

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JUNE 12, 2012**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, June 12, 2012, commencing at 7:00 a.m.

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

Absent: None

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

B. Topic(s)

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

Public Works Director Wally Sandelin provided a PowerPoint presentation regarding the impact mitigation fee update. Specific topics of discussion included Shirtsleeve Session history, developer meeting history, changes to the fee program, residential low density and commercial office considerations, new developer costs, incentive fee zones, water, wastewater, and storm drainage costs and fees, transportation, electric utility costs, park costs, south sewer trunk line costs, fee summaries and comparisons, and next steps for the August 1 meeting.

In response to Council Member Hansen, Mr. Sandelin stated that, although Lower Sacramento Road was pulled out of the fee program to be handled by the City directly, generally streets in new developments are put in by the developer.

In response to Mayor Mounce, Mr. Sandelin stated in the future developers will also need to pay prevailing wage and the workers on new development projects are often from the localized area.

In response to Mayor Mounce, Mr. Sandelin stated the South Hutchins and Reynolds Ranch projects were subject to the electric capacity charge based on panel size.

In response to Mayor Mounce, Mr. Sandelin stated Public Works and Parks and Recreation will be working with the developers in overseeing neighborhood parks construction to ensure quality and standards compliance.

In response to Mayor Mounce, Mr. Sandelin stated the amount of the residential fee based on the number units is consistent with other surrounding communities.

In response to Council Member Hansen, Mr. Sandelin stated transportation costs reflect street and traffic signal projects and there are not many that need to be constructed to serve new development.

In response to Council Member Katzakian, Mr. Sandelin stated the last impact fee update occurred in 2002.

In response to Mayor Pro Tempore Nakanishi, Mr. Sandelin and Mr. Bartlam confirmed that the art in public places fee is \$80 per unit, less than the original 2% amount, and there must be a nexus between the benefit and fee charged.

In response to Mayor Mounce, Mr. Sandelin stated staff will contact the Arts Commission to notify them of the change in fee for the art in public places program.

In response to Council Member Hansen, Mr. Sandelin stated with respect to incentive fee zones, if there are changes to a pipe size, the developer would only need to pay for the difference in the upgrade and will get full credit for the pipe that already exists.

In response to Council Member Hansen, Mr. Sandelin and Mr. Bartlam confirmed that the impact fee program is for bricks and mortar types of projects and not for operations that would be addressed through the planning and use permit side.

In response to Council Member Hansen, Mr. Sandelin stated it generally costs \$1 million to construct a single well and the wells are still needed despite the new treatment plant for fire flow and protection purposes.

In response to Council Member Katzakian, Mr. Sandelin stated approximately five or six new homes in the City have installed in-home sprinklers and staff is still working with the community on the new requirement.

In response to Mayor Pro Tempore Nakanishi, Mr. Sandelin confirmed that well construction is necessary to have enough water pressure to ensure fire protection throughout the City.

In response to Council Member Hansen, Mr. Sandelin stated every property that builds in the gray area shown on the wastewater map will pay for construction of the new trunk line, which is estimated to cost \$6 million.

In response to Council Member Johnson, Mr. Sandelin stated the park project south of Harney Lane near the Woodbridge Irrigation District canal was eliminated from the program because it will not be developing within the next five years.

In response to Mayor Mounce, Mr. Sandelin and Mr. Bartlam confirmed that the fee is going to be high for Pixley Park if it is transferred to industrial users versus residential users and the actual benefit to the user of the park and basin would need to be looked at.

In response to Council Member Johnson, Mr. Sandelin stated the \$3 million figure for Lodi Lake Park is to develop the remainder of the 13 acres on the north side into a covered group area with various facilities.

In response to Mayor Mounce, Mr. Sandelin stated the new treatment plant will not be open to the public due to homeland security concerns for these types of facilities.

In response to Mayor Mounce, Mr. Sandelin stated the City of Lodi is comparatively low in fees based on the chart of neighboring cities although each community is different with respect to its needs and priorities so it is not an apples to apples comparison.

In response to Mayor Mounce, Mr. Bartlam confirmed that the unused portion of the 2% annual growth amount is banked and could theoretically be used at one time in the future.

The following individuals spoke in opposition to any increases in the impact fee program based on concerns regarding the current economic and market conditions, direct and indirect cost transfers to developers, preferred economic incentives to restart development, development costs of outside agencies, local job and property tax creation, and a preference for the overall fee amount to be in the \$20,000 range:

Pat Patrick
Tom Doucette
Jeffrey Kirst
Dennis Bennett
John Beckman
Mike Carouba

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 9:00 a.m.

ATTEST:

Randi Johl
City Clerk