

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, SEPTEMBER 27, 2011**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, September 27, 2011, commencing at 7:00 a.m.

Present: Council Member Hansen, Council Member Katzakian, Council Member Nakanishi, and Mayor Johnson

Absent: Mayor Pro Tempore Mounce

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 Rad Bartlam and Public Works Director Wally Sandelin briefly introduced the subject matter of the impact mitigation fee update.

Alison Bouley of Harris and Associates and Victor Irzyk of Goodwin Consulting provided a PowerPoint presentation regarding the impact mitigation fee update. Specific topics of discussion included the project progress, transportation funding, transportation project costs, transportation impact fee, basin concept and section for parks, buffer section for parks, park acreage calculation, parks project costs, community center cost, parks and recreation costs, parks and recreation impact fee, electrical utilities costs, electrical utilities fee comparison, art in public places fee, current versus proposed fees, total fee comparison, and single-family unit fee comparison.

In response to Council Member Hansen, Mr. Sandelin stated the Harney Lane widening project is a long-term project and the time line could run up to 15 years. He stated the project will fill in gaps on Harney Lane, most frontage improvements are assigned to developments, and the grade separation is to Stockton Street.

In response to Mayor Johnson, Mr. Sandelin stated with respect to importance the Victor Road project would occur at the end of the fee program.

In response to Council Member Hansen, Ms. Bouley stated \$8 million was backed out of the transportation project costs based on the comments from the last meeting and the funding total is now \$13.5 million through 2035.

In response to Council Member Hansen, Mr. Bartlam stated the program needs to be updated regularly to ensure that the fees adequately cover the services and the program also needs to be updated every time a project is underway.

In response to Mayor Johnson, City Attorney Schwabauer stated the impact fee legislation requires a regular review of the program.

In response to Council Member Hansen, Mr. Bartlam stated the program separates basins from parks and there are separate fees. Mr. Bartlam stated the reasons for the separation are stormwater regulations and overall the separation is less costly and more beneficial.

In response to Council Member Nakanishi, Mr. Bartlam stated the joint basin and park concept dates back to the 1960s.

In response to Council Member Katzakian, Mr. Bartlam stated the basins will likely be maintained in a natural state with low maintenance and landscaping.

In response to Council Member Hansen, Mr. Sandelin provided a brief overview of the limited development concept areas, which could voluntarily pay a fee for certain services.

In response to Mayor Johnson, Ms. Bouley stated a portion of the regional park acreage is allocated for facilities at Lodi Lake and Pixley Park.

In response to Council Member Katzakian, Mr. Bartlam stated the proceeds from the inter-department land sale associated with the new treatment facility have not been specifically allocated and will likely be used for maintenance at Lodi Lake.

In response to Council Member Hansen, Mr. Sandelin stated with respect to high density staff will bring to Council at a future meeting an evaluation showing a test run on fees as they relate to market conditions with apartments.

In response to Council Member Hansen, Mr. Bartlam stated the aquatics center referenced in the program is a placeholder since it needs to be listed in the program to be built in the future.

In response to Council Member Katzakian, Mr. Bartlam stated the Grape Bowl is not listed in the program because most of what is happening at the Grape Bowl is maintenance and not expansion with very little attributed to new development.

In response to Council Member Hansen, Mr. Bartlam stated the extension from the new Energy Center is not incorporated into the electric utility costs shown in the proposed program.

In response to Council Member Hansen, Mr. Bartlam stated the west side bank work is for the new substation.

In response to Council Member Hansen, Mr. Bartlam stated fee comparisons with other cities are only good for a market snapshot because needs and facilities are unique to that community.

In response to Council Member Hansen, Mr. Sandelin confirmed the current impact fees being collected are approximately \$21,000.

In response to Council Member Hansen, Mr. Sandelin stated the water fee comparison with other cities is more of an apples to apples comparison than the other fees.

In response to Council Member Nakanishi, Mr. Sandelin stated the Stockton fees were reduced from previous years but are still very high because Stockton has expensive infrastructure to maintain. He confirmed the fees do sunset after two years.

John Beckman, representing the Building Industry Association, spoke in regard to his concerns about the Art in Public Places and Electric Utility impact fees and the methodology associated with the same. Mr. Beckman also discussed the overall increase in fees from 2003 to the present as outlined in the chart he provided.

