



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider Update of Development Impact Mitigation Fees

MEETING DATE: November 18, 1992

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to **consider** updating the City's Development Impact Mitigation Fees and adopt a resolution updating the **fees**.

BACKGROUND INFORMATION: The City's Development Impact Mitigation Fee Program, adopted in **1991**, provides for an annual update of the fees based on the Engineering News Record (ENR) 20 Cities Construction Cost Index. Further adjustments **can** be made if there are substantial changes in the fee program projects, their costs, or other factors. The City has used the ENR for updating the storm drainage impact fee since **1972**.

The projects, costs, need for improvements and relationship between the need and impacts of the various types of development are substantially the same as contained in the **1991** Lodi Development Impact Fee Study prepared by Nolte and Associates and Angus McDonald & Associates. Minor changes in street projects have occurred which offset each other in **terms** of costs under the fee program. Costs for Kettleman Lane (Highway **12**) widening are higher due to widening and traffic signal relocations approved by the Council in conjunction with the Hal-Mart project. However, Federal funding for some traffic signals included in the program will offset these costs.

The only other potentially substantial change involved the cost of land acquisition for basins and parks. The Study calculations used a land value of **\$100,900** per acre as of January **1990**. The fee calculation process **used** in establishing the fees adopted in late **1991** included an inflation factor which updated this value to roughly **\$106,000**. The City has received appraisals on two basin sites. Negotiations have not been completed on either site, but the average appraised value was **\$105,000** per acre. Thus, **no** additional adjustment in the Storm Drainage or Parks and Recreation fees is recommended because of land value.

The recommended adjustment to the fees consists of a **3.61%** increase based on the Engineering News Record 20 Cities Construction Cost Index, **all as shown in Exhibit A** and the draft resolution. The total increase for single-family residential development is **\$1,460** per acre or roughly **\$300** per dwelling.

APPROVED: _____

Thomas A. Peterson

THOMAS A. PETERSON



recycled paper

Public Hearing to Consider Update of Development Impact Mitigation Fees
November 18, 1992
Page 2

As a matter of information as required by State law, the Impact Fee Fund balances, revenues, expenditures and interest paid for fiscal year 91/92 are shown on Exhibit B.

FUNDING: None required.



Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., Assistant City Engineer

JLR/RCP/lm

Attachments

cc: City Attorney
Finance Director

Exhibit A

1992 Development Impact Mitigation Fee Update

	Fee per Residential Acre Equivalent per Resolution #:	
	91-172	92-xxx
Water Facilities	\$ 5,710.	\$ 5,920.
Sewer Facilities - General	\$ 1,090.	\$ 1,130.
- Lift Station		
Kettieman Lane	\$ 1,610.	\$ 1,670.
Harney Lane	\$ 830.	\$ 860.
Ctuff Ave	\$ 1,170.	\$ 1,210.
Storm Drainage Facilities	\$ 7,910.	\$ 8,200.
Street Improvements	\$ 5,470.	\$ 5,670.
Police Protection Facilities	\$ 1,110.	\$ 1,150.
Fire Protection Facilities	\$ 520.	\$ 540.
Parks & Recreation Facilities	\$ 11,980.	\$ 12,410.
General City Fac. & Prog. Admin.	\$ 6,380.	\$ 6,610.
Total (without lift stations):	\$ 40,170.	\$ 41,630.
difference:		\$ 1,460.
ENR	4818	4992
% change		3.61%

=====

A RESOLUTION OF THE LODI CITY COUNCIL
UPDATING DEVELOPMENT IMPACT MITIGATION FEES
FOR ALL DEVELOPMENTS WITHIN THE CITY OF LODI

=====

WHEREAS, the Lodi City Council has adopted Ordinance No. 1518 creating and establishing the authority for imposing and charging Development Impact Mitigation Fees in the City of Lodi; and

WHEREAS, said ordinance provides for an annual update based on the change in the Engineering News Record 20 Cities Construction Cost Index; and

WHEREAS, the relationship between new development, the needed facilities, and the estimated cost(s) of these improvements is substantially the same except for inflation as included in the study entitled "Development Impact Fee Study" prepared by Nolte and Associates and Angus McDonald & Associates dated August 1991; and

WHEREAS, the Lodi City Council has adopted Resolution No. 91-172 establishing Development Impact Mitigation Fees; and

WHEREAS, such information was available for public inspection and review 14 days prior to the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES.

