



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: July 8, 2014

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl-Olson
City Clerk/Legislative Affairs Officer
Telephone: (209) 333-6702

Informal Informational Meeting

- A. Roll Call by City Clerk
- B. Topic(s)
 - B-1 Overview of Impact Mitigation Fee Program (PW)
- C. Comments by Public on Non-Agenda Items
- D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Randi Johl-Olson
City Clerk/Legislative Affairs Officer

All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 72 hours prior to the meeting date. Language interpreter requests must be received at least 72 hours in advance of the meeting to help ensure availability. Contact Randi Johl-Olson at (209) 333-6702. Solicitudes de interpretación de idiomas deben ser recibidas por lo menos con 72 horas de anticipación a la reunión para ayudar a asegurar la disponibilidad. Llame a Randi Johl-Olson (209) 333-6702.



**CITY OF LODI
COUNCIL COMMUNICATION**

TM

AGENDA TITLE: Provide an Overview of the Impact Mitigation Fee Program
MEETING DATE: July 8, 2014 (Shirtsleeve Session)
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Provide an overview of the Impact Mitigation Fee program.

BACKGROUND INFORMATION: The Impact Mitigation Fee program was adopted by the City Council August 15, 2012. Additional storm drainage and neighborhood parks Impact Mitigation Fees for commercial properties located in the previous development agreement areas were added to the program September 4, 2013.

A summary of the current Impact Mitigation Fees by land use category is provided in Exhibit A. These fees have been approved through December 31, 2019 without an annual indexing factor included. The summary of fees scheduled to become effective January 1, 2020 is provided in Exhibit B.

The Shirtsleeve presentation will discuss two distinct classes of Impact Mitigation Fees within the City's program. The first class is for fees that are used to repay City costs (bonded debt and loans) for existing facilities. The second class is for fees that are used to pay for future facility construction in a pay-as-you-go program. In this class, the facilities are commonly constructed after sufficient fee revenues have been received either collectively within the program or individually within the fund.

The focus of the presentation will be on the first class mentioned above. Information will be presented regarding capacity of existing facilities for current and future customers, forecasted utilization of existing capacity, estimated repayments to the City, past revenue trends and forecasted future revenue trends.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

F. Wally Sandelin
Public Works Director

FWS/pmf
Attachments

APPROVED: _____
Stephen Schwabauer, City Manager

Exhibit A
Impact Mitigation Fee Program
Schedule of Reduced Fees

Table B-1: Water and Wastewater Fees

Meter Size	Residential		Non-Residential	
	Water	Wastewater	Water	Wastewater
5/8-inch meter	\$846	\$1,152	\$2,079	\$2,831
3/4-inch meter	\$1,263	\$1,720	\$3,103	\$4,225
1-inch meter	\$2,109	\$2,873	\$5,181	\$7,056
1 1/2-inch meter	\$4,206	\$5,728	\$10,332	\$14,070
2-inch meter	\$6,732	\$9,168	\$16,537	\$22,521
3-inch meter	\$12,631	\$17,201	\$31,026	\$42,253
4-inch meter	\$21,056	\$28,674	\$51,721	\$70,435
6-inch meter	\$42,099	\$57,331	\$103,411	\$140,828
8-inch meter	\$67,360	\$91,733	\$165,464	\$225,333
10-inch meter	\$96,841	\$131,880	\$237,880	\$323,951

Table B-2: Transportation, Police, Fire, General City Facilities, Park and Art in Public Places Fees

Fee Component	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density (per Unit)	Medium Density (per Unit)	High Density (per Unit)	Retail (per 1,000 SF)	Office/ Medical (per 1,000 SF)	Industrial (per 1,000 SF)
Transportation	\$289	\$157	\$157	\$1,199	\$872	\$443
Police	\$307	\$258	\$215	\$330	\$528	\$176
Fire	\$157	\$132	\$110	\$338	\$540	\$180
Park	\$1,584	\$1,334	\$1,111	\$406	\$650	\$217
General City Facilities	\$251	\$211	\$176	\$270	\$433	\$144
Art in Public Places	\$33	\$27	\$23	\$35	\$56	\$19