In response to Mayor Johnson, Mr. Bartlam stated the impact fees for Pacific Gas & Electric and Sacramento Municipal Utility District are incorporated into their respective rate structures.

In response to Myrna Wetzel, Mayor Johnson stated the redevelopment agency matter is still being litigated in the courts.

Jeffrey Kirst spoke in regard to his concerns about quantifying the cost of the facilities for the developers with respect to the Harney Lane widening, the construction on neighborhood parks, and storm drains. Mr. Bartlam stated staff will calculate all the associated costs including the costs for construction by public versus private entities and the land value.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:56 a.m.

ATTEST:

Randi Johl
City Clerk



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Development Impact Mitigation Fee Program Update
MEETING DATE: September 27, 2011 (Shirtsleeve Session)
PREPARED BY: Public Works Director

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. Traffic Fee
2. Parks Fee
3. Electric Utility Department Fee
4. Art in Public Places Fee

An additional Shirtsleeve Sessions is scheduled with the City Council next month, leading to possible adoption of the program on December 7, 2011.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

F. Wally Sandelin
Public Works Director

FWS/pmf

APPROVED:

Konradt Bartlam, City Manager

The City of Lodi
Public Works
Engineering



Impact Mitigation Fee Update

Shirtsleeve Session
September 27, 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

August 23

- Transportation Fee
- Storm Drainage Fee
- General City Facilities Fee
- Revised Fire Fee
- Revised Transportation Fee
- Parks and Recreation Fee
- Electric Utility Fee
- Art in Public Places Fee
- Comparison

Today

October 18

Shirtsleeve

December 21

- Draft Fee Program Overview
- Adopt Impact Fee Program



Transportation Funding

Victor Rd Widening	Cost	\$ 6,030,000
	STP	\$ (1,545,000)
	MKR (SJCOG)	\$ (440,000)
	MKR (LSR - Local)	\$ (1,545,000)
	IMFP	\$ 2,500,000
Harney Lane Widening	Cost	\$ 3,630,000
	RTIF	\$ (1,500,000)
	IMFP	\$ 2,130,000
Harney Lane Grade Separation of UPRR	Cost	\$ 20,300,000
	STP	\$ (4,000,000)
	UPRR - Other	\$ (700,000)
	MKR (SJCOG)	\$ (1,900,000)
	MKR (Rail Safety)	\$ (7,750,000)
	IMFP	\$ 5,950,000



Transportation Project Costs

Project	Total Project Cost	Other Funding	IMFP Total Cost
Traffic Signals			
Mills Ave. and Elm St. (2x2)	\$ 259,000	\$ (207,200)	\$ 51,800
Turner Rd. and California St. (4x2)	\$ 280,000	\$ (224,000)	\$ 56,000
Turner Rd. and Sacramento St. (4x2)	\$ 280,000	\$ (196,000)	\$ 84,000
Cherokee Ln. and Elm St. (4x2)	\$ 280,000	\$ (196,000)	\$ 84,000
Guild Ave. and Victor Rd. (4x4)	\$ 315,000	\$ -	\$ 315,000
Total Traffic Signals	\$ 1,414,000	\$ (823,200)	\$ 590,800
Roadway Improvements			
Guild Ave. Re-stripe from 2 lanes to 4	\$ 43,400		\$ 43,400
Victor Rd. Widen to 4 Lanes SR 99 and Guild Avenue	\$ 6,030,000	\$ (3,530,000)	\$ 2,500,000
Harney Lane			
Harney Ln. Widen to 4 lanes from SR 99 to Lower Sac Rd	\$ 3,630,000	\$ (1,500,000)	\$ 2,130,000
Harney Ln Grade Separation of UPRR	\$ 20,300,000	\$ (14,350,000)	\$ 5,950,000
SR99/Harney Lane Interchange Interim Improvements	\$ 1,680,000		\$ 1,680,000
Harney Ln. WID Crossing - Widen to 4 lanes	\$ 1,246,000	\$ (623,000)	\$ 623,000
Total Roadway Improvements	\$ 32,929,400	\$ (20,003,000)	\$ 12,926,400
Traffic Projects Total	\$ 34,343,400	\$ (20,826,200)	\$ 13,517,200