The City Council hereby amends the fees specified in Section 2 "FEES" of Resolution 91-172 as follows:

FEE CATEGORY FEE PER RESIDENTIAL ACRE EQUIVALENT (RAE)

City-Wide Fees

1. Water	\$ 5,920.00
2. Sewer	\$ 1,130.00
3. Storm Drainage	\$ 8,200.00
4. Streets	\$ 5,670.00
5. Police	\$ 1,150.00
6. Fire	\$ 540.00
7. Parks and Recreation	\$12,410.00
8. General City Facilities	\$ 6,610.00

FEE CATEGORY

FEE PER RESIDENTIAL ACRE EQUIVALENT (RAE)

Supplemental Specific Area Fee6

A. Kettleman Lane Lift Station	\$ 1,670.00
B. Harney Lane Lift station	\$ 860.00
C. Cluff Avenue Lift Station	\$ 1,210.00

2. All resolutions or portions of resolutions setting amounts for such Development Impact Mitigation fees are repealed. All other provisions of Resolution 91-172 remain in effect.

3. EFFECTIVE DATE

The Development Impact Fees adopted in this Resolution shall take effect 60 days after adoption. For projects in which fees have been deferred under the terms of a public improvement agreement per Lodi Municipal Code Section 15.64.040(E), these fees shall be effective one year from the date of the agreement.

Dated: _____, 1992

=====

I hereby certify that Resolution No. 92-____ was passed and adopted by the Lodi City Council in a regular meeting held November 18, 1992 by the following vote:

Ayes : Council Members -

Noes: Council Members -

Absent: council Members -

Alice M. Reimche
City Clerk

Development Impact Mitigation Fee Summary

Exhibit B

Fiscal Year 91/92

FY	Project/Fee #	Total Program	Impact Fee Fund:			Sewer			&			
			Water	Approp. & Unencumb	Encumb & Unspent	Spent	Paid	Guarant'd	Unencumb.	Encumb. & Unspent	Spent	
91/92	Beginning Balance:	\$22,544.48	\$0.00				\$0.00					
	<u>Developments which paid fees:</u>											
	pre Ord. 1518 developments	\$218,428.30										
	# IF91201	\$82,329.10	\$5,165.20				\$1,605.40					
	# IF91202	\$408,704.00	\$18,352.00				\$5,704.00					
	# IF91203	\$928.00	\$0.00				\$0.00					
	# IF91204	\$12,263.40	\$1,350.00				\$210.00					
	<u>Projects funded from fees:</u>											
	Prelim. Well Site Design			\$50,000.00								
	Overize WM/Crossings			\$103.10	\$18,896.90							
	G-Basin Fence/Excav.											
	SD Trunk line w/Sylvan											
	SD System Model											
	E-Basin (Wostgate) Exp.											
	C-Basin Fence relocation											
	Hwy 12/LSR @ Sunwest Pl.											
	Hwy 12 PSR											
	Lower Sac. Prelim. Eng.											
	Program Administration											
	<u>Adjustments:</u>											
	G-area SD reimbursement	(\$105,786.00)										
	Interest paid on fund	\$33,792.34	\$220.31				\$1,625.23					
	Subtotal:	\$650,659.14	\$25,087.51	\$0.00	\$50,103.10	\$0.00	\$18,896.90	\$9,144.68	\$0.00	\$0.00	\$0.00	\$0.00
	Net Revenue (NR):	\$650,659.14		\$25,087.51				\$9,144.68				
	Total Obligations (TO):	\$572,784.83					\$69,000.00					\$0.00
	Cash (Beg. Bal.+Pd-Sp):	\$574,512.26	\$6,190.61					\$9,144.68				
	End Bal. (Beg. Bal.+NR-TO):	\$299,328.99	(\$43,912.49)					\$9,144.68				

