff Ave	\$560,000
Less SD Fee Fund Revenue:	-\$2,000,000
<b>City Core Total:</b>	<b>\$3,128,493</b>
<b>West Area</b>	
F-Watershed Pipes	\$1,841,490
F-Watershed Storm Drainage Basins	\$9,576,879
I-Watershed Pipes	\$1,565,480
I-Watershed Storm Drainage Basins	\$9,010,148
Less SD Fee Fund Revenue:	-\$551,733
<b>West Area Total:</b>	<b>\$21,442,264</b>



# Storm Drainage Impact Fee

City Core Area			
	Current	Proposed	Percent Change
<i>Residential</i>	<i>Per Dwelling Unit</i>		
Low Density	\$3,404	\$3,182	-7%
Medium Density	\$1,361	\$1,591	17%
High Density	\$817	\$1,279	57%
<i>Non-Residential</i>	<i>Per 1,000 Building Square Feet</i>		
Retail	\$2,494	\$767	-69%
Office/Medical	\$2,078	\$767	-63%
Industrial	\$1,559	\$2,055	32%



# Storm Drainage Impact Fee

<b>West Area</b>			
	<b>Current</b>	<b>Proposed</b>	<b>Percent Change</b>
<i>Residential</i>	<i>Per Dwelling Unit</i>		
Low Density	\$3,404	\$5,452	60%
Medium Density	\$1,361	\$2,726	100%
High Density	\$817	\$2,192	168%
<i>Non-Residential</i>	<i>Per 1,000 Building Square Feet</i>		
Retail	\$2,494	\$5,256	111%
Office/Medical	\$2,078	\$4,380	115%
Industrial	\$1,559	\$3,520	126%



# General Facilities Impact Fee

- Per Capita Methodology
- Same Methodology Used in 1991 Fee Study
- 1 Employee Equals 0.5 Resident



# General Facilities Project Costs

<b>Project</b>	<b>Share</b>	<b>Fee Funded Cost</b>
Existing Public Safety Building Remodel	19%	\$185,000
Future City General Plan	19%	\$371,000
Library Expansion – 5,900 SF	100%	\$2,376,000
Current Fee Program Update	100%	\$550,000
Future Fee Program Updates	100%	\$200,000
<b>Total Cost</b>		<b>\$3,682,000</b>



# General Facilities Impact Fee

	<b>Current</b>	<b>Proposed</b>	<b>Percent Change</b>
<i>Residential</i>	<i>Per Dwelling Unit</i>		
Low Density	\$1,478	\$617	-58%
Medium Density	\$845	\$519	-39%
High Density	\$993	\$433	-56%
<i>Non-Residential</i>	<i>Per 1,000 Building Square Feet</i>		
Retail	\$725	\$270	-63%
Office/Medical	\$1,038	\$433	-58%
Industrial	\$399	\$144	-64%



# Revised Fire Impact Fee

- Based on Service Calls Methodology
- Same Method as in 1991 Fee Study
- Fire Dept Provided 2010 Service Call Data
- Cost Allocation - 63% Residential / 37% Non-Residential



# Fire Project Costs

<b>Project</b>	<b>Fee Funded Cost</b>
Outstanding Fire Station #4 Loan	\$1,225,000
Fire Station #2 Expansion – 4,300 SF	\$1,290,000
Fire Station #2 Debt Financing Cost	\$310,000
<b>Total Cost</b>	<b>\$2,825,000</b>



# Fire Impact Fee

	<b>Current</b>	<b>Proposed</b>	<b>Percent Change</b>
<i>Residential</i>	<i>Per Dwelling Unit</i>		
Low Density	\$358	\$385	8%
Medium Density	\$280	\$324	16%
High Density	\$371	\$270	-27%
<i>Non-Residential</i>	<i>Per 1,000 Building Square Feet</i>		
Retail	\$530	\$338	-36%
Office/Medical	\$404	\$540	34%
Industrial	\$77	\$180	134%



# Police Fee Methodology Survey

- All Surveyed Cities Use a Per Capita Fee Methodology

<b>City</b>	<b>Employee Ratio</b>
Ripon	0.24
Manteca	0.24
Ceres	0.27
Tracy	0.50
Lathrop	0.50
Stockton	1.00



# Reynolds Ranch Project Water Supply Assessment (July 2001)

Project Description:	220 Acres
	1084 Residential Units
	250,000 SF Retail/Commercial
Project Average Annual Water Demand	501 Acre Feet per year
Average Safe Yield	1.7 Acre feet per acre per year
Project Average Annual Safe Yield	374 Acre feet per year
Net Reliance Upon Surface Water	127 Acre feet per year
Percentage Reliance Upon Surface Water	25%
Associated Water Connection Fee	\$1,711
Versus	\$6,843



Questions?