Transportation Impact Fee

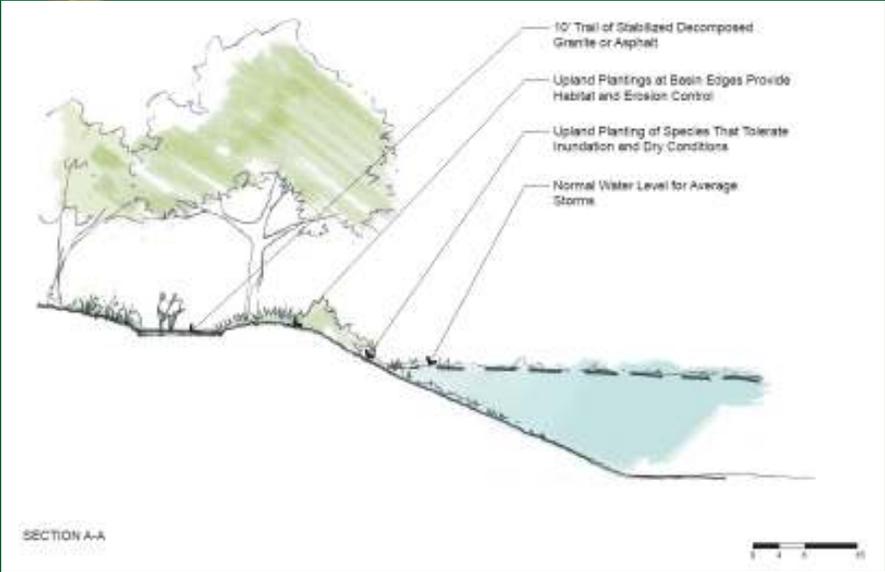
	Current	Proposed	Percent Change
<i>Residential Per Dwelling Unit</i>			
Low Density	\$2,648	\$1,649	-38%
Medium Density	\$2,076	\$895	-57%
High Density	\$1,938	\$895	-54%
<i>Non-Residential Per 1,000 Building Square Feet</i>			
Retail	\$3,034	\$2,779	-8%
Office/Medical	\$3,975	\$2,020	-49%
Industrial	\$1,491	\$1,027	-31%