Development impact Mitigation Fee Summary

Exhibit B

Fiscal Year 91/92

FY	Project/Fee #	Storm Drainage			Streets						
		Paid	Guarant'd	Approp. & Unencumb.	Encumb. & Unspent	Spent	Paid	Guarant'd	Approp. a Unencumb.	Encumb. a Unspent	Spent
91/92	Beginning Balance:	\$221,454.48					\$0.00				
	<u>Developments which paid fees</u>										
	pre Ord. 1518 developments	\$218,428.30									
	# IF91201	reviously paid					\$38,180.60				
	# IF91202	\$130,448.00					\$128,836.00				
	# IF91203	\$0.00					1875.20				
	# IF91204	\$0.00					\$9,848.00				
	<u>Projects funded from fees:</u>										
	Prelim. Well Site Design										
	Oversize WMCrossings										
	G-Basin Fence/Excav.			\$100,432.88	\$6,500.00	\$861.08					
	SD Trunk line w/Sylvan			\$38,956.54		\$24,662.00					
	SD System Model			\$702.36		\$1,061.34					
	E-Basin (Westgate) Exp.			\$8,498.86		\$3,501.14					
	C-Basin Fence relocation			so00		\$1,608.43					
	Hwy 12/LSR @ Sunwest PL								\$829.80		\$91,170.20
	Hwy 12 PSR								\$92,000.00		
	Lower Sec. Prelim. Eng.								\$20,000.00		
	Program Administration										
	<u>Adjustments:</u>										
	G-area SD reimbursement	\$105,786.00)									
	interest paid on fund	\$26,975.88									
	Subtotal	\$270,066.18	\$0.00	\$146,590.64	\$6,500.00	\$31,693.99	\$181,280.04	\$0.00	\$112,829.80	\$0.00	\$91,170.20
	Net Revenue (NR)		\$270,066.18					\$181,280.04			
	Total Obligations (TO)					\$184,784.63					\$204,000.00
	Cash (Beg. Bal.+Pd-Sp)	\$459,826.67					\$90,109.84				
	End Bal. (Beg. Bal+NR-TO)	\$306,736.03					(\$22,719.96)				

Development Impact Mitigation Fee Summary

Exhibit B

Fiscal Year 91/92

FY	Project/Fee #	Police					Fire				
		Paid	Guarant'd	Approp. 6 Unencumb.	Encumb. & Unspent	Spent	Paid	Guarant'd	Approp. & Unencumb.	Encumb. & Unspent	Spent
91192	Beginning Balance:	\$0.00					\$0.00				
	<u>Developments which paid fees:</u>										
	pro Ord 1518 developments										
	# IF91201	\$10,016.30					\$3,490.00				
	# IF91202		\$58,900.00					\$17,856.00			
	# IF91203	\$26.40					\$26.40				
	# IF91204	\$117.60					\$61.20				
	<u>Projects funded from fees:</u>										
	Prelim. Well Site Design										
	Overize WM/Crossings										
	G-Basin Fence/Excav.										
	SD Trunk line w/Sylvan										
	SD System Model										
	E-Basin (Westgate) Exp.										
	C-Basin Fence relocation										
	Hwy 12/LSR @ Sunwest Pl.										
	Hwy 12 PSR										
	Lower Sac. Prelim. Eng.										
	Program Administration										
	<u>Adjustments:</u>										
	G-area SD reimbursement										
	Interest paid on fund	\$469.22					\$163.07				
	Subtotal:	\$10,629.52	\$58,900.00	\$0.00	\$0.00	\$0.00	\$3,741.57	\$17,856.00	\$0.00	\$0.00	\$0.00
	Net Revenue (NR):		\$69,529.52					\$21,597.57			
	Total Obligations (TO):					\$0.00					\$0.00
	Cash (Beg. Bal.+Pd-Sp):	\$10,629.52					\$3,741.57				
	End Bal. (Beg. Bal.+NR-TO):	\$69,529.52					\$21,597.57				

Development Impact Mitigation Fee Summary

B

Fiscal Year 91/92

FY	Project/Fee #	Parks & Recreation			General City					
		Paid	Guarant'd	Approp. & Unencumb	Unspent	Spent	Paid	Guarant'd	Approp. & Unencumb	Unspent
91/92	Beginning Balance:	\$0.00				\$0.00				
	<u>Developments which paid fees:</u>									
	pre Ord. 1518 developments									
	# IF91201	\$9,632.40	\$19,344.00			\$14,239.20	\$29,264.00			
	# IF91202	\$0.00				\$0.00				
	# IF91203	\$273.00				\$405.60				
	# IF91204									
	<u>Projects funded from fees:</u>									
	Prelim. Well Site Design									
	Oversize WM/Crossings									
	G-Basin Fence/Excav.									
	SD Trunk line w/Sylvan									
	SD System Model									
	E-Basin (Westgate) Exp.									
	C-Basin Fence relocation									
	Hwy 12/LSR @ Sunwest Pl.									
	Hwy 12 PSR									
	Lower Sac. Prelim. Eng.									
	Program Administration									
	<u>Adjustments:</u>									
	G-area SD reimbursement									
	Interest paid on fund									
	Subtotal:	\$10,356.70	\$19,344.00	\$0.00	\$0.00	\$14,988.94	\$29,264.00			
	Net Revenue (NR):	\$451.30	\$29,700.70	\$0.00	\$0.00	\$344.14	\$44,252.94			
	Total Obligations (TO):	\$10,356.70	\$19,344.00	\$0.00	\$0.00	\$14,988.94	\$29,264.00			
	Cash (Beg. Bal.+Pd-\$p):	\$10,356.70	\$29,700.70	\$0.00	\$0.00	\$344.14	\$44,252.94			
	End Bal. (Beg. Bal.+NR-TO):	\$29,700.70	\$29,700.70	\$0.00	\$0.00	(\$70,747.06)	(\$15,487.33)			
										\$115,000.00



CITY OF LODI

305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 18, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

November 18, 1992

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

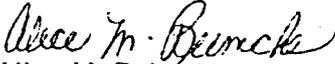
- a) to consider update of Development Impact Mitigation Fees.