Table B-3: Residential Electric Utility Fees

240 Volts	
<u>Single Phase Panel</u>	
60 amps	\$101
100 amps	\$168
125 amps	\$210
200 amps	\$336
400 amps	\$673
600 amps	\$1,009

Table B-4: Non-Residential Electric Utility Fees

	208 Volts	240 Volts	480 Volts
<u>Single Phase Panel</u>			
60 amps	n/a	\$248	n/a
100 amps	n/a	\$413	n/a
125 amps	n/a	\$516	n/a
200 amps	n/a	\$826	n/a
400 amps	n/a	\$1,652	n/a
600 amps	n/a	\$2,478	n/a
<u>Three Phase Panel</u>			
200 amps	\$1,178	\$1,359	\$2,718
400 amps	\$2,356	\$2,718	\$5,437
600 amps	\$3,534	\$4,077	\$8,155
800 amps	\$4,712	\$5,437	\$10,873
1000 amps	\$5,890	n/a	\$13,591
1200 amps	\$7,068	n/a	\$16,310
1600 amps	\$9,423	n/a	\$21,746
2000 amps	\$11,779	n/a	\$27,183
2500 amps	\$14,724	n/a	\$33,979
3000 amps	\$17,669	n/a	\$40,774

Table B-5: Storm Drainage Fees

	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density (per Unit)	Medium Density (per Unit)	High Density (per Unit)	Retail (per Acre)	Office/ Medical (per Acre)	Industrial (per Acre)
Storm Drainage - Zone 1	\$567	\$284	\$228	\$14,640	\$14,640	\$15,686
Storm Drainage - Zone 2	\$1,725	\$862	\$693	\$44,485	\$44,485	\$47,663

Table B-6: South Wastewater Trunk Line Fees

Component	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density (per Unit)	Medium Density (per Unit)	High Density (per Unit)	Retail (per 1,000 sf)	Office/ Medical (per 1,000 sf)	Industrial (per 1,000 sf)
South Wastewater Trunk Line ¹	\$481	\$405	\$337	\$446	n/a	n/a

¹ Applies only to development that will benefit from construction of the wastewater trunk line serving the southern area of the City.

Exhibit B
**Impact Mitigation Fee Program
 Schedule of Fees**

Table A-1: Water and Wastewater Fees

Meter Size	Water	Wastewater
5/8-inch meter	\$2,079	\$2,831
3/4-inch meter	\$3,103	\$4,225
1-inch meter	\$5,181	\$7,056
1 1/2-inch meter	\$10,332	\$14,070
2-inch meter	\$16,537	\$22,521
3-inch meter	\$31,026	\$42,253
4-inch meter	\$51,721	\$70,435
6-inch meter	\$103,411	\$140,828
8-inch meter	\$165,464	\$225,333
10-inch meter	\$237,880	\$323,951

**Table A-2: Transportation, Police, Fire, General City Facilities, Park and
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Fee Component	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density (per Unit)	Medium Density (per Unit)	High Density (per Unit)	Retail (per 1,000 SF)	Office/ Medical (per 1,000 SF)	Industrial (per 1,000 SF)
Transportation	\$711	\$386	\$386	\$1,199	\$872	\$443
Police	\$753	\$634	\$528	\$330	\$528	\$176
Fire	\$385	\$324	\$270	\$338	\$540	\$180
Park	\$3,890	\$3,276	\$2,730	\$406	\$650	\$217
General City Facilities	\$617	\$519	\$433	\$270	\$433	\$144
Art in Public Places	\$80	\$67	\$56	\$35	\$56	\$19

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Storm Drainage - Zone 1	\$1,394	\$697	\$561	\$14,640	\$14,640	\$15,686
Storm Drainage - Zone 2	\$4,237	\$2,118	\$1,703	\$44,485	\$44,485	\$47,663

Table A-6: South Wastewater Trunk Line Fees

Fee Component	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
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South Wastewater Trunk Line ¹	\$1,181	\$994	\$829	\$1,096	n/a	n/a

¹ Applies only to development that will benefit from construction of the wastewater trunk line serving the southern area of the City.