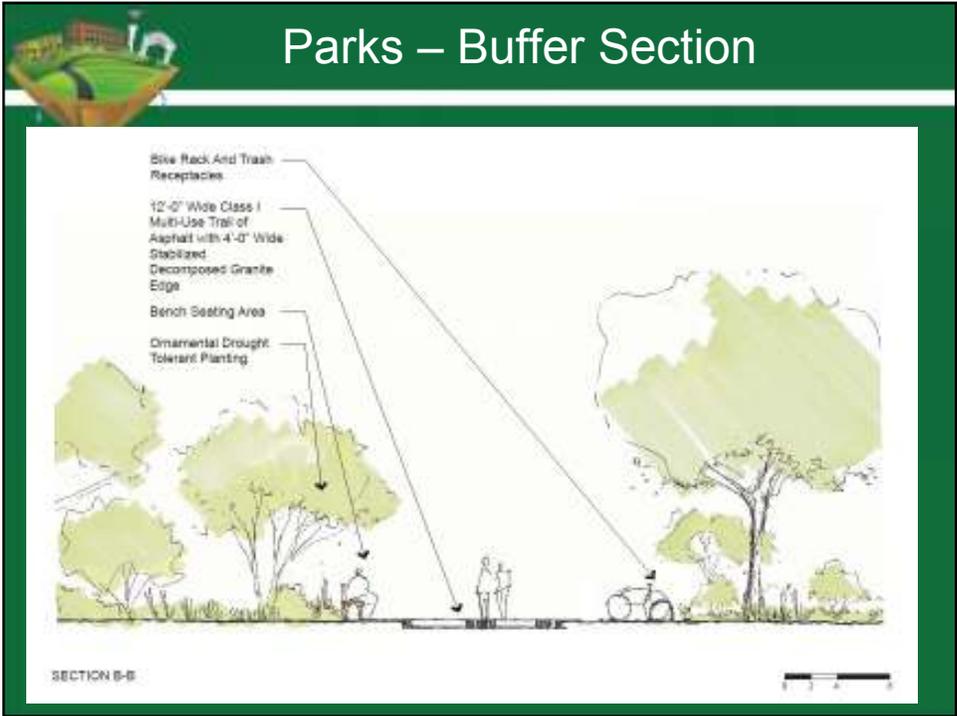


Parks – Basin Concept



Parks – Basin Section





Park Acreage Calculation

Park Category	acres/1000 residents	Acres Required for new population of 13128 people	Funded Acres	Developers to Build
Mini Parks	none			
Neighborhood	2.5	32.82	0.00	32.82
Community	1.8	23.63	23.63	0.00
Regional	0.8	10.50	10.50	0.00
Natural Open Space	2.1	27.57	22.00	5.57
Special Use Areas	0.8	10.50	10.50	0.00
Total:	8.0	105.02	66.6	38.39



Parks Project Costs

Item	Total Project Cost
DeBenedetti Park	
Phase 2 & 3, 24 Acres (includes field lighting for Ph. 1)	\$ 11,135,136
Pixley Park	
27 Acre Park	\$ 4,946,069
Lodi Lake	
8 Acre Park	\$ 4,100,493
Park at Harney/WID Canal	
28.5 Acre Park	\$ 15,550,080
Parks Facilities Total	\$ 35,731,777



Community Center Cost

Item	Unit	Unit Cost	Quantity	Project Cost	Mark-ups (30%)	Total Project Cost
Community Center Building	SF	\$ 192	28,760	\$ 5,530,769	\$ 1,659,231	\$ 7,190,000
25m Competition pool (82'x75')	SF	\$ 100	6,150	\$ 615,000	\$ 184,500	\$ 799,500
Recreational Pool	SF	\$ 100	6,000	\$ 600,000	\$ 180,000	\$ 780,000
Pool Decking	SF	\$ 12	12,150	\$ 140,192	\$ 42,058	\$ 182,250
Wet Play/Splash Pad and Shade Structures	LS	\$ 384,615	1	\$ 384,615	\$ 115,385	\$ 500,000
Concession or Office/Cashier Space	SF	\$ 192	2,193	\$ 421,731	\$ 126,519	\$ 548,250
Total:						\$ 10,000,000



Park & Recreation Costs

Project	Total Cost	Allocated Share	Fee Funded Cost
City-Wide Park Facilities			
DeBenedetti Park	\$11,135,000	100%	\$11,135,000
Pixley Park	\$4,946,000	100%	\$4,946,000
Lodi Lake	\$4,100,000	100%	\$4,100,000
Park at Harney/WID	<u>\$15,550,000</u>	27%	<u>\$4,163,000</u>
Subtotal	\$35,732,000		\$24,345,000
Community Center			
	\$10,000,000	39%	\$3,914,000
Total Cost	\$45,732,000		\$28,259,000



Park & Recreation Impact Fee

	Current	Proposed	Percent Change
<i>Residential</i>	<i>per Dwelling Unit</i>		
Low Density	\$5,140	\$5,730	11%
Medium Density	\$2,940	\$4,825	64%
High Density	\$3,454	\$4,021	16%
<i>Non-Residential</i>	<i>per 1,000 Building Square Feet</i>		
Retail (Minor & Major)	\$906	\$598	-34%
Office/Medical	\$1,274	\$957	-25%
Industrial	\$496	\$319	-36%



Electrical Utilities Costs

Project	Fee Funded Cost
Distribution Reinforcements	\$933,000
Feeder Additions	\$235,000
Added Bank at Industrial	\$1,680,000
Westside Bank #1 (w/ sitework & 60kV)	\$2,400,000
Reynolds Ranch Phase 1 Line Extension	\$557,000
East Side Overhead Phase 1 Line Extension	\$215,000
Future Underground North Line Extension	\$390,000
Total Cost Allocated to Future Development	\$6,409,000



Electrical Utilities Fee Comparison

	SFR Fee
City of Lodi, Current Fee	\$932
City of Biggs	\$1,451
City of Gridley	\$998
City of Healdsburg	\$1,473
Roseville Electric	\$1,211
Truckee Donner PUD	\$1,298
Turlock Irrigation District	\$1,925