Background information regarding this matter is on file in the City Clerk's office and can be reviewed by the public during regular business hours.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Alice M. Reimche
City Clerk

Dated: November 4, 1992

Approved as to form:


Bobby W. McNatt
City Attorney



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 18, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

November 18, 1992

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- a) to consider update of Development Impact Mitigation Fees.

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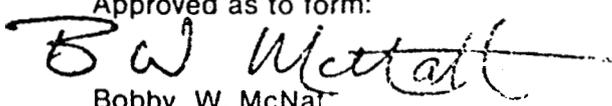
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By Order Of the Lodi City Council:


Alice M. Reimche
City Clerk

Dated: November 4, 1992

Approved as to form:


Bobby W. McNair
City Attorney

RESOLUTION NO. 92-187

=====

A RESOLUTION OF THE LODI CITY COUNCIL
UPDATING DEVELOPMENT IMPACT MITIGATION FEES
FOR ALL DEVELOPMENTS WITHIN THE CITY OF LODI

=====

WHEREAS, the Lodi City Council has adopted Ordinance No. 1518 creating and establishing the authority for imposing and charging Development Impact Mitigation Fees in the City of Lodi; and

WHEREAS, said ordinance provides for an annual update based on the change in the Engineering News Record 20 Cities Construction Cost Index; and

WHEREAS, the relationship between new development, the needed facilities, and the estimated cost(s) of these improvements is substantially the same except for inflation as included in the study entitled "Development Impact Fee Study" prepared by Nolte and Associates and Angus McDonald & Associates dated August 1991; and

WHEREAS, the Lodi City Council has adopted Resolution No. 91-172 establishing Development Impact Mitigation Fees; and

WHEREAS, such information was available for public inspection and review 14 days prior to the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES.

The City Council hereby amends the fees specified in Section 2 "FEES" of Resolution 91-172 as follows:

FEE CATEGORY FEE PER RESIDENTIAL ACRE EQUIVALENT (RAE)

City-Wide Fees

1. Water	\$ 5,920.00
2. Sewer	\$ 1,130.00
3. Storm Drainage	\$ 8,200.00
4. Streets	\$ 5,670.00
5. Police	\$ 1,150.00
6. Fire	\$ 540.00
7. Parks and Recreation	\$12,410.00
8. General City Facilities	\$ 6,610.00

FEE CATEGORY FEE PER RESIDENTIAL ACRE EQUIVALENT (RAE)

Supplemental Specific Area Fees

A. Kettleman Lane Lift Station	\$ 1,670.00
B. Harney Lane Lift Station	\$ 860.00
C. Cluff Avenue Lift Station	\$ 1,210.00

2. All resolutions or portions of resolutions setting amounts for such Development Impact Mitigation fees are repealed. All other provisions of Resolution 91-172 remain in effect.

3. EFFECTIVE DATE

The Development Impact Fees adopted in this Resolution shall take effect 60 days after adoption. For projects in which fees have been deferred under the terms of a public improvement agreement per Lodi Municipal Code Section 15.64.040(E), these fees shall be effective one year from the date of the agreement.

Dated: November 18, 1992

=====

I hereby certify that Resolution NO. 92-187 was passed and adopted by the Lodi City Council in a regular meeting held November 18, 1992 by the following vote:

Ayes : Council Members -
Noes : Council Members -
Absent: Council Members -

Alice M. Reimche
City Clerk

92-187

RES92187/TXTA.01V

DECLARATION OF MAILING

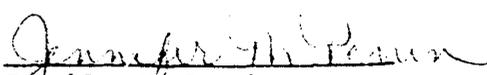
On November 24, 1992 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelope6 with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit 'A'; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 24. 1992, at Lodi, California.

Alice M. Reimche
City Clerk


Jennifer M. Perrin
Deputy City Clerk



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: February 3, 1993

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

February 3, 1993

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) to consider update of Development Impact Mitigation Fees.

