

**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