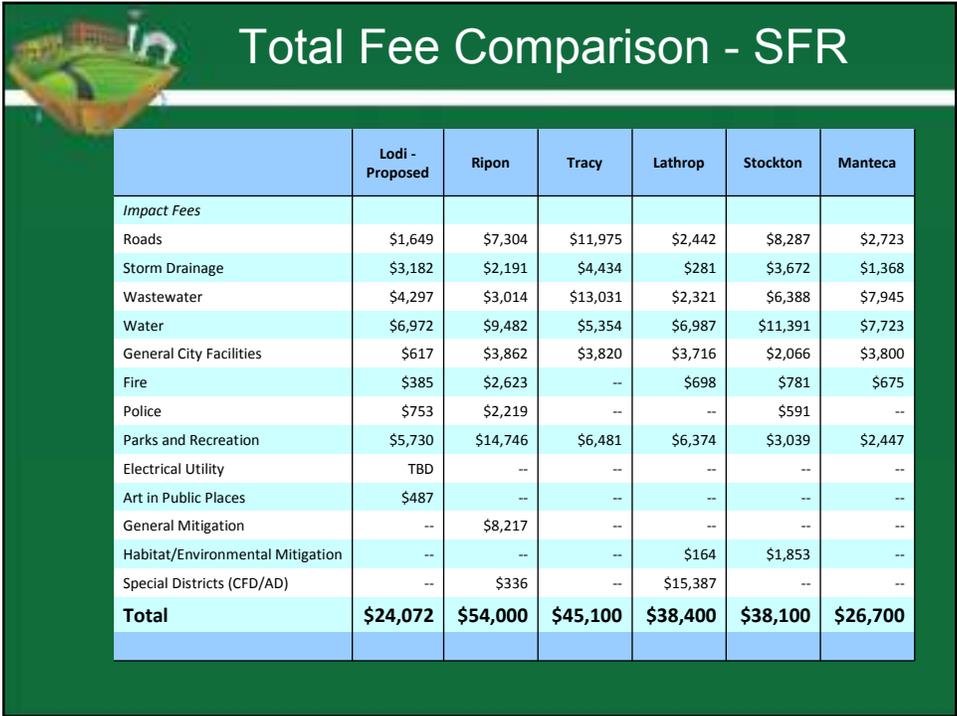
Art in Public Places Fee

	Proposed
Residential	<i>per Dwelling Unit</i>
Low Density	\$487
Medium Density	\$413
High Density	2.0% of Total Fees
Non-Residential	<i>per 1,000 Building SF</i>
Retail (Minor & Major)	2.0% of Total Fees
Office/Medical	2.0% of Total Fees
Industrial	2.0% of Total Fees