Background information regarding this matter is on file in the City Clerk's office and can be reviewed by the public during regular business hours.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising **only those** issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Alice M. Reimche

City Clerk

Dated: November 18, 1992

Approved as to form:

Bobby W. McNatt
City Attorney

The Giannoni Organization
1420 S Mills Ave #E
Lodi, CA 95242

Lodi Development Inc
PO Box 1237
Lodi, CA 95241

Bob Morris
222 W Lockeford St #9
Lodi, CA 95240

Jerry Heminger
619 Willow Glen Dr
Lodi, CA 95240

Wentland-Snyder
521 S Ham Ln #A
Lodi, CA 95242

Fred Baker
317 W Lodi Ave
Lodi, CA 95240

Ron Thomas
PO Box 1505
Lodi, CA 95240

Bennett & Compton
PO Box 1597
Lodi, CA 95241.

Gooden Construction
2363 Maggio Cr
Lodi, CA 95240

H&M Builders
330 S Fairmont Ave
Lodi, CA 95240

Russ Munson
2707 E Fremont St #5
Stockton, CA 95205

FHA Properties
3158 Auto Center Cr #E
Stockton, CA 95212

TED KATZAKIAN
777 S HAM LN
LODI, CA 95242

DARYL GEWEKE
PO BOX 1210
LODI, CA 95241

JW PROPERTIES
3515 COUNTRY CLUB BLVD
STOCKTON, CA 95204

GRUPE DEVELOPMENT
4041 W BROOKSIDE RD
STOCKTON, CA 95207

JEFF KIRST
new address
120 N PLEASANT P.O. Box 1259
LODI, CA 95240
Woodbridge, CA
95258

SURLAND PROPERTIES
88 HOWARD ST
SAN FRANCISCO, CA 94105

BAUMBACH-PIAZZA
323 W ELM ST
LODI, CA 95240

DILLON ENGINEERING
PO BOX 2130
LODI, CA 95241

RW SIEGFRIED & ASSOCIATES
4045 CORONADO AVE
STOCKTON, CA 95204

THOMPSON-HYSELL ENGINEERS
1016 12TH ST
MODESTO, CA 95354

PHILLIPPI ENGINEERING
595 BUCK AVE
VACAVILLE, CA 95688
P.O. Box 6556
new address
95696-6556

RON BEARDSLIE
110 GRAND AVE
CAPITOLA, CA 95010

JIM GIOTTONINI
425 MEL DORADO
STOCKTON, CA 95203

HENRY HIRATA
PO BOX 1810
STOCKTON, CA 95201

STOCKTON RECORD
PO BOX 900
STOCKTON, CA 95201

LODI NEWS SENTINEL
125 CHURCH ST
LODI, CA 95240

RILEY-PEARLMAN
11640 SAN VICENTE BLVD #202
LOS ANGELES, CA 90049

BROWMAN DEVELOPMENT
1900 EMBARGADERO #201
OAKLAND, CA 94606 94621-1459
new address
100 Swan Way, Ste. 206

H:\Labels\ For list.doc updated w/ new addresses 11/11/02

CAMRAY DEVELOPMENT
7919 FOLSOM BLVD #320
SACRAMENTO, CA 95826

ROBERT BATCH
319 S CHEROKEE LN #67
LODI, CA 95240

MAR BATCH
57 E HARNEY LN
LODI, CA 95240

BRUCE TOWNE
PO 80X 185
WALNUT GROVE, CA 95690

WENELL MATTHEIS BOWE
222 W LOCKEFORD ST #9
LODI, CA 95240

BUILDING INDUSTRY ASSN
777 N PERSHING t2C
STOCKTON, CA 95203

LOWELL FLEMMER
558 RIVERSIDE DR
WOODBRIDGE, CA 95258

MIKE PEPPAS
16109 N MOORE RD
LODI, CA 95242

KNITTEL DEVELOPMENT CO
1920 LERNHART ST
NAPA, CA 94559

MR. & MRS. WALTER PRUSS
2421 DIABLO DR
LODI, CA 95242

CHRIS FASZER
2927 WHITE OAK WY
LODI, CA 95242

BEN SCHAFER
SCHAFER SUESS & BOYD
122 N CHURCH ST
LODI, CA 95240

CELLA BARR ASSOCIATES
903 W CENTER ST #1
MANTECA, CA 95336

Craig Rasmussen
P.O. Box 560
Lodi, CA 95241

Harry Marzoff
445 Madrone Ct.
Lodi, CA 95242

Larry Mindt
P.O. Box 782
Lodi, CA 95241

Hawaii - San Francisco
2200 Powell St. #1025
Emeryville, CA 94608