

**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