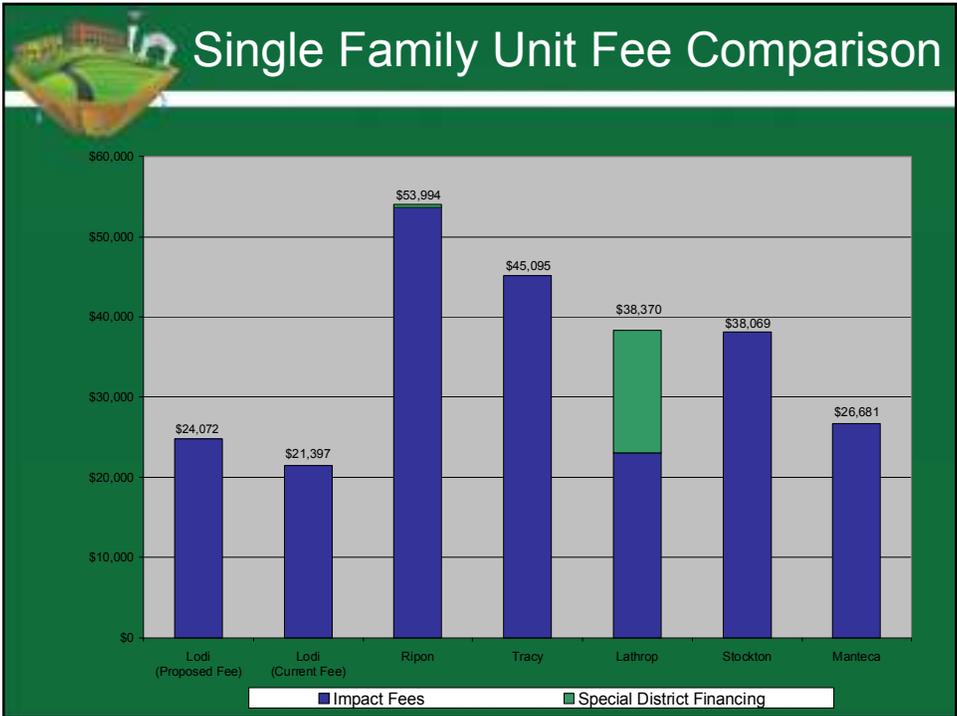
Current vs Proposed Fees - SFR

	Current	Proposed	Percent Change
<i>Impact Fees</i>			
Roads	\$2,648	\$1,649	-38%
Storm Drainage	\$3,404	\$3,182	-7%
Wastewater	\$6,140	\$4,297	-30%
Water	\$931	\$6,972	649%
General City Facilities	\$1,478	\$617	-58%
Fire	\$358	\$385	8%
Police	\$366	\$753	106%
Parks and Recreation	\$5,140	\$5,730	11%
Electrical Utility	\$932	TBD	0%
Art in Public Places	--	\$487	0%
Special Districts (CFD/AD)	--	--	0%
Total	\$21,397	\$24,072	16%



Total Fee Comparison - SFR

	Lodi - Proposed	Ripon	Tracy	Lathrop	Stockton	Manteca
<i>Impact Fees</i>						
Roads	\$1,649	\$7,304	\$11,975	\$2,442	\$8,287	\$2,723
Storm Drainage	\$3,182	\$2,191	\$4,434	\$281	\$3,672	\$1,368
Wastewater	\$4,297	\$3,014	\$13,031	\$2,321	\$6,388	\$7,945
Water	\$6,972	\$9,482	\$5,354	\$6,987	\$11,391	\$7,723
General City Facilities	\$617	\$3,862	\$3,820	\$3,716	\$2,066	\$3,800
Fire	\$385	\$2,623	--	\$698	\$781	\$675
Police	\$753	\$2,219	--	--	\$591	--
Parks and Recreation	\$5,730	\$14,746	\$6,481	\$6,374	\$3,039	\$2,447
Electrical Utility	TBD	--	--	--	--	--
Art in Public Places	\$487	--	--	--	--	--
General Mitigation	--	\$8,217	--	--	--	--
Habitat/Environmental Mitigation	--	--	--	\$164	\$1,853	--
Special Districts (CFD/AD)	--	\$336	--	\$15,387	--	--
Total	\$24,072	\$54,000	\$45,100	\$38,400	\$38,100	\$26,700



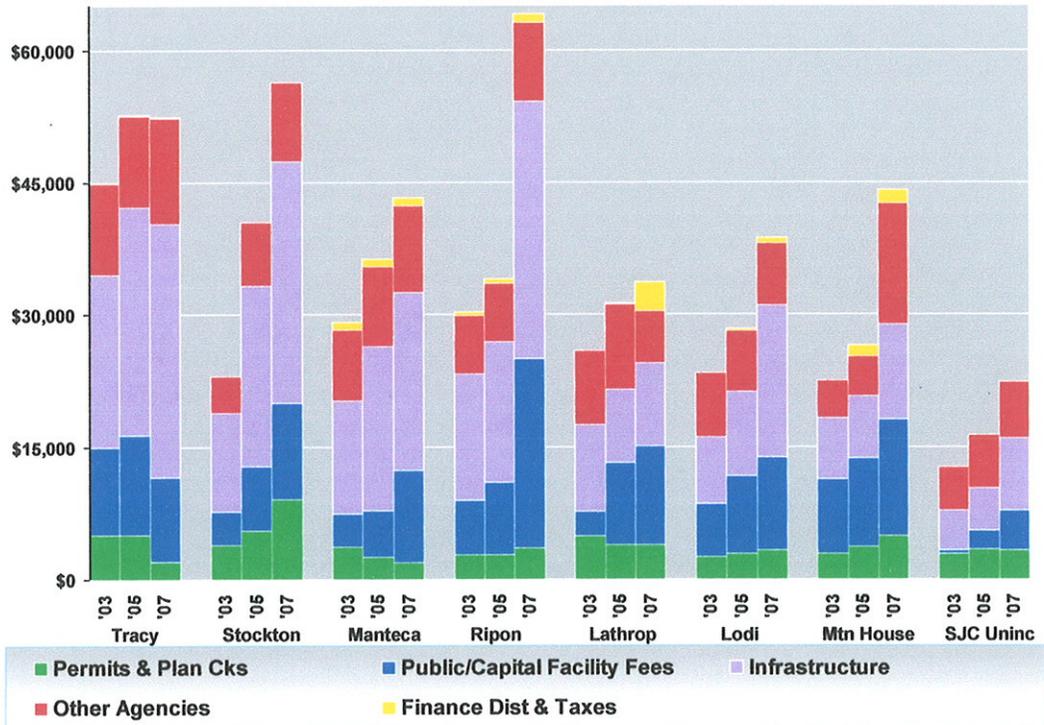


Questions?

2003 vs. 2005 vs. 2007 Comparison

The graph below compares the estimated development fee costs from the studies that were completed in 2003, 2005, and to the current 2007 data for the 8 areas studied within San Joaquin County. The chart displays a ranking of change for all jurisdictions included within the study. It is important to note that fees calculated are site and/or development specific. A variance in sites studied between years may affect the overall percentage increase or decrease for a specific jurisdiction.

Single Family Dwelling -- Development Fee Comparison 2003 vs 2005 vs 2007



Single Family Dwelling Unit – Comparison of Change

Jurisdiction	2003 vs. 2005
West Sacramento	141.1%
Stockton	72.9%
Sacramento	30.8%
San Joaquin Co.	27.8%
Modesto	25.4%
Manteca	24.6%
Lodi	22.0%
Lathrop	20.7%
Mountain House	17.7%
Tracy	17.0%
Ripon	12.4%
Fairfield	10.7%
Stanislaus Co.	1.7%
Vacaville	(0.6%)
Galt	(6.9%)
Brentwood	NA
Ceres	NA
Dublin	NA
Elk Grove	NA
Patterson	NA
Woodland	NA

Jurisdiction	2005 vs. 2007
Patterson	132.8%
Ripon	88.4%
Modesto	71.7%
Mountain House	66.9%
Galt	55.0%
Vacaville	45.9%
Stockton	39.0%
San Joaquin Co.	37.6%
Lodi	36.1%
Dublin	32.7%
Manteca	18.9%
Ceres	18.8%
Fairfield	16.7%
Lathrop	7.8%
Elk Grove	4.5%
Stanislaus Co.	3.6%
Sacramento	2.9%
Tracy	(0.5%)
West Sacramento	(4.2%)
Brentwood	NA
Woodland	NA

San Joaquin Partnership 2800 W. March Lane, Ste. 470, Stockton, CA 95219 (800) 570-5627

Capital Fees for Electric Utilities

Alameda Municipal Power	\$0
Bay Area Rapid Transit District	\$0
City of Antioch	\$0
City of Biggs	\$1,451
City of Brentwood	\$0
City of Concord	\$0
City of Elk Grove	\$0
City of Fairfield	\$0
City of Galt	\$0
City of Gridley	\$998
City of Healdsburg	\$1,473
City of Lathrop	\$0
City of Livermore	\$0
City of Lompoc	\$0
City of Manteca	\$0
City of Merced	\$0
City of Modesto	\$0
City of Palo Alto	\$0
City of Patterson	\$0
City of Pleasanton	\$0
City of Rio Vista	\$0
City of Ripon	\$0
City of Sacramento	\$0
City of Stockton	\$0
City of Tracy	\$0
City of Ukiah	\$0
City of Vacaville	\$0
City of West Sacramento	\$0
Discovery Bay	\$0
Mountain House SJ County	\$0
Roseville Electric	\$1,211
Silicon Valley Power	\$0
Truckee Donner PUD	\$1,298
Turlock Irrigation District	\$1,650